

Planning Sub-Committee B

Monday 15 November 2021

7.00 pm

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

Membership

Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Sirajul Islam
Councillor Victoria Mills
Councillor David Noakes
Councillor Sandra Rhule
Councillor Martin Seaton

Reserves

Councillor Jack Buck
Councillor Sarah King
Councillor Tom Flynn
Councillor Damian O'Brien
Councillor Charlie Smith

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Beverley Olamijulo, Constitutional Officer Email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 5 November 2021



Planning Sub-Committee B

Monday 15 November 2021

7.00 pm

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

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 4
	To approve as a correct record the minutes of the meeting held on 20 October 2021.	
7.	DEVELOPMENT MANAGEMENT ITEMS	5 - 9

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7.3	CARPARK OF MATSON HOUSE SLIPPERS PLACE, LONDON SOUTHWARK	113 - 153

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 5 November 2021

Planning Sub-Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

Those wishing to speak at the meeting should notify the constitutional team by email at ConsTeam@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance
Email: beverley.olamijulo@southwark.gov.uk



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Wednesday 20 October 2021 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-chair)
Councillor Sirajul Islam
Councillor Victoria Mills
Councillor David Noakes
Councillor Martin Seaton
Councillor Sandra Rhule

OFFICER SUPPORT: Dennis Sangweme (Head of Development Management)
Dipesh Patel (Development Management)
Zaib Khan (Development Management)
Alex Gillott (Legal Officer)
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

None were received.

3. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as voting members of the sub-committee.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following member made a declaration regarding the agenda item below:

Agenda item 7.1 – carpark of Matson House Slippers Place, London Southwark

Councillor Maria Linforth-Hall, non-pecuniary as her husband is a treasurer of a nearby social housing project that was part of or connected to a demonstration at the time the item was considered at the meeting.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Members pack relating to items 7.1 and 7.2 – development management items.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 13 September 2021 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

Members noted the development management report.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 CARPARK OF MATSON HOUSE SLIPPERS PLACE, LONDON SOUTHWARK

Planning application reference 21/AP/1615

Report: See pages 8 – 47 of the agenda pack

The sub-committee noted the chair's announcement concerning the deferral of this planning item as set out below:

Following discussion between officers and members of the sub-committee, it had been suggested that the item be deferred until members of the sub-committee have been provided with another opportunity to visit the site of the proposed development.

A motion to defer the application was moved, seconded and declared carried.

RESOLVED:

That planning application 21/AP/1615 be deferred until the next available meeting so members of the sub-committee are provided with an opportunity to visit the site of the proposed development.

7.2 17 - 21 RISBOROUGH STREET, SOUTHWARK LONDON SE1 0HG

Planning application reference 21/AP/1207

Report: See pages 48 – 96 of the agenda pack

The sub-committee noted the chair's announcement concerning the deferral of this planning item as set out below:

Following discussion between officers and members of the sub-committee, it had been suggested that the item be deferred until members of the sub-committee had an opportunity to visit the site of the proposed scheme.

A motion to defer the application was moved, seconded and declared carried.

RESOLVED:

That planning application 21/AP/1207 be deferred until the next available meeting so members of the sub-committee are provided with an opportunity to visit the site of the proposed development in question.

The meeting ended at 7.30 pm

CHAIR:

DATED:

Agenda Item 7

Item No. 7.	Classification: Open	Date: 15 November 2021	Meeting Name: Planning Sub-Committee B
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F of Southwark Council's constitution which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in Part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within

the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

- c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning

permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

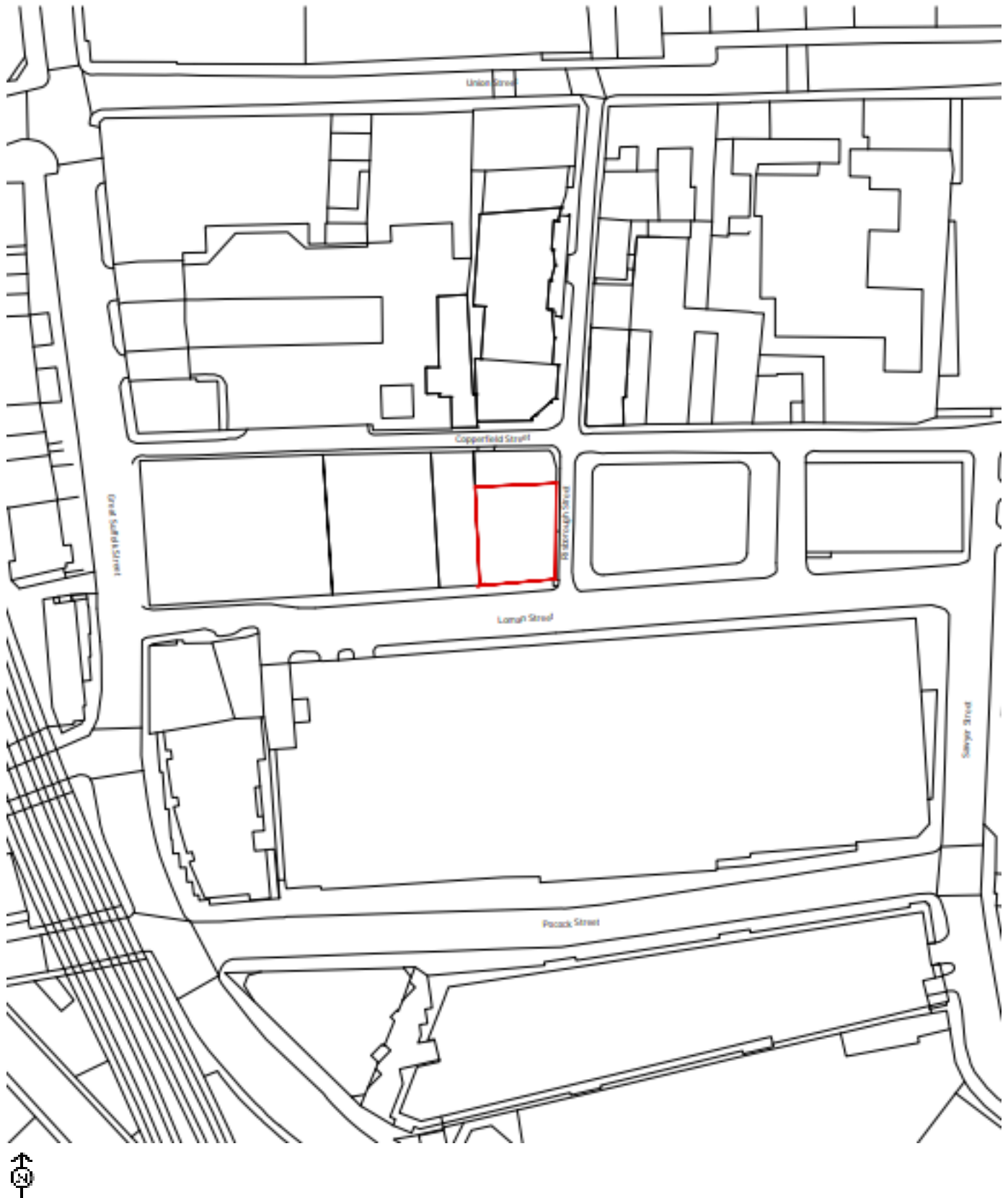
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	3 November 2021		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments Included
Director of Law and Governance		Yes	Yes
Director of Planning and Growth		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			5 November 2021



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Item No. 7.1	Classification: Open	Date: 15 November 2021	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 21/AP/1207 for: Full Planning Application Address: 17 – 21 RISBOROUGH STREET, SOUTHWARK LONDON SE1 0HG Proposal: Redevelopment of the site to construct seven storey office building (Class E(g)) with roof terrace, plus basement with ancillary cycle parking, refuse storage, including plant facilities and installation of PV panels and green roof.		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning and Growth		
Application Start Date	21/04/2021	PPA Expiry Date	26/11/2021
Earliest Decision Date	26/05/2021		

RECOMMENDATION

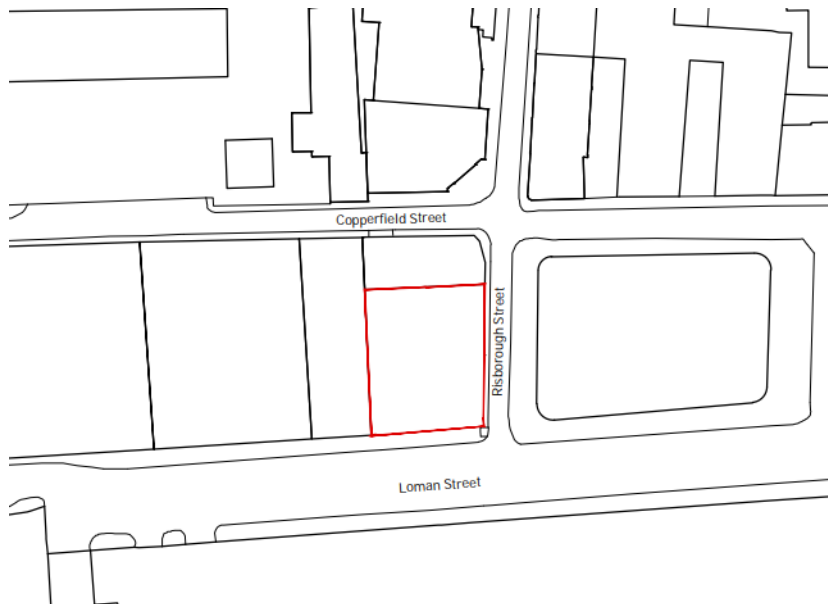
1. That planning permission be granted subject to S106 legal agreement.
2. In the event that a legal agreement is not signed by the applicant by 20 April 2022, the Director of Planning and Growth be authorised, if appropriate, to refuse planning permission for the reason in paragraph 72 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site (17-21 Risborough Street) is a three storey office building dating back to the 1990s. The building is in use as commercial floorspace and has frontages onto Risborough Street and Loman Street.

Site location plan



The surrounding area

4. The surrounding area includes the Blackfriars Crown Court building being to the south of the site, which has consent to be redeveloped as an office and commercial use building. There residential buildings to the north and north-east of the site. This includes 15 Risborough Street adjacent to the application site, with 42 and 46 Copperfield Street directly opposite no. 15 Risborough Street. North-east of the site lies 38 Copperfield Street which is a live-work complex. Approximately 50m to the east of the site is the Grade II listed 55 Great Southwark Street, with the King's Bench conservation area beyond that.
5. The site is located within the following designated areas:
 - *Air Quality Management Area*
 - *Bankside and Borough – District Town Centre*
 - *Bankside C1 - Controlled Parking Zone (CPZ)*
 - *Bankside, Borough and London Bridge – Opportunity Area*
 - *Better Bankside - Business Improvement District (BID)*
 - *Central Activity Zone (CAZ)*
 - *Flood Risk Zone 2/3*
 - *On the border with the New Southwark and Roman Roads Archaeological Priority Area (APA)*

Details of proposal

6. Redevelopment of the site to construct seven storey office building (Class E(g)) with roof terrace, plus basement with ancillary cycle parking, refuse storage, including plant facilities and installation of PV panels and green roof.

Consultation responses from members of the public and local groups

7. 5 contributions were received all objecting to the proposed development. Summarised below are the material planning considerations raised by

members of the public.

8.
 - Development too high and does not appear subservient to the surroundings; overdevelopment of the site
 - The design and use of materials is out of keeping with the character of the area
 - Lack of planting and urban greening
 - The development would harmfully impact local ecology
 - Significant increase in traffic and noise related pollution
 - Harmful impact upon daylight and sunlight for nearby buildings
 - Impact upon privacy by way of overlooking from upper floors
 - Against principle of development for office and commercial premises
 - Width of walkway and pavements not wide enough to accommodate building of this size.

Planning history of the site, and adjoining or nearby sites.

9. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 3.

Planning policy

10. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from the Southwark Plan (2007). The National Planning Policy Framework (2021) and emerging policies within the NSP (2020) constitute material considerations but are not part of the statutory development plan. Any policies which are particularly relevant to the consideration of this application are highlighted in the report. A list of policies which are relevant to this application is provided at Appendix 2.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use
 - Affordable workspace
 - Design quality
 - Impact of proposed development on amenity of adjoining occupiers
 - Transport and highways
 - Environmental impacts
 - Ecology
 - Energy and sustainability
 - Planning obligations (S106 agreement) and
 - Mayoral and Borough Community Infrastructure Levy (CIL).
12. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

13. 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 the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
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

Principle of the proposed development in terms of land use

15. The NPPF promotes sustainable development which means improving the built and natural environment whilst creating jobs and improving the design and function of places. This site is within the Central Activities Zone (CAZ) and an Opportunity Area, where a mix of uses and intensification is encouraged. The land uses proposed are for redevelopment of a site in existing office use for new office use only, and this is considered appropriate under policies for the Central Activities Zone and Opportunities Areas.
16. The lawful use of the existing building is for office space (Class E) which this scheme seeks to re-provide and provide additional office accommodation. As such there is no conflict with saved policy 1.4 (Employment sites outside preferred office locations and preferred industrial locations) of the Southwark Plan (2007).
17. The re-provision and significant increase in B1 office space within the CAZ is consistent with the aims of the Southwark Plan and Core Strategy, as well as the London Plan and associated CAZ SPG (2016). The redevelopment of the site would provide a more efficient use of the site, giving access to an increased number of jobs and access to employment. Despite being located in a town centre location, the need for active frontages on this site is not required given it is a fair distance from the main roads where such uses are concentrated. As such it is considered appropriate to maximise office space and therefore the principle of development is considered acceptable.

Affordable workspace

18. Draft Policy P30 (Affordable Workspace) of the New Southwark Plan requires major development proposals to deliver at least 10% of the gross new

employment floorspace as affordable workspace, on site at a discounted market rent for a period of at least 30 years.

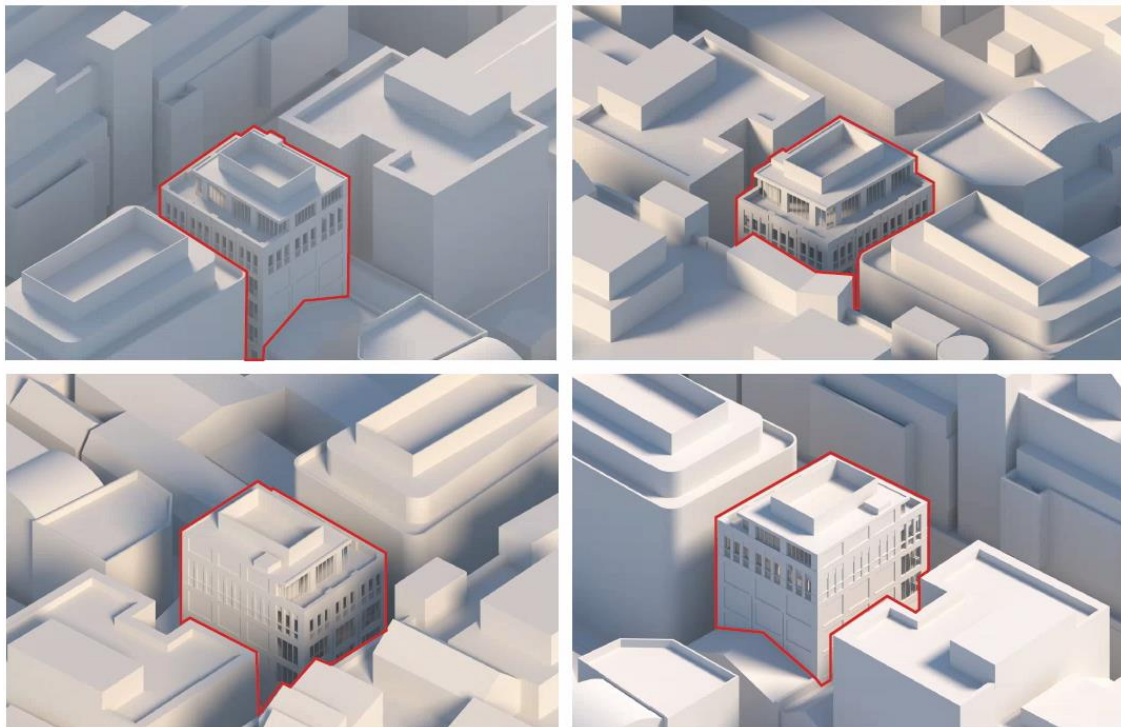
19. The applicants have committed to providing 191 sqm of affordable workspace. This will be provided for a 6-month rent free period, with the remaining period offered at 75% Local Market Rent. The affordable workspace will be secured through an S106 legal agreement.

Design quality

Site context

20. The application site is a three storey building dating back to 1990s with a mixture of traditional and modern detailing, however it is not considered a building of worthy architectural merit or local value. The building presents its gable end onto Loman and Copperfield Streets, but has its entrance onto Risborough Street. The application site is not within a conservation area, nor within the immediate vicinity of any listed building or other heritage assets. The wider streetscape has undergone significant pre-post war reconstruction that has resulted in the amalgamation of industrial and warehouse buildings with a mixture of commercial and residential uses. Overall the building is considered to sit well within the townscape, adding to the sense of local distinctiveness.

21. Model of building within surrounding context of approved schemes



Height scale and massing

22. The proposed seven storey building is of a similar footprint to the existing building and the redeveloped element signs well with the retained rear section of the building. The massing and scale therefore are considered to suitably maintain the building alignment along Loman Street which presents a consistent street form.

23. The building represents a significant increase in height however this is not uncomfortable within the surrounding context. The additional height proposed is considered appropriate given the heights of immediate buildings surrounding the application site. 32-36 Loman Street has been granted permission (ref: 19/AP/1404) for the construction of a seven storey building directly east of the site, with Blackfriars Crown Court south of the site also receiving permission (ref: 20/AP/1537) for the construction of a seven storey building. It is therefore considered that the height and scale of the development suitably infills the streetscape without harming the urban grain around the site.

24. Proposed South Elevation



25. Proposed East Elevation (with Blackfriars Crown Court outlined redevelopment)



26. The massing has been adjusted which ensures the final storey is set back, with the shoulder height of the building reading at six storeys. Whilst the adjoining no. 44 Loman Street is of a modest two storey height, the scale of no. 44 is rather underwhelming for its locality. Overall, the height, massing and scale is designed convincingly to ensure a soft and comfortable scaled build for the urban context which is acceptable in design terms.

Urban design

27. The relocation of the building entrances onto Loman Street is supported, given the higher road hierarchy and increased activation and footfall that will likely emerge from the redevelopment of Blackfriars Crown Court opposite. The entrances will ensure a good street frontage with a transparent ground floor along Risborough Street which informally provides passive surveillance. Overall the layout and urban design of the proposal is considered appropriate.
28. Proposed visualisation along Loman Street



Materiality

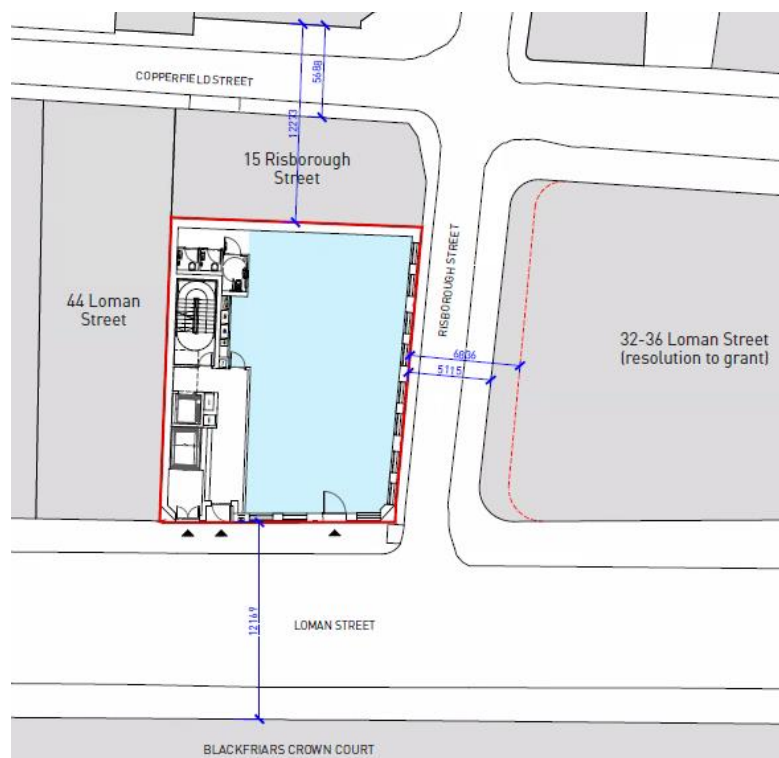
29. The design represents a quasi-warehouse aesthetic comprising of brickwork, vertical and horizontal piers and large openings with recessed metal framed windows. The brickwork colour of buff and London stock matches within the materiality of neighbouring buildings - this overall gives robust quality elevations with the metal casements contrasting providing a contemporary character. The windows include Juliette balconies with a low-key balustrade design. In terms of fenestration the building cleverly presents a good sense of base, middle and top which maintains the visual balance of the building. Overall the fenestration of the building is considered acceptable however details of external facing materials should be supplied by way of a condition.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

30. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved Policy 3.2 relates to the protection of amenity and states that permission would not be granted where a loss of amenity to present occupiers would be caused.

Privacy and sense of enclosure

31. The proposed building will be approximately 28m in height which is classified as a tall building within the Blackfriars Road SPD. Whilst the application site does not immediately fall within an area identified for development, the close proximity to development area designation still makes the Blackfriars Road SPD relevant guidance. The building is considered to sit well within the townscape of other tall buildings of a similar height which have been and are being constructed.
32. The building to the east, 32-36 Loman Street was granted permission under 19/AP/1404 to develop into a seven storey office building. The building to the south, Blackfriars Crown Court was granted permission under 20/AP/1537 to develop into a seven storey multi-purpose mixed use commercial premises. The building to the west, 46 Loman Street was granted permission under 18/AP/3462 to develop into a six storey office building. Once these developments would be completed, the townscape of Loman Street would be fundamentally changed with adjacent buildings characterised by 6 – 8 storeys.
33. The footprint of the proposed building is between 6 – 12m away from adjacent buildings to the north, east and south. The adjoining building 15 Risborough Street will be most impacted from the development however, the cumulative impact from the development of no. 32-36 Loman Street would already impact the property. The redevelopment of this site is therefore not considered to contribute to sense of enclosure a detrimental degree.
34. Proposed ground floor building footprint with distances to neighbours



35. The immediate neighbours are mainly commercial office premises, or to be redeveloped to include commercial premises. Whilst there are a few residential units nearby, there would be no residential-residential overlooking which would

harmfully impact privacy for residential occupiers. The proposed building will only be occupied during office hours, with no overnight accommodation nearby residents will not suffer from undue overlooking or privacy impacts at sensitive times.

Daylight and sunlight

36. There is no specific national planning policy related to such matters however, the BRE Report "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" is an established guidance document detailing industry standards considered appropriate for urban development analysis.
37. The two main measures to assess the impact of daylight and sunlight from the development are VSC (Vertical Sky Component) for daylight and, APSH (Annual Probable Sunlight Hours) for sunlight.
38. VSC – assessment of all rooms/windows within surrounding properties that both face and overlook the proposed development. (Acceptable Impact score: 0.8).
39. APSH – assessment of those windows facing 90 degrees due south of the proposed development. (Acceptable Impact score: 25% annual and 5% winter).
40. The neighbours deemed to be most impacted from the development are:
 - 46 Copperfield Street
 - 42 Copperfield Street
 - 38 Copperfield Street
 - 15 Risborough Street

41. 46 Copperfield Street

Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
6	0	0	0	6	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
3	3	100	3	0	0

42. VSC: The VSC scoring between 0.66 – 0.71 is on balance appropriate given the dense built form of urban London. The windows appear to serve one room at each floor level across three flats. The survey records scores that are not significantly below the BRE target of 0.8, and therefore on balance the impact is considered acceptable.
43. APSH: The scores for the annual level of probable sunlight were well above the

required threshold. Whilst two rooms failed to meet the winter targets, one recorded score was already below as existing. The proposed development will still ensure a sufficient amount of sunlight over the year and therefore this is considered acceptable.

44. 42 Copperfield Street

Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
7	4	57	4	2	1
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
2	2	100	2	0	0

45. VSC: 57% of the windows assessed across two residential units are deemed to BRE compliant. The three windows which fail to comply are split across two units (two windows at second floor level and one window at third floor level) and so the impact upon daylight is not considered to be to a detrimental degree.

46. APSH: The survey scores for the annual level of probable sunlight were well above the required threshold. Whilst only one room failed to meet the winter targets, the proposed development will still ensure an acceptable amount of sunlight over the year which is acceptable.

47. 38 Copperfield Street

Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
32	32	100	32	0	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
9	9	100	9	0	0

48. VSC: The building is made up of residential flats and all windows scored over 0.8, ensuring daylight amenity is not impacted significantly. All windows will be BRE compliant not impacting neighbours to a significant degree, and as such this is considered acceptable.

49. APSH: The survey scores for the annual level of probable sunlight was well above the required threshold. Only two rooms failed to meet the winter targets, one recorded score was already below as existing. The proposed development will ensure a sufficient amount of sunlight over the year, including during the winter for the majority of the rooms and as such, sunlight impact is considered acceptable.

50. 15 Risborough Street

Vertical Sky Component (VSC)					
Windows			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
1	0	0	0	1	0
Annual Probably Sunlight Hours (APSH)					
Rooms			Loss		
Total	Pass	BRE compliant %	0-30%	31-40%	41%+
1	0	0	0	0	1

51. VSC: The one window assessed seemingly serves a bedroom window, the VSC scores 0.68 which whilst below BRE guidance is still considered appropriate given the dense built form of the surrounding area.
52. APSH: The survey scores for both the annual and winter scores fail to comply with BRE guidance. The development would significantly impact sunlight entering the room, however given the scale of development there are limited changes which can be pursued to change this impact.

Transport and highways

53. The application site is located with the Bankside CPZ and has the highest PTAL rating 6b which demonstrates excellent connectivity to TfL transport services. The Bankside CPZ provides adequate car parking control at this location on weekdays from 08:00 to 18:30 plus between 09:30 to 12:30 on Saturdays. There are currently five car club bays within a short walking distance from the application site and two disabled car parking bays close by on Sawyer Street.

Cycle parking

54. The development provides 52 cycle parking spaces in the basement which exceeds the London Plan (2021) standard of 29 cycle spaces and the NSP (2020) requirement of 50 cycle spaces. The proposed basement plan indicates 36 cycle parking spaces provided as two tier bike racks, with 10 provided as Sheffield cycle racks and 6 folding bicycle lockers. A compliance condition will be attached to the permission in order to ensure are provided and retained.

Servicing and deliveries

55. Vehicular movements resulting from this development is considered to produce some 2 two-way additional vehicle movements in the morning and evenings at peak hours. This analysis was conducted using the council's interrogation of comparable sites' travel surveys, within the Trip Rate Information Computer System (TRICS) travel database, a figure which is similar to that estimated within the Transport Survey provided. As such it is not considered that the proposed development would have any noticeable adverse impact, on the prevailing vehicular movements on the adjoining roads. The survey also reports the development is projected to generate some 23 two-way net supplementary transport trips, in the morning or evening at peak

hours and 1 two-way service vehicle movements per day. An above grade condition for the submission of a Travel Plan plus a Service and Delivery Management Plan for approval will be attached onto the permission.

Highways development

56. The Highways Development team have reviewed the submitted information with regards to the proposed development. A number of alterations and mitigation measures relating to highway works will be required in order to accommodate the new building. These include:
- Resurfacing of the damaged Risborough Street section next to this site
 - Construction of a raised entry treatment at Copperfield Street/Risborough Street junction; Reconstruction of the footways adjoining this site on Risborough Street and Loman Street including new kerbing
 - Reconstruct any redundant vehicular crossovers fronting the development as footway
 - Provide access arrangements such as a dropped kerb construction to accommodate refuse collection
 - Promote all necessary Traffic Regulation Orders (TMOs) to amend parking arrangements
 - Review existing and proposed signage fronting the development and investigate the possibility to install any existing / proposed signs on the building walls in order to improve effective footway widths
 - Refresh road markings following kerb installation
 - Upgrade / improved existing crossing points (I.e. New tactile paving, etc.)
 - Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development
 - All works should be constructed to Southwark Streetscape Design Manual (SSDM) standards.
57. These works will be secured through a S278 agreement which the applicant has agreed to enter into with the Local Authority.

Construction management

58. Given the scale of development within a prominent central location, a Construction Environmental Management Plan shall be required to ensure health, safety and impacts from deliveries and servicing do not cause pollution or unreasonable disturbance during the construction phase. This is to be secured by way of a pre-commencement condition which the applicant has agreed to in writing.

Environmental impacts

Noise and vibration

59. The provision of Use Class E(g) within the area proposed is not considered to cause detrimental harm to neighbours in terms of noise and/or vibration. The

Environmental Protection Team have reviewed the submitted Ensafé Noise and Vibration Impact Assessment (ref: AC109923-1R0, dated 31 March 2021). The details and specification of the proposed plant is not yet known and so an above grade plant noise condition is to be attached.

Air quality

60. The Council's Environmental Protection Team have reviewed the submitted Ensafé Air Quality Assessment (ref: AQ109939, dated 7 April 2021). The findings and conclusions are agreeable, and as such no air quality mitigation is required for this development. Impacts from dust will be captured within the condition for the Construction Environmental Management Plan.

Flood risk

61. The submission includes a FRA and preliminary sustainable urban drainage strategy (ref: 134080-R1(0)) which has been reviewed by the council's Flood Engineering team. Whilst the report is considered satisfactory, it is considered further attenuation measures can be explored to help reduce the flow velocity of peak flows of rainwater. Two pre-commencement conditions for further drainage details and a verification report have been recommended which have been agreed with the applicant.

Archaeology

62. The proposed development includes the construction of a basement. As the site is located at the margins of the Borough, Bermondsey and Rivers archaeological priority zone, archaeological conditions will be required to safeguard the APZ. The council's Archaeologist has reviewed the submitted materials and a pre-commencement condition be attached for archaeological mitigation and a time-limit condition for archaeological reporting.

Ecology

63. The application site combined with the scale of proposed development provides a good opportunity for biodiversity net-gain. As such it is recommended that green roofs should be provided with a substrate base depth of between 80-150mm. This shall include an agreed mix of species secured by an above grade condition. The council Ecologist has requested a minimum of 12 swift bricks to be provided to be secured by condition, details of which should be provided prior to the commencements of works.
64. Using the Urban Greening Factor (UGF) model, the site provides good biodiversity net gain. Policy G5 Urban Greening of The London Plan (2021), stipulates commercial development should seek to achieve a minimum UGF score of 0.30.

Proposed UGF Calculations

- Extensive green roof: $0.7 \times 90\text{sqm} = 63$
- Modular green wall: $0.6 \times 70\text{sqm} = 42$

- Permeable paving: $0.1 \times 69\text{sqm} = 6.9$

Total site area sqm: 279

Total contribution: 111.9

Urban Greening Factor score: 0.40

Energy and sustainability

65. Development should seek to reduce greenhouse gas emissions in operation and minimising both annual and peak energy demand, in accordance with the energy hierarchy outlined in the London Plan (2021).
- a) Be lean: use less energy and manage demand during operation
 - b) Be clean: exploit local energy and supply energy efficiently
 - c) Be green: use low carbon or zero carbon energy
 - d) Be seen: monitor performance and review.
66. The submission includes an energy statement which has demonstrated carbon reduction savings of 35%. Whilst the development should seek to achieve net-zero, an in-lieu monetary contribution to Southwark's carbon off-set fund should be provided. This will be secured through the S106 legal agreement.
- 370 tonnes of CO₂ required to be off-set over 30 years; 12.3 tonnes per annum $\times \text{£}2850 = \text{£}35,150$ to be contributed.

Planning obligations (S.106 agreement)

67. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
- 68.
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
69. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

70.	Planning Obligation	Mitigation	Applicant Position
	Affordable workspace provision	<i>10% of affordable workspace to be provided. Total of 191 sqm of affordable workspace; 6-month rent free period with remaining period offered at 75% Local</i>	Agreed.

	<i>Market Rent.</i>	
Carbon off-set contribution	<i>370 tonnes of CO2 required to be off-set over 30 years; 12.3 tonnes per annum x £2850 = £35,150 to be contributed.</i>	Agreed.

71. The Highways Development Team have also requested the following works by way of a Section 278 agreement:

- *Resurfacing of the damaged Risborough Street section next to this site;*
- *Construction of a raised entry treatment at Copperfield Street/Risborough Street junction; Reconstruction of the footways adjoining this site on Risborough Street and Loman Street including new kerbing;*
- *Reconstruct any redundant vehicular crossovers fronting the development as footway;*
- *Provide access arrangements such as a dropped kerb construction to accommodate refuse collection;*
- *Promote all necessary Traffic Regulation Orders (TMOs) to amend parking arrangements;*
- *Review existing and proposed signage fronting the development and investigate the possibility to install any existing / proposed signs on the building walls in order to improve effective footway widths;*
- *Refresh road markings following kerb installation;*
- *Upgrade / improved existing crossing points (I.e. New tactile paving, etc.);*
- *Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development;*
- *All works should be constructed to Southwark Streetscape Design Manual (SSDM) standards.*

72. In the event that a satisfactory legal agreement has not been entered into by 20 April 2021, it is recommended that the director of planning be authorised to refuse planning permission, if appropriate, for the following reason: The proposal, by failing to secure appropriate planning obligations secured through the completion of a s106 agreement fails to ensure the protection of the affordable workspace in the event of disposal, and also the secure highway works to mitigate the impacts of development in accordance with saved policy 2.5 of the Southwark Plan 2007, strategic policy 14 of the Core Strategy and policy 8.2 of the London Plan, and the Planning Obligations and Community Infrastructure Levy SPD 2015.

73. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and Borough Community Infrastructure Levy (CIL)

74. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
75. The site is located within Southwark CIL Zone 2 and MCIL2 Zone. Based on the existing floor areas provided in the agent's CIL Form1 (GIA), the gross amount of CIL is approximately £185,335.00 consisting fully of Mayoral CIL only. This amount is based upon the net chargeable floor area being 991 sqm. It should be noted that this is an estimate, and the floor areas will be checked when the related CIL Assumption of Liability Form is submitted – after planning approval has been obtained.

Community impact and equalities assessment

76. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
77. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
78. 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.

79. 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

80. This planning application engages certain human rights under the Human Rights Act 2008 (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.
81. This application has the legitimate aim of commercial development. 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

82. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
83. 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.

84. **Positive and proactive engagement: summary table**

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

CONCLUSION

85. The proposal will would provide additional affordable workspace within the Central Activities Zone within the Borough. The impacts of the scheme in

relation to daylight and sunlight are on balance considered acceptable, and whilst there would be departures from the BRE guidelines, the daylight and sunlight levels are still considered adequate for a dense urban area. A S106 agreement would be secured to ensure continuity of affordable workspace in the event and to secure improvements to the neighbouring footways. The development accords with the development plan in terms of providing re-providing and increasing workspace, and makes reasonable provision to protect neighbour amenity. It is therefore recommended that planning permission be granted subject to conditions and the completion of a Section 106 Legal Agreement under the terms as set out above.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 1467-17 Application file: 21/AP/ 1207 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Zaib Khan, Planning Officer		
Version	Final		
Dated	7 October 2021		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		3 November 2021	

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	Mr Josh Chadd TLS (Risborough) Ltd	Reg. Number	21/AP/1207
Application Type	Major application		
Recommendation	GRANT subject to Legal Agreement	Case Number	1467-17

Draft of Decision Notice**Grant subject to Legal Agreement for the following development:**

Redevelopment of the site to construct seven storey office building (Class E(g)) with roof terrace, plus basement with ancillary cycle parking, refuse storage, including plant facilities and installation of PV panels and green roof.

17-21 Risborough Street London Southwark

In accordance with application received on 8 April 2021 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

PROPOSED BLOCK PLAN 1886(00)102 REV P1 received 08/04/2021

PROPOSED BASEMENT FLOOR PLAN 1886(00)109 REV P1 received 08/04/2021

PROPOSED GROUND FLOOR PLAN 1886(00)110 REV P1 received 08/04/2021

PROPOSED FIRST FLOOR PLAN 1886(00)111 REV P1 received 08/04/2021

PROPOSED SECOND FLOOR PLAN 1886(00)112 REV P1 received 08/04/2021

PROPOSED THIRD FLOOR PLAN 1886(00)113 REV P1 received 08/04/2021
 PROPOSED FOURTH FLOOR PLAN 1886(00)114 REV P1 received 08/04/2021
 PROPOSED FIFTH FLOOR PLAN 1886(00)115 REV P1 received 08/04/2021
 PROPOSED SIXTH FLOOR PLAN 1886(00)116 REV P1 received 08/04/2021
 PROPOSED ROOF PLAN 1886(00)117 REV P1 received 08/04/2021
 PROPOSED SOUTH ELEVATION 1886(00)120 REV P1 received 08/04/2021
 PROPOSED NORTH ELEVATION 1886(00)121 REV P1 received 08/04/2021
 PROPOSED EAST ELEVATION 1886(00)122 REV P1 received 08/04/2021
 PROPOSED WEST ELEVATION 1886(00)123 REV P1 received 08/04/2021
 PROPOSED SECTION AA 1886(00)130 REV P1 received 08/04/2021
 PROPOSED SECTION BB 1886(00)131 REV P1 received 08/04/2021
 TOPOGRAPHICAL SURVEY received 08/04/2021

Other Documents

FLOOD RISK ASSESSMENT AND PRELIMINARY SUSTAINABLE DRAINAGE STRATEGY received 08/04/2021
 Site location plan 1886(00)001 REV P1 received 08/04/2021
 DAYLIGHT AND SUNLIGHT REPORT received 08/04/2021
 NOISE & VIBRATION IMPACT ASSESSMENT received 08/04/2021
 STATEMENT OF COMMUNITY INVOLVEMENT received 08/04/2021
 DESIGN AND ACCESS STATEMENT received 08/04/2021
 ARCHAEOLOGICAL DESK BASED ASSESSMENT received 08/04/2021
 ENERGY STATEMENT received 08/04/2021
 BREEAM ASSESSMENT REPORT received 08/04/2021
 BRUKL OUTPUT DOCUMENT received 08/04/2021
 PHASE I GEOENVIRONMENTAL DESK STUDY & PRELIMINARY BASEMENT IMPACT ASSESSMENT REPORT received 08/04/2021
 PLANNING STATEMENT received 08/04/2021
 TRANSPORT STATEMENT received 08/04/2021
 TRAVEL PLAN STATEMENT received 08/04/2021

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

3. 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and Chapter 16 - Conserving and enhancing the historic environment of the National Planning Policy Framework 2021.

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

4. Archaeological Mitigation (Watching Brief)

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with

Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and Chapter 16 - Conserving and enhancing the historic environment of the National Planning Policy Framework 2021.

5. Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted and approved by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

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

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.

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/construction>

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

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2021.

6. Site Contamination

- a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
- c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any

monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2021.

7. NESTING BOXES

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

No less than 12 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Strategic Policy 11 (Open spaces and wildlife) of the Southwark Core strategy (2011) and 3.28 (Biodiversity) of the saved Southwark Plan (2007).

8. Drainage Details

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and Preliminary Drainage Strategy prepared by RSK Consulting (dated 31st March 2021). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason

To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

9. Drainage Verification Report

The building shall be occupied for use until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment and Preliminary Drainage Strategy prepared by RSK Consulting (dated 31st March 2021), and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason

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

Permission is subject to the following Grade Condition(s)

14. MATERIALS SCHEDULE AND PRESENTATION OF SAMPLES

Before any above grade work hereby authorised begins (excluding demolition):

- a) a materials schedule providing the specification of all facing materials to be used in the development hereby approved shall be submitted to the Local Planning Authority, and;
- b) sample panels of at least 1 square metre in surface area of all external facing materials and surface finishes to be used in the carrying out of this permission shall be presented on site (or an alternative location agreed with the Local Planning Authority) to the Local Planning Authority;
- c) and written approval from the Local Planning Authority for parts a and b (referred to above) shall be obtained.

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

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2021, Strategic Policy 12 (Design and Conservation) of the Core

Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

15. Cycle Parking Details

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of 50 cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

16. 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. 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 National Planning Policy Framework 2021, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

17. GREEN ROOFS FOR BIODIVERSITY

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Part 2: Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

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

10. SERVICE MANAGEMENT PLAN

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

11. TRAVEL PLAN AND DETAILED TRANSPORT METHODS SURVEY

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

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of The Core Strategy (2011); and Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan (2007).

12. Prior to occupation of the building use, details of the screening for the eastern side of the roof terrace hereby approved, shall be submitted to the local planning authority for approval; any screening approved shall be erected before the first use of the terrace and retained thereafter.

Reason:

To protect the amenity of neighbours in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan 2007 and policy 13 High Environmental Standards of the Core Strategy 2011.

13. DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of domestic and/or commercial refuse (whichever is applicable) shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Plan (2007).

Permission is subject to the following Compliance Condition(s)

18. Removal of Permitted Development Rights

Notwithstanding the provisions of Schedule 2 Part 3 Class O of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no change of operations should occur on site without seeking permission from the Local Planning Authority.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Chapter 12 (Achieving good design) of the National

Planning Policy Framework (2021); Policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and conservation) and Strategic Policy 13 (High environmental standards) of The Core Strategy (2011); and Saved Policies 3.2 (Protection of Amenity) and 3.12 (Quality in Design) of the Southwark Plan (2007).

19. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policies 3.2 (Protection of amenity) and 3.13 (Urban Design) of the Southwark Plan (2007).

APPENDIX 2

Planning policy

National Planning Policy Framework (2021)

The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- 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

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 chapters from the Plan are:

- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D10 Basement development
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G5 Urban greening

- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI12 Flood risk management
- Policy SI13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6.2 Office parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy (2011)

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the Borough.

The relevant strategic policies in the Core Strategy are:

- Strategic Policy 1 Sustainable development
- Strategic Policy 2 Sustainable transport
- Strategic Policy 10 Jobs and businesses
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards

Southwark Plan (2007)

In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework.

The relevant policies in the Plan are:

- Policy 1.1 Access to employment opportunities
- Policy 1.4 Employment sites outside preferred office locations and preferred industrial locations
- Policy 2.5 Planning obligations
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.4 Energy efficiency
- Policy 3.6 Air quality
- Policy 3.7 Waste reduction
- Policy 3.9 Water
- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.14 Designing out crime
- Policy 3.15 Conservation of the historic environment

- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 Archaeology
- Policy 5.2 Transport impacts
- Policy 5.3 Walking and cycling
- Policy 5.6 Car parking
- Policy 5.7 Parking standards for disabled people and the mobility impaired

Emerging Policy – New Southwark (2020)

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP, which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the NPPF.

The relevant policies within the NSP are:

- P12 Design of places
- P13 Design quality
- P17 Efficient use of land
- P22 Archaeology
- P27 Access to employment and training
- P29 Office and business development
- P30 Affordable workspace
- P34 Town and local centres
- P48 Public transport
- P49 Highway impacts
- P50 Walking
- P52 Cycling
- P55 Protection of amenity
- P59 Biodiversity
- P64 Improving air quality
- P67 Reducing flood risk
- P69 Energy
- IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

Supplementary Planning Documents (SPDs)

Of relevance in the consideration of this application are:

- Sustainable Design and Construction SPD 2008
- Blackfriars Road SPD 2014

APPENDIX 3

Relevant planning history

18/AP/3462 – GRANTED

46 Loman Street SE1 0EH

Erection of an infill extension at 3rd and 4th floors and the construction of an additional storey 5th floor level (with lift shaft and staircore above) for office use, together with changes to the Loman Street and Copperfield Street facades and the installation of a roof terrace at 6th floor level

Date: 19/12/2018

20/AP/1537 – GRANTED

Blackfriars Crown Court 1-15 Pocock Street SE1 0BT

Development of site, involving part demolition, alterations and extensions to the existing building and basement, including the change of use from Class D1 to Class B1, to provide a seven-storey building with rooftop pavilions comprising: office floorspace (Class B1); retail spaces (Class A1); a cafe (Class A3); a restaurant (B1/A3); a bar (Class A4/B1); leisure uses including a publicly accessible roof terrace (Class D2); other external amenity spaces and landscaping; a new entrance on Loman Street and route through the building; plant, and; other associated works.

Date: 06/05/2021

19/AP/1404 – GRANTED

32-36 Loman Street SE1 0EH

Demolition of the existing four storey office building with basement and redevelopment of the site to provide a new seven storey office building plus basement (Use Class B1).

Date: 18/08/2021

APPENDIX 4**Consultation undertaken****Site notice date:** n/a.**Press notice date:** 29/04/2021**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 26/04/2021**Internal services consulted**

Design and Conservation Team [Formal]
 Archaeology
 Design and Conservation Team [Formal]
 Ecology
 Highways Development and Management
 Flood Risk Management & Urban Drainage
 Transport Policy
 Environmental Protection

Statutory and non-statutory organisations

Environment Agency
 London Fire & Emergency Planning Authority
 Metropolitan Police Service (Designing O
 Thames Water

Neighbour and local groups consulted:

Unit 1 54 Great Suffolk Street London
 Second Floor North Block 47-51 Great Suffolk Street London
 Third Floor 57 Great Suffolk Street London
 59C Great Suffolk Street London Southwark
 Second Floor 1 Risborough Street London
 Flat 20 59B Great Suffolk Street London
 Flat 14 59B Great Suffolk Street London
 Fourth Floor 46 Loman Street London
 Unit B1 Union Print Business Centre 164 - 180 Union Street
 Unit B4 Union Print Business Centre 164 - 180 Union Street
 Units 401 To 410 Union Print Business Centre 164 - 180 Union Street
 Unit 108 Union Print Business Centre 164 - 180 Union Street
 Unit B9 Union Print Business Centre 164 - 180 Union Street
 Unit 203 Second Floor Union Print Business Centre 164 - 180 Union Street
 Unit 107 Union Print Business Centre 164 - 180 Union Street
 Part First Floor 47-51 Great Suffolk Street London

Second Floor 64 Great Suffolk Street London
 Studio 36 Moonraker Point Pocock Street
 Ground Floor 53 Great Suffolk Street London
 Studio 93 Moonraker Point Pocock Street
 Studio 68 Moonraker Point Pocock Street
 Flat 7 Whitehill House 7 Sawyer Street
 Flat 2 Whitehill House 5 Sawyer Street
 Flat 15 Whitehill House 9 Sawyer Street
 Studio 215 Moonraker Point Pocock Street
 Studio 203 Moonraker Point Pocock Street
 Studio 198 Moonraker Point Pocock Street
 Studio 173 Moonraker Point Pocock Street
 Studio 160 Moonraker Point Pocock Street
 Studio 133 Moonraker Point Pocock Street
 Studio 99 Moonraker Point Pocock Street
 Studio 86 Moonraker Point Pocock Street
 Studio 64 Moonraker Point Pocock Street
 Studio 33 Moonraker Point Pocock Street
 Studio 17 Moonraker Point Pocock Street
 Studio 7 Moonraker Point Pocock Street
 Flat 25 59B Great Suffolk Street London
 Crown Court 1 Pocock Street London
 Olwen House 8-20 Loman Street London
 52A Great Suffolk Street London Southwark
 Unit 2 38 Copperfield Street London
 76 Great Suffolk Street London Southwark
 Flat 8 Whitehill House 7 Sawyer Street
 Unit 4 Moonraker Point Pocock Street
 63 Great Suffolk Street London Southwark
 Studio 217 Moonraker Point Pocock Street
 Studio 159 Moonraker Point Pocock Street
 Studio 145 Moonraker Point Pocock Street
 Studio 118 Moonraker Point Pocock Street
 Studio 110 Moonraker Point Pocock Street
 Studio 98 Moonraker Point Pocock Street
 Studio 92 Moonraker Point Pocock Street
 Studio 82 Moonraker Point Pocock Street
 Studio 47 Moonraker Point Pocock Street
 Studio 39 Moonraker Point Pocock Street
 Studio 26 Moonraker Point Pocock Street
 Studio 21 Moonraker Point Pocock Street
 Studio 14 Moonraker Point Pocock Street
 Studio 13 Moonraker Point Pocock Street
 Flat 5 70 Great Suffolk Street London
 First Floor 53 Great Suffolk Street London
 First Floor 64 Great Suffolk Street London
 Flat 5 59 Great Suffolk Street London
 Top Floor Flat 66 Great Suffolk Street London
 Unit 303 Union Print Business Centre 164 - 180 Union Street

Unit 112 Union Print Business Centre 164 - 180 Union Street
 Unit 111 Union Print Business Centre 164 - 180 Union Street
 Part Ground Floor Front 47-51 Great Suffolk Street London
 72 Great Suffolk Street London Southwark
 156B Union Street London Southwark
 Studio 102 Moonraker Point Pocock Street
 Studio 213 Moonraker Point Pocock Street
 Flat 28 59B Great Suffolk Street London
 Flat 6 59B Great Suffolk Street London
 Ground Floor Embassy Tea House 195 - 205 Union Street
 Ground And First Floor 61A Great Suffolk Street London
 Flat 5 Whitehill House 5 Sawyer Street
 Flat 17 Whitehill House 9 Sawyer Street
 Cells Crown Court 1 Pocock Street
 2 South Side Apartments 58 Great Suffolk Street London
 Fifth Floor Rear 57 Great Suffolk Street London
 Railway Arches 28 To 31 Great Suffolk Street London
 Advocates Crown Court 1 Pocock Street
 G38 171 Union Street London
 Ground Floor 1 Risborough Street London
 113 Jerwood Space 171 Union Street London
 Studio 38 Moonraker Point Pocock Street
 Studio 12 Moonraker Point Pocock Street
 Unit 5 38 Copperfield Street London
 Studio 192 Moonraker Point Pocock Street
 Studio 171 Moonraker Point Pocock Street
 First Floor 181 Union Street London
 7 South Side Apartments 58 Great Suffolk Street London
 Ground Floor 15 Risborough Street London
 Arch 32 74 Great Suffolk Street London
 Basement And Part Ground Floor 47 - 51 Great Suffolk Street London
 Fourth Floor 57 Great Suffolk Street London
 Third Floor South Block 47-51 Great Suffolk Street London
 Unit 1 38 Copperfield Street London
 9 Risborough Street London Southwark
 Ground Floor 11 Risborough Street London
 Flat 5 160 Union Street London
 Flat 22 59B Great Suffolk Street London
 Flat 2 160 Union Street London
 Flat 23 59B Great Suffolk Street London
 154 Union Street London Southwark
 6 Risborough Street London Southwark
 Flat 3 3 Risborough Street London
 1 South Side Apartments 58 Great Suffolk Street London
 4 South Side Apartments 58 Great Suffolk Street London
 Flat A 162 Union Street London
 Second Floor 9 Risborough Street London
 59A Great Suffolk Street London Southwark
 Fourth Floor Main Part 47-51 Great Suffolk Street London

Second Floor 53 Great Suffolk Street London
 First And Second Floor 11 Risborough Street London
 The Reading Room 47 - 51 Great Suffolk Street London
 Unit G3 Union Print Business Centre 164 - 180 Union Street
 Unit 202 Union Print Business Centre 164 - 180 Union Street
 Unit 306 Union Print Business Centre 164 - 180 Union Street
 Unit 210 Second Floor Union Print Business Centre 164 - 180 Union Street
 Unit G7 Union Print Business Centre 164 - 180 Union Street
 Ground Floor Meeting Room Union Print Business Centre 164 - 180 Union Street
 Units 307 And 308 Union Print Business Centre 164 - 180 Union Street
 Unit G4 Union Print Business Centre 164 - 180 Union Street
 Unit 401 Union Print Business Centre 164 - 180 Union Street
 Unit G5 Union Print Business Centre 164 - 180 Union Street
 Unit 204 Second Floor Union Print Business Centre 164 - 180 Union Street
 Unit 101 Union Print Business Centre 164 - 180 Union Street
 Unit G1 Union Print Business Centre 164 - 180 Union Street
 Unit 309 Union Print Business Centre 164 - 180 Union Street
 Unit 302 Union Print Business Centre 164 - 180 Union Street
 Unit 209 Union Print Business Centre 164 - 180 Union Street
 Flat 2 3 Risborough Street London
 First Floor And Second Floor Flat 52 Great Suffolk Street London
 Studio 188 Moonraker Point Pocock Street
 Units 57C And 57D 57 Great Suffolk Street London
 Second Floor And Third Floor Flat 13 Risborough Street London
 Flat 8 59B Great Suffolk Street London
 Roger King House 44 Copperfield Street London
 Studio 195 Moonraker Point Pocock Street
 Studio 72 Moonraker Point Pocock Street
 Studio 48 Moonraker Point Pocock Street
 Studio 216 Moonraker Point Pocock Street
 Studio 156 Moonraker Point Pocock Street
 Fifth Floor Flat 47-51 Great Suffolk Street London
 80 Great Suffolk Street London Southwark
 Ground Floor 21 Risborough Street London
 Second Floor And Mezzanine 19 Risborough Street London
 Ground And First Floor 17 Risborough Street London
 Front 47-51 Great Suffolk Street London
 Unit 508 Union Print Business Centre 164 - 180 Union Street
 Flat 12 59B Great Suffolk Street London
 Flat 4 59B Great Suffolk Street London
 Flat 1 59 Great Suffolk Street London
 Studio 175 Moonraker Point Pocock Street
 Studio 147 Moonraker Point Pocock Street
 Studio 139 Moonraker Point Pocock Street
 Studio 125 Moonraker Point Pocock Street
 Studio 117 Moonraker Point Pocock Street
 Studio 94 Moonraker Point Pocock Street
 Studio 41 Moonraker Point Pocock Street
 Unit C 25 Copperfield Street London

46A Copperfield Street London Southwark
 44 Loman Street London Southwark
 156A Union Street London Southwark
 21 Risborough Street London Southwark
 Studio 229 Moonraker Point Pocock Street
 Studio 227 Moonraker Point Pocock Street
 Studio 209 Moonraker Point Pocock Street
 Studio 202 Moonraker Point Pocock Street
 Studio 194 Moonraker Point Pocock Street
 Studio 179 Moonraker Point Pocock Street
 Studio 126 Moonraker Point Pocock Street
 Studio 119 Moonraker Point Pocock Street
 Studio 116 Moonraker Point Pocock Street
 Studio 71 Moonraker Point Pocock Street
 Studio 31 Moonraker Point Pocock Street
 Studio 18 Moonraker Point Pocock Street
 Studio 8 Moonraker Point Pocock Street
 Studio 6 Moonraker Point Pocock Street
 70B Great Suffolk Street London Southwark
 Flat 1 70 Great Suffolk Street London
 Flat 13 59B Great Suffolk Street London
 Flat 9 59B Great Suffolk Street London
 Flat 6 59 Great Suffolk Street London
 Flat 3 59 Great Suffolk Street London
 61B Great Suffolk Street London Southwark
 Studio 226 Moonraker Point Pocock Street
 Studio 218 Moonraker Point Pocock Street
 Studio 130 Moonraker Point Pocock Street
 Studio 89 Moonraker Point Pocock Street
 Studio 81 Moonraker Point Pocock Street
 Studio 76 Moonraker Point Pocock Street
 Studio 57 Moonraker Point Pocock Street
 Studio 49 Moonraker Point Pocock Street
 Studio 46 Moonraker Point Pocock Street
 Flat 9 70 Great Suffolk Street London
 Flat 3 70 Great Suffolk Street London
 Unit 2B Moonraker Point Pocock Street
 Studio 189 Moonraker Point Pocock Street
 Studio 182 Moonraker Point Pocock Street
 Studio 181 Moonraker Point Pocock Street
 Studio 166 Moonraker Point Pocock Street
 Studio 164 Moonraker Point Pocock Street
 Studio 141 Moonraker Point Pocock Street
 Studio 131 Moonraker Point Pocock Street
 Studio 123 Moonraker Point Pocock Street
 Studio 103 Moonraker Point Pocock Street
 Studio 101 Moonraker Point Pocock Street
 Studio 100 Moonraker Point Pocock Street
 Studio 97 Moonraker Point Pocock Street

Studio 88 Moonraker Point Pocock Street
 Studio 56 Moonraker Point Pocock Street
 Studio 52 Moonraker Point Pocock Street
 Studio 45 Moonraker Point Pocock Street
 Studio 37 Moonraker Point Pocock Street
 Flat 4 70 Great Suffolk Street London
 Flat 19 59B Great Suffolk Street London
 First Floor 7 Risborough Street London
 Ground Floor 46 Loman Street London
 Flat 10 59B Great Suffolk Street London
 Flat 1 59B Great Suffolk Street London
 Flat 4 59 Great Suffolk Street London
 Studio 228 Moonraker Point Pocock Street
 Studio 223 Moonraker Point Pocock Street
 Studio 208 Moonraker Point Pocock Street
 Studio 196 Moonraker Point Pocock Street
 Studio 193 Moonraker Point Pocock Street
 Studio 185 Moonraker Point Pocock Street
 Studio 170 Moonraker Point Pocock Street
 Studio 165 Moonraker Point Pocock Street
 Studio 122 Moonraker Point Pocock Street
 Studio 96 Moonraker Point Pocock Street
 Studio 73 Moonraker Point Pocock Street
 Studio 10 Moonraker Point Pocock Street
 Studio 5 Moonraker Point Pocock Street
 Flat 6 70 Great Suffolk Street London
 Second Floor 181 Union Street London
 50A Great Suffolk Street London Southwark
 46B Copperfield Street London Southwark
 152B Union Street London Southwark
 24 Pepper Street London Southwark
 Flat 4 Whitehill House 5 Sawyer Street
 Flat 1 Whitehill House 5 Sawyer Street
 Flat 14 Whitehill House 7 Sawyer Street
 Unit 5A Moonraker Point Pocock Street
 Unit 7 Moonraker Point Pocock Street
 19 Risborough Street London Southwark
 Ground Floor Front 181 Union Street London
 Studio 224 Moonraker Point Pocock Street
 Studio 197 Moonraker Point Pocock Street
 Studio 174 Moonraker Point Pocock Street
 Studio 146 Moonraker Point Pocock Street
 Studio 140 Moonraker Point Pocock Street
 Studio 134 Moonraker Point Pocock Street
 Studio 124 Moonraker Point Pocock Street
 Studio 106 Moonraker Point Pocock Street
 Studio 90 Moonraker Point Pocock Street
 Studio 84 Moonraker Point Pocock Street
 Studio 77 Moonraker Point Pocock Street

Studio 66 Moonraker Point Pocock Street
 Studio 58 Moonraker Point Pocock Street
 Studio 34 Moonraker Point Pocock Street
 Studio 4 Moonraker Point Pocock Street
 Flat 17 59B Great Suffolk Street London
 Flat 5 59B Great Suffolk Street London
 Flat 2 59 Great Suffolk Street London
 Part Fourth Floor Trigram Partnership 47-51 Great Suffolk Street London
 12 Risborough Street London Southwark
 Third Floor And Mezzanine 64 Great Suffolk Street London
 Second Floor South Block 47-51 Great Suffolk Street London
 Second Floor 7 Risborough Street London
 152A Union Street London Southwark
 First Floor 15 Risborough Street London
 Second Floor 57 Great Suffolk Street London
 Unit 7 38 Copperfield Street London
 Flat 11 Whitehill House 7 Sawyer Street
 Flat 11 Risborough Street London
 Ground Floor 64 Great Suffolk Street London
 Basement 181 Union Street London
 Moonraker Point Pocock Street London
 Unit F 25 Copperfield Street London
 Part Fourth Floor Harpers 47-51 Great Suffolk Street London
 156 Union Street London Southwark
 First And Second Floors 21 Risborough Street London
 Unit 3 38 Copperfield Street London
 7 Risborough Street London Southwark
 6 South Side Apartments 58 Great Suffolk Street London
 61A Great Suffolk Street London Southwark
 First Floor 5 Risborough Street London
 Flat 6 Whitehill House 7 Sawyer Street
 Flat 21 59B Great Suffolk Street London
 Flat 24 59B Great Suffolk Street London
 Flat 26 59B Great Suffolk Street London
 Unit D4 Moonraker Point Pocock Street
 Basement Unit 54 Great Suffolk Street London
 Ground And First Floor 19 Risborough Street London
 Second Floor And Mezzanine 17 Risborough Street London
 Unit 6 Moonraker Point Pocock Street
 52 Great Suffolk Street London Southwark
 47-51 Great Suffolk Street London Southwark
 Flat 3 160 Union Street London
 Jury Restaurant Crown Court 1 Pocock Street
 Flat C 162 Union Street London
 57B Great Suffolk Street London Southwark
 57A Great Suffolk Street London Southwark
 201 Embassy Tea House 195 - 205 Union Street London
 Ground Floor 5 Risborough Street London
 First Floor 46 Copperfield Street London

Second Floor Flat 15 Risborough Street London
 Unit 310 Union Print Business Centre 164 - 180 Union Street
 Ground Floor Cafe Union Print Business Centre 164 - 180 Union Street
 Unit 110 Union Print Business Centre 164 - 180 Union Street
 Unit 402 Union Print Business Centre 164 - 180 Union Street
 Unit B2 Union Print Business Centre 164 - 180 Union Street
 5 South Side Apartments 58 Great Suffolk Street London
 Studio 51 Moonraker Point Pocock Street
 Part First Floor North Block And Part First Floor South Block 47-51 Great Suffolk Street
 London
 Studio 54 Moonraker Point Pocock Street
 Studio 3 Moonraker Point Pocock Street
 Unit G 25 Copperfield Street London
 56 Great Suffolk Street London Southwark
 Maisonette Flat 5 Risborough Street London
 Unit 2 54 Great Suffolk Street London
 First Floor Unit A And Unit B 57 Great Suffolk Street London
 Unit 5B Moonraker Point Pocock Street
 Unit 3 Moonraker Point Pocock Street
 Studio 191 Moonraker Point Pocock Street
 Studio 183 Moonraker Point Pocock Street
 Studio 144 Moonraker Point Pocock Street
 Studio 115 Moonraker Point Pocock Street
 Studio 78 Moonraker Point Pocock Street
 Studio 30 Moonraker Point Pocock Street
 Basement And First To Fifth Floors Embassy Tea House 195 - 205 Union Street
 183-185 Union Street London Southwark
 13 Risborough Street London Southwark
 Flat 18 Whitehill House 9 Sawyer Street
 Studio 230 Moonraker Point Pocock Street
 Studio 186 Moonraker Point Pocock Street
 Studio 184 Moonraker Point Pocock Street
 Studio 177 Moonraker Point Pocock Street
 Studio 163 Moonraker Point Pocock Street
 Studio 161 Moonraker Point Pocock Street
 Studio 155 Moonraker Point Pocock Street
 Studio 138 Moonraker Point Pocock Street
 Studio 121 Moonraker Point Pocock Street
 Studio 111 Moonraker Point Pocock Street
 Studio 79 Moonraker Point Pocock Street
 Studio 74 Moonraker Point Pocock Street
 Studio 60 Moonraker Point Pocock Street
 Studio 55 Moonraker Point Pocock Street
 Studio 50 Moonraker Point Pocock Street
 Studio 35 Moonraker Point Pocock Street
 Studio 16 Moonraker Point Pocock Street
 Studio 11 Moonraker Point Pocock Street
 70A Great Suffolk Street London Southwark
 Flat 7 70 Great Suffolk Street London

Fifth Floor Front 57 Great Suffolk Street London
 First Floor 1 Risborough Street London
 Second Floor 46 Loman Street London
 Unit 311 Union Print Business Centre 164 - 180 Union Street
 Units 301 And 302 Union Print Business Centre 164 - 180 Union Street
 Unit 109 Union Print Business Centre 164 - 180 Union Street
 Unit G8 Union Print Business Centre 164 - 180 Union Street
 Unit 211 Second Floor Union Print Business Centre 164 - 180 Union Street
 Unit 208 Second Floor Union Print Business Centre 164 - 180 Union Street
 Unit 207 Second Floor Union Print Business Centre 164 - 180 Union Street
 Studio 220 Moonraker Point Pocock Street
 Basement And Ground Floor Rear 181 Union Street London
 The Charles Dickens 160 Union Street London
 Studio 22 Moonraker Point Pocock Street
 Studio 135 Moonraker Point Pocock Street
 Studio 9 Moonraker Point Pocock Street
 First Floor 9 Risborough Street London
 G32 Jerwood Space 171 Union Street
 Unit 4 38 Copperfield Street London
 Flat 15 59B Great Suffolk Street London
 Studio 210 Moonraker Point Pocock Street
 Studio 201 Moonraker Point Pocock Street
 Studio 157 Moonraker Point Pocock Street
 Studio 154 Moonraker Point Pocock Street
 Studio 104 Moonraker Point Pocock Street
 Studio 91 Moonraker Point Pocock Street
 Studio 67 Moonraker Point Pocock Street
 Studio 59 Moonraker Point Pocock Street
 Studio 44 Moonraker Point Pocock Street
 Studio 28 Moonraker Point Pocock Street
 Flat 4 160 Union Street London
 Flat 1 160 Union Street London
 171 Union Street London Southwark
 1 Risborough Street London Southwark
 4 Risborough Street London Southwark
 57 Great Suffolk Street London Southwark
 Flat 9 Whitehill House 7 Sawyer Street
 Flat 16 Whitehill House 9 Sawyer Street
 Unit 1 3 Risborough Street London
 Studio 222 Moonraker Point Pocock Street
 Studio 212 Moonraker Point Pocock Street
 Studio 211 Moonraker Point Pocock Street
 Studio 207 Moonraker Point Pocock Street
 Studio 200 Moonraker Point Pocock Street
 Studio 172 Moonraker Point Pocock Street
 Studio 158 Moonraker Point Pocock Street
 Studio 151 Moonraker Point Pocock Street
 Studio 150 Moonraker Point Pocock Street
 Studio 105 Moonraker Point Pocock Street

Studio 75 Moonraker Point Pocock Street
 Studio 69 Moonraker Point Pocock Street
 Studio 42 Moonraker Point Pocock Street
 Studio 27 Moonraker Point Pocock Street
 Studio 19 Moonraker Point Pocock Street
 Flat 16 59B Great Suffolk Street London
 Flat 11 59B Great Suffolk Street London
 First Floor 46 Loman Street London
 Unit B10 Union Print Business Centre 164 - 180 Union Street
 Unit 104 Union Print Business Centre 164 - 180 Union Street
 Unit G10 Union Print Business Centre 164 - 180 Union Street
 Unit 206 Union Print Business Centre 164 - 180 Union Street
 Units G6 And G9 Union Print Business Centre 164 - 180 Union Street
 Unit 205 Union Print Business Centre 164 - 180 Union Street
 Studio 149 Moonraker Point Pocock Street
 Studio 148 Moonraker Point Pocock Street
 Studio 129 Moonraker Point Pocock Street
 Studio 108 Moonraker Point Pocock Street
 Studio 65 Moonraker Point Pocock Street
 Studio 43 Moonraker Point Pocock Street
 Studio 180 Moonraker Point Pocock Street
 Studio 176 Moonraker Point Pocock Street
 32-36 Loman Street London Southwark
 Flat 10 Whitehill House 7 Sawyer Street
 62 Great Suffolk Street London Southwark
 Unit 2A Moonraker Point Pocock Street
 Studio 178 Moonraker Point Pocock Street
 Studio 167 Moonraker Point Pocock Street
 Studio 127 Moonraker Point Pocock Street
 Studio 112 Moonraker Point Pocock Street
 Studio 70 Moonraker Point Pocock Street
 Studio 62 Moonraker Point Pocock Street
 Studio 25 Moonraker Point Pocock Street
 Studio 23 Moonraker Point Pocock Street
 111 Jerwood Space 171 Union Street London
 Flat 27 59B Great Suffolk Street London
 152 Union Street London Southwark
 5 Risborough Street London Southwark
 Flat 3 Whitehill House 5 Sawyer Street
 55 Great Suffolk Street London Southwark
 Africa House 66 Great Suffolk Street London
 60 Great Suffolk Street London Southwark
 Studio 214 Moonraker Point Pocock Street
 Studio 206 Moonraker Point Pocock Street
 Studio 169 Moonraker Point Pocock Street
 Studio 168 Moonraker Point Pocock Street
 Studio 128 Moonraker Point Pocock Street
 Studio 114 Moonraker Point Pocock Street
 Studio 63 Moonraker Point Pocock Street

Studio 61 Moonraker Point Pocock Street
 Studio 53 Moonraker Point Pocock Street
 3 South Side Apartments 58 Great Suffolk Street London
 Flat B 162 Union Street London
 207 Union Street London Southwark
 Flat 3 59B Great Suffolk Street London
 Flat 2 59B Great Suffolk Street London
 1m03 Jerwood Space 171 Union Street
 Unit 301 Union Print Business Centre 164 - 180 Union Street
 Unit G2 Union Print Business Centre 164 - 180 Union Street
 Studio 412 Union Print Business Centre 164 - 180 Union Street
 Unit 201 Union Print Business Centre 164 - 180 Union Street
 Unit 304 To 305 Union Print Business Centre 164 - 180 Union Street
 Store Union Print Business Centre 164 - 180 Union Street
 Unit B7 Union Print Business Centre 164 - 180 Union Street
 Unit B11 Union Print Business Centre 164 - 180 Union Street
 Unit 212 Second Floor Union Print Business Centre 164 - 180 Union Street
 Studio 109 Moonraker Point Pocock Street
 Studio 225 Moonraker Point Pocock Street
 Studio 204 Moonraker Point Pocock Street
 Studio 85 Moonraker Point Pocock Street
 Fourth Floor South Block 47-51 Great Suffolk Street London
 Studio 132 Moonraker Point Pocock Street
 Studio 113 Moonraker Point Pocock Street
 Studio 29 Moonraker Point Pocock Street
 Flat 2 70 Great Suffolk Street London
 Third Floor North Block 47-51 Great Suffolk Street London
 Third Floor 46 Loman Street London
 Ground Floor 181 Union Street London
 Flat 12 Whitehill House 7 Sawyer Street
 Ground Floor 46 Copperfield Street London
 Flat 18 59B Great Suffolk Street London
 Flat 7 59B Great Suffolk Street London
 Studio 205 Moonraker Point Pocock Street
 Studio 162 Moonraker Point Pocock Street
 Studio 152 Moonraker Point Pocock Street
 Studio 142 Moonraker Point Pocock Street
 Studio 120 Moonraker Point Pocock Street
 Studio 107 Moonraker Point Pocock Street
 Studio 83 Moonraker Point Pocock Street
 Studio 20 Moonraker Point Pocock Street
 Studio 15 Moonraker Point Pocock Street
 158 Union Street London Southwark
 Unit D 25 Copperfield Street London
 Flat 19 Whitehill House 9 Sawyer Street
 Studio 221 Moonraker Point Pocock Street
 Studio 219 Moonraker Point Pocock Street
 Studio 199 Moonraker Point Pocock Street
 Studio 190 Moonraker Point Pocock Street

Studio 187 Moonraker Point Pocock Street
Studio 153 Moonraker Point Pocock Street
Studio 143 Moonraker Point Pocock Street
Studio 137 Moonraker Point Pocock Street
Studio 136 Moonraker Point Pocock Street
Studio 95 Moonraker Point Pocock Street
Studio 87 Moonraker Point Pocock Street
Studio 80 Moonraker Point Pocock Street
Studio 40 Moonraker Point Pocock Street
Studio 32 Moonraker Point Pocock Street
Studio 24 Moonraker Point Pocock Street
Studio 2 Moonraker Point Pocock Street
Studio 1 Moonraker Point Pocock Street
Flat 8 70 Great Suffolk Street London

APPENDIX 5

Consultation responses received

Internal services

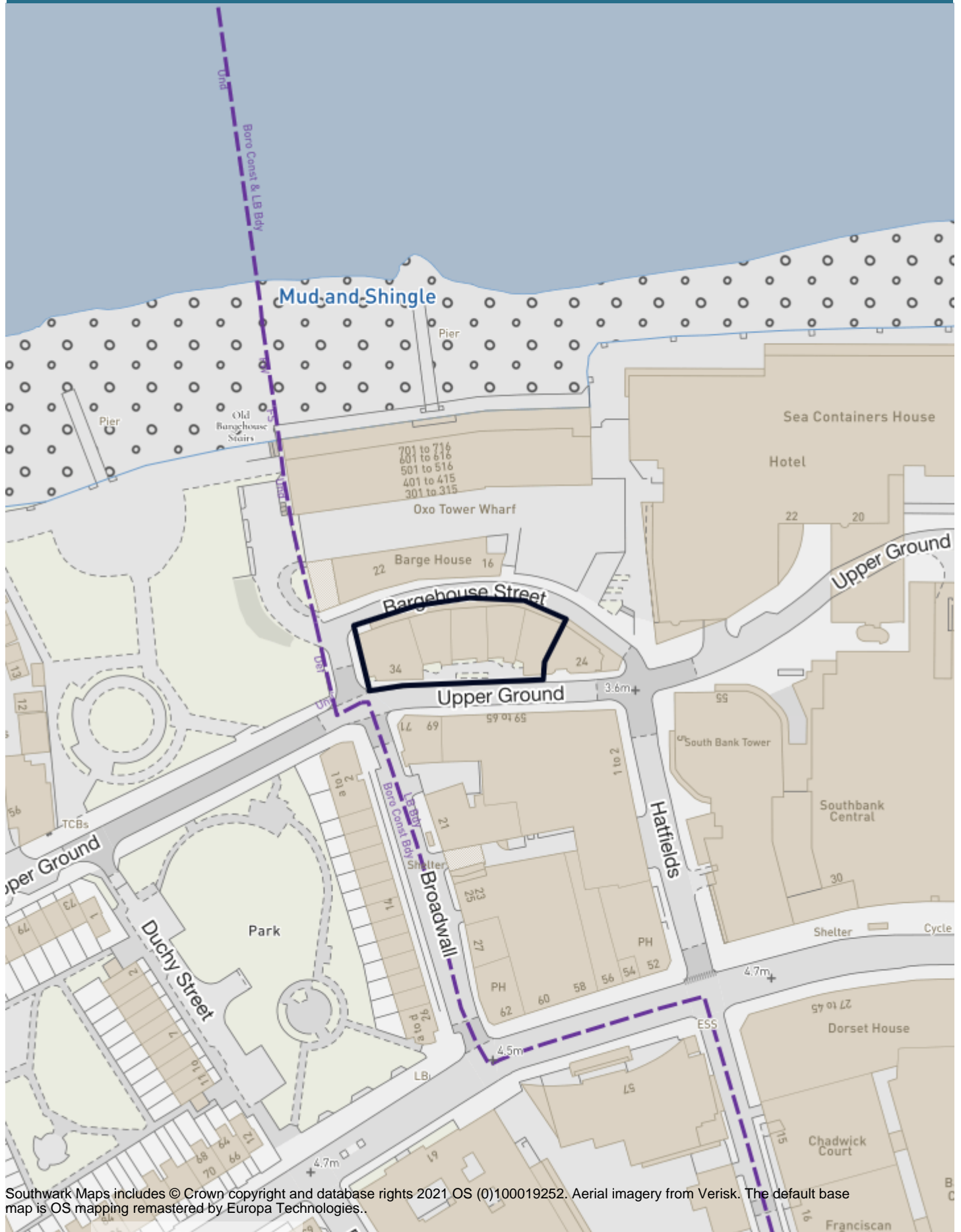
Design and Conservation Team [Formal]
 Archaeology
 Design and Conservation Team [Formal]
 Ecology
 Highways Development and Management
 Flood Risk Management & Urban Drainage
 Transport Policy
 Environmental Protection

Statutory and non-statutory organisations

Environment Agency
 Metropolitan Police Service

Neighbour and local groups consulted:

38 Copperfield St London SE1 0EA
 Unit 4 38 Copperfield Street London
 5 Risborough Street London SE1 0HF
 Unit 2 38 Copperfield Street London
 Unit 1 38 Copperfield Street London



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Scale =

4 Nov-2021

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Item No. 7.2	Classification: Open	Date: 15 November 2021	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 21/AP/0179 for: Full Planning Application Address: 26-34 UPPER GROUND, LONDON Proposal: Construction of a part two, part five storey extension to provide additional office accommodation (E(g)(i) Class) and associated cycle parking and refuse storage		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning		
Application Start Date	20.01.2021	PPA Expiry Date 20/05/2022	
Earliest Decision Date	17.03.2021		

RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 20 May 2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 102.

EXECUTIVE SUMMARY

3. The application is for decision by the planning sub-committee as it is a major application for which five or more objections have been received.
4. The application is for the construction of part two, part five storey extensions and an increase in the footprint of the existing building. The office floor space on site would increase from 2460.1sqm to 4252sqm creating space for approximately 126 office workers. Two trees and landscaping would be removed to the south elevation and it is proposed to stop up a section of the footpath to the north of the site by infilling part of the colonnade to the Barge House Street elevation.
5. The principle of additional office space would be appropriate within the Central Activity Zone (CAZ) and the provision of 179sqm affordable workspace on the ground floor would be in line with emerging policy P30 Affordable Workspace of the New Southwark Plan.
6. The historic street pattern is a close knit street network with virtually no setback

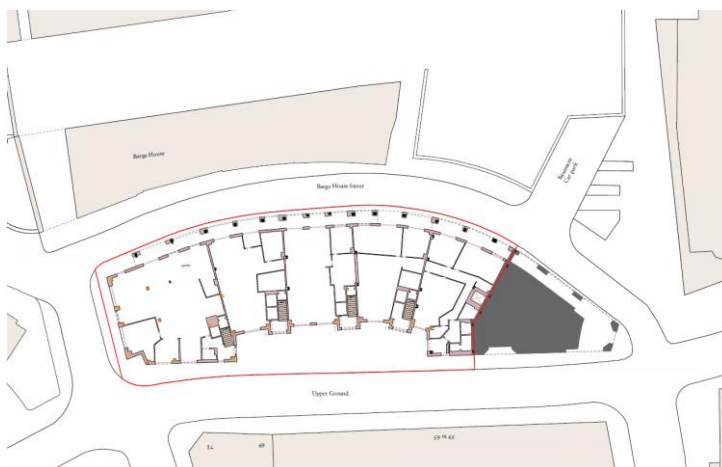
from the back edge of the pavement and in this context the proposed increased footprint of the building would be acceptable. The scale and massing of the proposal would be acceptable as the development would continue to respect the hierarchy of surrounding buildings which are 4 to 5 storey and would step up to the Oxo Tower and Thames frontage. The setback to the upper storey would create a simpler top storey, diminishing away from the facades below, similar to the other buildings in the area.

7. The proposal would not result in a significant impact on daylight or sunlight on the surrounding properties and would not result in any significant transport impacts on the surrounding highway network.
8. Planning obligations would secure a carbon offset payment, the provision of affordable workspace, a payment to mitigate for the loss trees, highways works and an archaeological monitoring payment.
9. Proposed conditions are recommended to secure a sustainable, high quality development, the protection of amenity of neighbouring properties and future occupiers and the environment.

BACKGROUND INFORMATION

Site location and description

10. The site comprises a three storey brick and stone faced modern office building located between Bargehouse Street and Upper Ground. The building is in part set back from the Upper Ground elevation creating a small relief in the street by way of landscaping, trees and off-street parking for two cars. The building has a colonnade along Barge House Street and the site is part of larger building which rises to four storeys to the east, comprising offices at number 24 Upper Ground.
11. The site is within the Old Barge House Alley conservation area, but is not listed, nor are there any listed buildings in the vicinity of the site.
12. Existing site layout plan

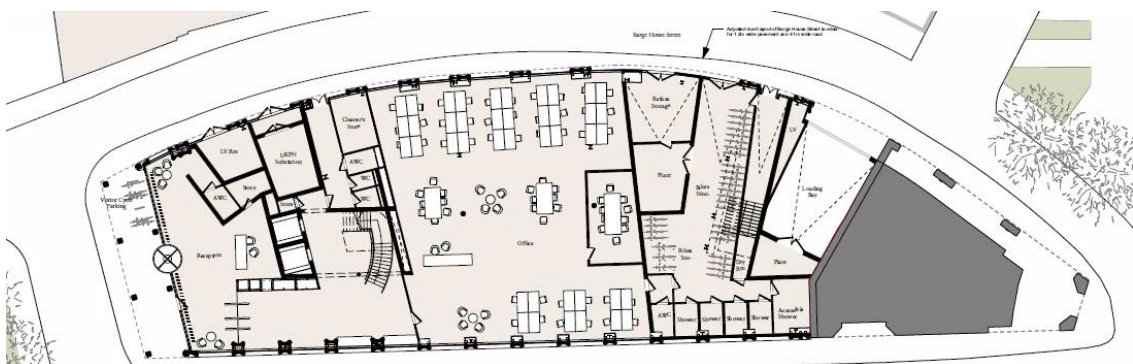


13. Existing building photo – view from the west



Details of proposal

14. A part two, part five storey extensions is proposed. It would raise the overall height of the building to a consistent five storeys and would increase the footprint by infilling the colonnade to the Barge House Street elevation and the setback from Upper Ground. The fourth storey would be set back to provide north and south facing roof terraces. The exterior of the building would be refitted with a glazed off-white terracotta, with yellow-gold painted metal louvres and panels set between the glazed elements. A green/brown roof and photovoltaic panels are proposed as part of a bio-solar roof.
15. The extensions to the existing office building would facilitate an increase in the quantum of office floor space from 2460.1sqm to 4252sqm, a total uplift of 1792sqm that would creating space for approximately 126 additional officer workers.
16. It is proposed to remove two Japanese Cherry trees, respectively category B and C trees, on the Upper Ground street elevation.
17. The proposal would also stop up a section of the footpath to the north of the site to facilitate the infill of part of the colonnade to the Barge House Street elevation.
18. Proposed ground floor layout



Amendments to the application

19. The Barge House Street / north elevation and ground floor layout plan has been amended to retain a loading area on the ground floor. The proposed roof plan has been amended to show details of the proposed green/brown roof and additional photovoltaic panels.

Consultation responses from members of the public and local groups

20. 2 comments of support have been received and the matters supported include:

Removal of the colonnade to the Barge House Street elevation underpass would make streets safer.

21. 8 comments of objection:

- Principle of additional office space not justified due to reduced need.
- The height and detailed design would be out of keeping with the character of the area and the site would be overdeveloped.
- Noise nuisance, loss of light and privacy and close proximity to neighbours.
- Inadequate parking provision, loss of parking, increase in traffic and inadequate access.
- Loss of ecology, open space and landscaping.

Planning history of the site, and adjoining or nearby sites.

22. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

23. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use
- Affordable workspace
- Environmental impact assessment
- Design, including layout, building heights, landscaping and ecology
- Heritage considerations
- Archaeology
- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
- Transport and highways, including servicing, car parking and cycle parking

- Environmental matters, including construction management, flooding and air quality
- Energy and sustainability, including carbon emission reduction
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights

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

Legal context

25. 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 the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
26. 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

27. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
28. The site is located within the:
- Central Activities Zone (CAZ)
 - Bankside and Borough District Town Centre
 - Bankside, Borough, London Bridge Strategic Cultural Areas
 - Bankside, Borough and London Bridge Opportunity Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Old Barge House Alley conservation area
 - Thames Policy Area
 - Air Quality Management Area

ASSESSMENT

Principle of the proposed development in terms of land use

29. Objections were received to the increase in the quantum of office floor space stating that there would be no demand for it due to the legacy of the covid-19 pandemic. The applicant submitted information from a local property advisor showing a demand for new or fully refurbished offices, a marked increase of take up as restrictions ease and occupiers are seeking greater space for their employees to come back to, which is at a typically lower occupancy ratio (more space per person) and some clients only considering options with sustainable credentials. Research shows that although working from home has been a theme intensified by covid-19 restrictions, it is clear the desire from businesses is for the split of time during the working week to be more in the office than at home. Officers consider that the proposed development would not raise any land use issues as additional office space would be appropriate within the CAZ.

Affordable workspace

30. Draft Policy P30 (Affordable Workspace) of the New Southwark Plan requires major development proposals to deliver at least 10% of the gross new employment floorspace as affordable workspace, on site at a discounted market rent for a period of at least 30 years.
31. The gross internal floor area would increase by 1,792sqm, from 2,460sqm to 4,252sqm. It is proposed to provide 179sqm affordable workspace on the ground floor. This would be in line with policy P30 Affordable Workspace of the New Southwark Plan and would be secured in the S106 legal agreement.

Environmental impact assessment

32. The scale of development proposed by this application does not reach the minimum threshold established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant impacts in this urban setting. An EIA for this proposed development is not required.

Design quality

Site context

33. The surrounding area is varied in terms of land use, as would be typical of a district town centre. The pre-dominant uses in the area appear to be commercial office blocks and residential properties. The site overlooks Bernie Spain Gardens to the west, a public park on the Lambeth side of the Borough border.

34. Aerial photo – view from the west



Site layout

35. Objectors raised concerns with regards to the over development of the site reflected in the loss of the landscaped open space along Upper Ground and infilling of the colonnade on Barge House Street.
36. Layout in context

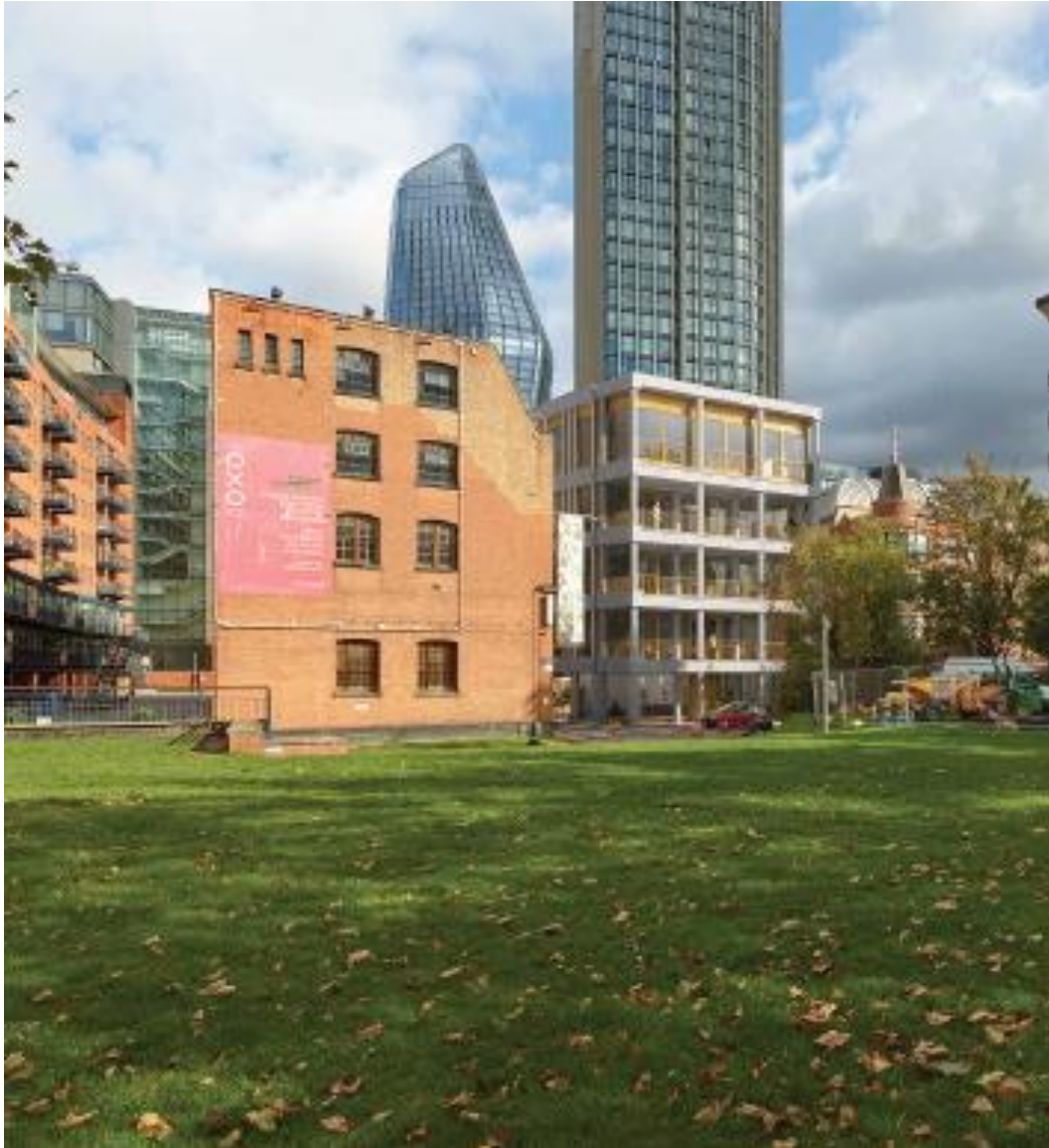


37. The historic street pattern is a close knit street network of warehouse or light industrial buildings fronting narrow streets. The buildings to the south on Upper Ground are of larger floorplate and contemporary detailing. Bernie Spain Gardens, opposite the site to the west, and the park to the south of Upper Ground provides a soft landscaped area with a large number of trees. In this context the proposed loss of the trees and two off-street car parking spaces to

the southern portion of the site would be acceptable as the built-up streets in the area do not have landscaping fronting the pavement.

Height scale and massing

38. Proposed west elevation



39. The surrounding buildings are 4 to 5 storey and step up to the Oxo Tower and Thames frontage.
40. The scale of the proposal would continue to respect this hierarchy and massing and is therefore supported. The setback to the upper storey is welcome and would create a simpler top storey, diminishing away from the facades below, similar to the other buildings in the area. The height, bulk and scale of the proposals would meet the requirements of policies 3.13 quality in design, 3.14 urban design, 3.15 conservation of the historic environment, 3.16 conservation areas of the Southwark Plan and the national guidance in chapters 12 and 16 of the NPPF.

Architectural design and materials

41. Bargehouse Street – view to the west



42. Objectors raised concerns with regards to the design solution of infilling of the colonnade on Barge House Street as a more developed street frontage is expected.
43. The infilling of the colonnade would be appropriate in the street scene, but it is recommended that permission be subject to a condition of details of the design of the ground floor façade to ensure that this (north) elevation express the activity of the internal spaces. It is considered that this could be achieved by variations in column or transom design and detailing or plinth height.
44. Objectors also stated that the proposed external design would be incongruous as it would not reflect the existing architectural fabric of the conservation area and would not be in keeping with neighbouring buildings or the local area. Particularly concerns were raised about the colour palette, exposed concrete frame, the creation of large areas of glazing and the emphasis on the horizontal axis.
45. The detailing of the west façade, with regular shaped windows separated by terracotta clad columns in longer views would sit comfortably, if more prominent with the surrounding development, including the historic buildings to the north, the South Bank Tower, and the mix of former warehouses and modern apartment blocks to the south. Terracotta cladding would form much of the architectural detailing and would relate to the variety of finishes in the area. However, a brick or clay coloured cladding would be preferred to reference the other baked coloured clay products in the area, and further detailed design expression on the column and transom design is required. These details would

be secured by an appropriate condition.

Landscaping, trees and urban greening

46. Objectors raised concerns with regards to the loss of the landscaped open space along a section of Upper Ground. Objectors state that this open space provides an appropriate transition between the building and the public realm and the proposal would remove this feature by taking the building right to the rear of the footpath on Upper Ground. This area also includes two Japanese Cherry trees which would be removed.
47. This area also include two off-street car parking spaces and the historic street pattern is a close knit street network of warehouse or light industrial buildings fronting narrow streets. In this context the proposed loss of the trees would be acceptable as the built-up streets in the area do not have landscaping fronting the pavement and the proposed development would be an efficient use of the site.
48. As the footprint of the building would increase there would not be an adequate area to plant new trees that would allow trees to thrive and grow to maturity. Therefore the proposal would mitigate the loss of trees by a payment in lieu of replanting these trees. A Capital Asset Valuation of Amenity Trees (CAVAT) Valuation of £24,845, based on the loss of 2 trees with a combined girth of 191.63cm and individual values of £11,680 and £13,165, would be secured by way of section 106 agreement. Due to the proximity to Lambeth Council and the lack of publicly owned land within the immediate vicinity officers would use the tree contribution to increasing canopy cover across the borough.
49. It is recommended that permission be granted subject a condition of a detailed Arboricultural Method Statement to avoid damage to any other existing trees in close proximity of the site which represent an important visual amenity in the area.

Ecology and biodiversity

50. Objectors raised concerns with regards to the detrimental impact of the development on ecology.
51. The majority of the site is covered by buildings and the increase in footprint would only impact on the landscaped area to the south elevation. The inclusion of a green / brown roof is welcomed as it would provide some mitigation for the loss of hedgerow and two trees at ground level. It is recommended that permission be granted subject to a condition of details of the green / brown roof to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

Fire safety

52. The details of means of escape, passive and active fire safety measures,

external fire spread and access and facilities for the fire and rescue service in the proposed Fire Statement would comply with Policy D12 Fire safety of the London Plan.

Access

53. An accessible WC and shower would be provided in the cycle changing area on the ground floor and two accessible WC would be provided on each typical floor. The proposal would provide a fully accessible building. The main approach to the building would be re-landscaped to create an incline up to the new finished floor level, ensuring the refurbished building is accessible to all users and visitors. All internal and external doors and the two lifts and stairs would be compliant to building control regulations and the two lifts would ensure access to all throughout the entire building.

Heritage considerations

54. The significance of the conservation area is centred round the former industrial wharf and warehouse character of the area, with the retention of the Oxo Tower Building, Stamford Wharf and the historic thoroughfares of Upper Ground and Barge House Street the principle features of the character of the area. The existing building follows a warehouse style and as the block comprising 24-34 Upper Ground was entirely redeveloped the site (including the building which lies outside of the red line, number 24 Barge House Street) has a neutral impact on the conservation area. Views of the conservation area are available across Bernie Spain Gardens and these are of interest locally from the Thames and Bankside in general.
55. The frontage to Bernie Spain Gardens would be improved and would enhance the activity on this elevation and would provide a positive response to the gardens by locating the principle entrance here.
56. The colonnade to Barge House Street is characterised by heavy architectural detail and small entrances. As a result this space is dark and its removal would improve this part of the site.
57. The proposed development would respect the context of the conservation area and would use high quality materials and would safeguard the heritage asset.

Archaeology

58. The site is located within an archaeological priority zone (APZ) and it is recommended that planning permission be subject to conditions relating to archaeological evaluation, archaeological mitigation, archaeological pre-commencement foundation and basement design and archaeological reporting. The local planning authority would also seek a section 106 planning obligation to support monitoring of archaeological matters.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

59. Saved Southwark Plan policy 3.2 states that planning permission will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Policy P12 of the Draft New Southwark Plan requires development to be of a high standard of design with adequate daylight, sunlight and outlook for new and existing occupiers.
60. Objectors raised concerns with regards to loss of light, loss of privacy and noise nuisance during construction.

Outlook and privacy

61. Views from the proposed glazing and roof terrace would mainly be towards commercial/non-domestic properties such as offices to the south side of Upper Ground and to the east, and open gardens to the west. Although there are residential flats in Southbank Tower to the south east, all of those flats are located in the upper parts of the tower and are higher than the roofline of the proposals and so would not be affected. The only existing neighbouring residential properties that could be affected by the development are the flats within 2 Broadwall, approximately 15m to the south west and Oxo Tower to the north. However, 2 Broadwall is on the corner of Broadwall and Upper Ground and the windows serving habitable rooms do not have a direct outlook onto the site. There are only small balconies on the east elevation and apart from large windows on the north elevation, next to larger west facing balconies, the north elevation of 2 Broadwall is largely blank. The distance between the site and Oxo Tower is approximately 30m and it is considered that the proposal would present a relatively low risk to surrounding amenity in terms of privacy or outlook.

Daylight and sunlight

62. The submitted daylight and sunlight assessment considers the impact on daylight and sunlight for neighbouring residents at 2 Broadwall, an eight storey building with commercial use on the ground floor and residential above. This is the only existing neighbouring residential property that could be affected by the development. The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. The first is the use of Vertical Sky Components (VSC) which is then followed by the measurement of internal Daylight Distribution (or No-Sky Line (NSL)).
63. VSC is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
64. NSL is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be

used.

65. 2 Broadwall:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
14	14	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
7	7	100%	0	0	0

66. This property is situated to the south west of the site across Upper Ground (street). The VSC results indicate that all of the 14 residential windows assessed meet the BRE guidance with retained levels within 0.8 time their former value and, in 6 cases, exceeding the 27% absolute VSC target level.
67. In this case the BRE sunlight standards do not apply as the site lies to the north of 2 Broadstairs.

Noise and vibration

68. The proposed additional office floor space would not create additional undue noise to surrounding properties. It is however recommended that permission be granted subject to a condition restricting the use of the roof terrace after 22:00 hours.
69. It is also recommended that permission be subject a construction management plan condition to deal with noise and vibration during construction, conditions relating to compliance with the noise impact assessment and plant noise.

Transport and highways

70. Objectors raised concerns with regards to inadequate parking provision, loss of parking, increase in traffic and inadequate access.

Trip generation

71. The site is within a highly accessible location, as indicated by achieving the highest public transport accessibility level (PTAL) score available, of 6b. The site is within 600m walking distance of London Waterloo East station, within 750m of London Waterloo station, within 800m of Blackfriars station and Blackfriars Underground station and within 640m to Southwark Underground station. The nearest bus stop to the site is 145m to the south of the site, along Stamford Street.
72. The proposed development would result in an increase of 47 two-way total person trips during the AM peak, 44 two-way total person trips during the PM peak and up to 378 additional total person two-way trips across the duration of a day. Given the surrounding existing transport infrastructure it is not

considered that the level of increase associated with the proposal would be material on the surrounding transport network.

73. The vehicle movements associated with the proposed development would not have any noticeable adverse impact on the prevailing vehicular movements on the adjoining roads.
74. It is recommended that permission be subject to conditions relating to a construction management plan, travel plan and a delivery and service management plan.

Servicing and deliveries

75. The proposed loading bay would be acceptable. It is however noted that the loading bay would not have sufficient space for light delivery vehicles to enter and exit it in a forward gear, but the wide vehicle entrance to the property opposite this site would assist these vehicles in manoeuvring safely into and out of the service yard, with minimal pedestrian-vehicle and vehicular conflict. It is envisaged that the infrequent delivery activities by lorries would take place on the adjacent roads.

Refuse storage arrangements

76. The proposed refuse store would have capacity for seven 1280 litre Eurobins. This would be adequate to serve the refuse and recycling needs for the proposed development. It is recommended that permission be subject to a condition showing details of the bins in the space allocated on the ground floor.

Car parking

77. The site is located within a Controlled Parking Zone and there are at least five car club bays within short walking distances of this site.
78. In the latest pre-application enquiry officers advised that a car free scheme would be acceptable given the central location and high Public Transport Accessibility (PTAL) of 6b of the site. The ground floor would provide affordable workspace, and due to site restrictions it would not be possible to include 1 on-site disabled car space as it would reduce the affordable workspace on the ground floor to less than 10%. Wheelchair / blue badge users would have good access to public transport as the site is relatively close to the Southwark station on the Jubilee underground line. It is recommended that permission be granted as on balance the benefit of providing affordable workspace would outweigh the requirement to provide 1 on-site disabled car parking space.
79. The site is within a controlled parking zone and it is recommended that permission be subject to a condition that no developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone.

Cycle parking, cycling facilities and showers

80. Policy requires that at least 20 per cent of cycle spaces should be contained in Sheffield cycle racks including a minimum of 2 disabled and 1 cargo bicycle parking spaces. The provision of 66 cycle parking spaces on the ground floor, the majority of which would be double stack cycle parking and not Sheffield cycle racks, would not meet the New Southwark Plan standard. Due to site restrictions and the requirement to provide affordable workspace on the ground floor, it is unlikely that the cycle store layout would be able to provide 20 percent of Sheffield cycle racks to meet the New Southwark Plan policy. It is recommended that permission be subject to a condition to ensure that the maximum number of Sheffield cycle racks, a minimum of 2 disabled and 1 cargo bicycle parking spaces be provided in the available space.
81. The provision of only two visitor cycles in the main entrance to the lobby would be acceptable, due to site restrictions.
82. A total of five showers, of which one would be an accessible shower, would be provided on the ground floor and would be easily accessed from the cycle parking spaces. It is recommended that the retention of the showering facilities be secured by an appropriate condition.

Highways works

83. The proposed stopping up of the footpath along Bargehouse Street would provide a 1.2m footway along the northern edge of the building (Barge House Street) and would introduce an extended raised table with pavement materials typical of a shared pedestrian/cyclist/vehicle environment along this road section to complement the restricted footway.
84. Due to the raised nature and length of the footway segment and only one existing dropped kerb on Barge House Street an additional dropped kerb would be provided to assist wheelchair users and the partially-sighted. A third dropped kerb would be needed leading to the proposed cycle store.
85. The developer would need to enter into a S278 agreement for the necessary highway works such as:
 - Resurfacing of the damaged Barge House Street section around the proposed service yard access.
 - Construction of an extended raised table on Barge House Street plus repair to the kerb line abutting the north-western corner of this site on same road.
 - Reconstruction of the footways adjoining the site on Upper Ground and Barge House Street.
 - The provision of three additional dropped kerbs on Barge House Street (2 for the mobility-impaired pedestrians and 1 for the cycle store).

Environmental matters

Construction management

86. This is an extension and major refurbishment of the building which is enclosed and in a tight site between surrounding buildings, both commercial and residential (Oxo Tower, Southbank Tower). It is recommended that permission be subject to a detailed construction management plan as construction impact is expected from these works.

Flood risk

87. The proposal involves the refurbishment and extension of a less vulnerable floor and no sleeping accommodation is proposed on site. Should a flood event occur, occupants of the ground floor would have unimpeded access to the first floor and above to ensure safe refuge.
88. The Environment Agency have no objection.

Sustainable urban drainage

89. The councils flood risk team has no objection subject to more information with regards to the sustainable drainage system (SuDS), greenfield and brownfield runoff rates and the method of flow restriction is required. This information has not yet been submitted. It is recommended that permission be granted subject to a condition requiring a full maintenance strategy for the proposed SuDS features, including details of who would be responsible for the maintenance of the features.

Air quality

90. As air source heat pumps and PV panels are proposed the development would not have a detrimental impact on air quality.

External lighting

91. No issues raised in this regard but is recommended that permission be subject to an informative that any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance.

Secure by design

92. The infilling of the colonnade to the north elevation would remove any potential of antisocial behaviour on the site. The junction between the colonnade of number 24 Barge House Street and the proposed loading bay on the ground floor would create a place where antisocial behaviour could still be possible. No. 24 Barge House Street is however not under control of the applicant and a small section of colonnade along part of the street would remain.

Energy and sustainability

93. The proposed development is a mix of extending and refurbishment of the building. The proposal is in general in compliance in terms energy and climate

change. In terms of carbon reduction, as a non-residential scheme an onsite of 40% against Part L Building Regulations 2013 must be achieved under NSP policy P69 Energy, and under the London Plan policy SI 2 Reducing carbon emissions, a reduction of 35% is required. A range of energy efficient and building fabric enhancements, energy efficient ventilation, low energy lighting, air source heat pumps and photovoltaic panels (PV) are proposed. The scheme was amended following a study to identify more space on the roof for photovoltaic modules, to which 9 panels were added. The roof has limited space for additional PV due to certain constraints, namely overshadowing and loss of efficiency due to panel location. The PV array is therefore optimised to the site and any further panels would have a detrimental impact on the embodied and operational carbon associated with the array. Details of the location of the air source heat pumps are to be secured via condition.

94. The scheme has been designed in line with the heating hierarchy and the site would have space allocated for future connection to a district network. However, as office use heating and cooling would account for a small amount of energy demand localised heat pump technology would be more efficient in providing heating and cooling than a district heat network.
95. The London Plan target is for all major developments to be carbon neutral. The proposal would achieve a 61% carbon reduction.
96. In this case the zero-carbon target cannot be fully achieved on-site, and the shortfall would be provided through a cash in lieu contribution to the borough's carbon offset fund. The calculations are as follows and the total amount of £134,805.00 would be secured in the S106 legal agreement.
97. 47.3 tonnes/annum
1,419 tonnes across 30 years
Off-set payment = £134,805.00 at £95/tonne

BREEAM

98. The proposed development can achieve a BREEAM Excellent level and this would be subject to a planning condition.

Planning obligations (S.106 agreement)

99. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms

- directly related to the development and
- fairly and reasonably related in scale and kind to the development.

100 Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

101	Planning Obligation	Mitigation	Applicant Position
	S278 agreement	<p>Stopping up of the footpath on Barge House Street</p> <p>Resurfacing of the damaged Barge House Street section around the proposed service yard access.</p> <p>Construction of an extended raised table on Barge House Street plus repair to the kerb line abutting the north-western corner of this site on same road.</p> <p>Reconstruction of the footways adjoining the site on Upper Ground and Barge House Street.</p> <p>The provision of three additional dropped kerbs on Barge House Street (2 for the mobility-impaired pedestrians and 1 for the cycle store).</p>	
	Carbon offset payment of £134,805.00	To mitigate greenhouse gas emissions	
	Affordable workspace	To provide affordable workspace of a type and specification that meets current local demand	
	Archaeological	Monitoring of	

payment amount to be agreed	archaeological matters	
CAVAT payment of £24,845	Loss of two trees	

- 102 In the event that an agreement has not been completed by 20 May 2022, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

- 103 The proposed development is CIL liable. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
- 104 In this instance, based on information provided by the applicant, an estimated Mayoral CIL payment of £328,560.00 and a Southwark CIL payment of £160,254.00 would be due. This figure is an estimate only, and would be calculated in more detail when CIL Additional Information and Assumption of Liability forms are submitted prior to implementation.

Other matters

- 105 Objectors raised concerns with regards to information missing from plans, not enough info given on application and the proposal cannot be implemented without the consent of the adjoining owners at 24 Upper Ground.

Community involvement and engagement

- 106 The applicants have provided information on community involvement and an engagement in accordance with the Councils Development Charter. The documents set out the consultation undertaken with local stakeholders and public consultation undertaken with the surrounding residents.

Consultation responses from members of the public and local groups

- 107 One round of consultation was undertaken by the council and 9

representations, of which 7 objected were received from members of the public.

Consultation responses from external and statutory consultees

108 Environment Agency

109 No objection.

Consultation responses from internal consultees

110 Archaeology

111 No objection subject to conditions relating to archaeological evaluation, archaeological mitigation, archaeological pre-commencement foundation and basement design and archaeological reporting and a section 106 planning obligation to support Southwark Council's effective monitoring of archaeological matters.

112 Environment Protection Team

113 No objection subject to condition in relation to noise and vibration, hours of use of the proposed terraces, servicing and construction management.

114 Urban Forester

115 No objection subject to a condition in relation to the proposed green roof and payment in lieu to mitigate the loss of trees.

116 Flood Risk Team

117 No objection subject to details of the proposed green roof and details of sustainable drainage and management thereof.

118 Transport Policy

119 No objection subject to the applicant entering into a S278 agreement and conditions relating to cycle parking, service management plan, travel plan and restrictions on permits within the controlled parking zone.

Community impact and equalities assessment

120 The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

121 The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

122 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.

123 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

124 This planning application engages certain human rights under the Human Rights Act 2008 (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.

125 This application has the legitimate aim of extending and refurbishing an existing office building. 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

126 The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

127 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.

128 Positive and proactive engagement: summary table

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

CONCLUSION

- 129 The proposal is considered acceptable in land use terms and would include affordable workspace.
- 130 The scale of the proposal is considered acceptable within the context of similar height and taller buildings in a tight knit and densely developed part of the borough.
- 131 The proposal would not result in a significant impact on daylight or sunlight on the surrounding properties and would not have a detrimental impact on the amenity of the area. The proposal would not result in any significant transport impacts on the surrounding highway network. Overall, the scheme would be of a very high quality.
- 132 It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file TP 1227-34 Application file 21/AP/0179 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Andre Verster, Team Leader	
Version	Final	
Dated	2 November 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		3 November 2021

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	Refer to company name Meadowbridge Ltd	Reg. Number	21/AP/0179
Application Type	Major application		
Recommendation	GRANT permission	Case Number	1227-34

Draft of Decision Notice

planning permission is GRANTED for the following development:

Construction of a part two, part five storey extensions to provide additional office accommodation (E(g)(i) Class) and associated cycle parking and refuse storage

26-34 Upper Ground London Southwark SE1 9PD

In accordance with application received on 19 January 2021 and Applicant's Drawing Nos.:

Existing Plans

Plans - Existing 9_1907_P_002_ Existing site plan received
 Plans - Existing 9_1907_P_005_ Existing site elevations - North received
 Plans - Existing 9_1907_P_006_ Existing site elevations - South received
 Plans - Existing 9_1907_P_007_ Existing site elevations - West received
 Plans - Existing 9_1907_P_010_ Existing ground floor plan received
 Plans - Existing 9_1907_P_011_ Existing first floor plan received
 Plans - Existing 9_1907_P_012_ Existing second floor plan received
 Plans - Existing 9_1907_P_013_ Existing third floor plan received
 Plans - Existing 9_1907_P_015_ Existing roof plan received
 Plans - Existing 9_1907_P_020_ Existing north elevation received
 Plans - Existing 9_1907_P_021_ Existing south elevation received
 Plans - Existing 9_1907_P_022_ Existing west elevation received
 Plans - Existing 9_1907_P_030_ Existing section AA received

Proposed Plans

Plans - Proposed 9_1907_P_050_ Demolition ground floor plan A received
 Plans - Proposed 9_1907_P_051_ Demolition first floor plan A received
 Plans - Proposed 9_1907_P_052_ Demolition second floor plan A received
 Plans - Proposed 9_1907_P_053_ Demolition third floor plan A received

Plans - Proposed 9_1907_P_055_ Demolition roof plan received
 Plans - Proposed 9_1907_P_100_ Proposed site plan received
 Plans - Proposed 9_1907_P_105_ Proposed site elevations - north received
 Plans - Proposed 9_1907_P_106_ Proposed site elevations - south received
 Plans - Proposed 9_1907_P_107_ Proposed site elevations - west received
 Plans - Proposed 9_1907_P_110_ Proposed ground floor plan A received
 Plans - Proposed 9_1907_P_111_ Proposed typical first second and third floor plan received
 Plans - Proposed 9_1907_P_114_ Proposed fourth floor plan A received
 Plans - Proposed 9_1907_P_115_ Proposed roof plan A received
 Plans - Proposed 9_1907_P_200_ Proposed north elevation A received
 Plans - Proposed 9_1907_P_201_ Proposed south elevation A received
 Plans - Proposed 9_1907_P_202_ Proposed west elevation received
 Plans - Proposed 9_1907_P_203_ Proposed A received
 Plans - Proposed 9_1907_P_300_ Proposed section AA received
 Plans - Proposed 9_1907_P_400_ Proposed typical south elevation bay received
 Plans - Proposed 9_1907_SK_205_ Proposed roof plan received
 Plans - Proposed 9_1907_SK_600_ Proposed roof details received
 Plans - Proposed 16585-WIE-ZZ-XX-DR-D-95011 P01 received
 Plans - Proposed 9_1907_D_801_I_1 received
 Other Documents received
 Site location plan 9_1907_P_001_ Site location plan received

Time limit for implementing this permission and the approved

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Pre-Commencements

3. Archaeological Evaluation

Before any work hereby authorised begins, excluding demolition to ground slab level, and site investigation works, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

4. Archaeological Mitigation

Before any work hereby authorised begins, excluding archaeological evaluation, demolition to slab level and site investigation works, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

5. Archaeological Pre-commencement Foundation Condition

Before any work, hereby authorised, excluding archaeological evaluation and site investigation works, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

6. Before any work hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, an Arboricultural Method Statement showing how the roots of the existing trees adjoining the site shall be protected will be protected, shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

7. Prior to the commencement of development a full maintenance strategy for the proposed SuDS features, including details of who would be responsible for the maintenance of the features shall be submitted to and approved in writing

by the Local Planning Authority in consultation with Thames Water.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

Permission is subject to the following Grade Condition(s)

9. Facade details

Prior to above grade works commencing, detailed design expression on the column and transom design for the entire building and plinth height of the infilling of the colonnade to the north elevation, and details of terracotta cladding shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the detailed design will make an acceptable contextual response in terms of materials to be used, achieve a quality of design and detailing and that this elevation express the activity of the internal spaces in accordance with The National Planning Policy Framework 2019, Strategic

Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

10. PROVISION OF REFUSE STORAGE

Before any above grade work hereby authorised begins, details of the refuse storage arrangements shall be submitted to and approved in writing by the local planning authority and shall be made available for use by the occupiers of the premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

11. GREEN ROOFS FOR BIODIVERSITY

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- * biodiversity based with extensive substrate base (depth 80-150mm);
- * laid out in accordance with agreed plans; and
- * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Part 2: Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

12. CYCLE STORAGE DETAILS

Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

13. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation

14. TRAVEL PLAN AND DETAILED TRANSPORT METHODS SURVEY

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

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of The Core Strategy (2011); and Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan (2007).

15. SERVICE MANAGEMENT PLAN

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

Permission is subject to the following Compliance

18. Plant Noise - standard
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 plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

19. ENERGY STATEMENT

The development shall be constructed in accordance with the energy efficient and building fabric enhancements, energy efficient ventilation, low energy lighting, air source heat pumps and photovoltaic panels to achieve a 47.35% reduction in carbon dioxide emissions as detailed in the Planning Stage Energy Report by Taylor Project Services LLP (dated January 2021), unless an alternative energy assessment is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the proposal complies with the National Planning Policy Framework, Policy SI 2 Minimising Greenhouse gas emissions of the London Plan, Strategic Policy 13 - High Environmental Standards of the Core Strategy (2011) and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

20. Compliance with noise impact assessment- standard

Prior to occupation this development shall achieve full compliance with the mitigation measures as detailed in Venta Acoustics Noise Impact Assessment (ref: VA2980.191210.NIA1.1, dated: 27 Nov 2020).

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

21. HOURS OF USE OF OUTDOOR AMENITY AREA(S)

Other than for maintenance purposes, repair purposes or means of escape, the terraces / outdoor amenity area(s) hereby approved shall only be used outside of the following hours:

22:00 and 09:00 on Mondays to Sunday and Bank Holidays

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

22. CPZ PARKING PERMIT EXCLUSION

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason:

In accordance with Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T6 (Car Parking) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

23. SHOWERING FACILITIES

The showering facilities on the ground floor hereby approved shall be retained and the space used for no other purpose.

Reason:

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the Southwark Plan 2007.

Permission is subject to the following Special Condition(s)

16. 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

17. Prior to the commencement of the faiçade development, samples of the following shall be submitted and agreed in writing by the Local Planning Authority

- i) Terracotta for the columns
- ii) Terracotta for the spandrel panels
- iii) Concrete base plinth
- iv) Glazed brick and match mortar panel (1x1 sample panel)
- v) Rainscreen cladding, including final colour
- vi) Cills and lintels where visible externally
- vii) Window and door frame sample material and colour
- viii) Balustrade sample material and colour

Reason:

In order to ensure that these samples will make an acceptable high quality contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011); and Saved Policies: 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan (2007)

Informatives

- 1 Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

Planning policy

Adopted planning policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 212 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 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

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 SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions

- Policy SI12 Flood risk management
- Policy SI13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6.2 Office parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy 2011

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the core strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the core strategy 2011 are:

- Strategic Policy 1 Sustainable development
- Strategic Policy 2 Sustainable transport
- Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 11 Open spaces and wildlife
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards.

Southwark Plan 2007 (saved policies)

In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework.

Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- Policy 2.3 Enhancement of Educational Establishments
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability
- Policy 3.4 Energy Efficiency
- Policy 3.7 Waste Reduction
- Policy 5.3 Walking and Cycling
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.16 Conservation areas
- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.28 Biodiversity

Emerging Policy – New Southwark (2020)

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP, which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the NPPF.

The relevant policies within the NSP are:

- P12 Design of places
- P13 Design quality
- P17 Efficient use of land
- P22 Archaeology
- P27 Access to employment and training
- P29 Office and business development
- P30 Affordable workspace
- P48 Public transport
- P49 Highway impacts
- P50 Walking
- P52 Cycling
- P55 Protection of amenity
- P59 Biodiversity
- P64 Improving air quality
- P67 Reducing flood risk
- P69 Energy
- IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

Supplementary Planning Documents (SPDs)

Of relevance in the consideration of this application are:

- Sustainable Design and Construction SPD 2008

APPENDIX 3

Relevant planning history of the site

20/EQ/0101: Pre-application enquiry for the demolition of part of the building and extension to provide additional office accommodation with associated works. Closed on 7 June 2020.

19/EQ/0406: Pre-application enquiry for refurbishment and reconfiguration of the existing building, minor demolition works associated with internal and external alterations roof extension to provide additional office accommodation. Closed 19 February 2020.

APPENDIX 4

Consultation undertaken

Site notice date: n/a.

Press notice date: 04/02/2021

Case officer site visit date: n/a

Neighbour consultation letters sent: 17/02/2021

Internal services consulted

Design and Conservation Team [Formal]
 Archaeology
 Community Infrastructure Levy Team
 Environmental Protection
 Urban Forester
 Flood Risk Management & Urban Drainage
 Transport Policy
 Highways Development and Management
 Waste Management

Statutory and non-statutory organisations

Thames Water
 Environment Agency

Neighbour and local groups consulted:

G6 And G8 Oxo Tower Wharf Bargehouse Street Unit 402 Enterprise House 1-2 Hatfields Ground Floor 27 Broadwall London Fourth Floor Broadwall House 21 Broadwall Flat 711 Oxo Tower Wharf Bargehouse Street Flat 612 Oxo Tower Wharf Bargehouse Street Unit 204 Oxo Tower Wharf Bargehouse Street Flat 406 Oxo Tower Wharf Bargehouse Street Flat 312 Oxo Tower Wharf Bargehouse Street The Stamford Arms 62 Stamford Street London	Apartment 1003 55 Upper Ground London Unit 112 To 114 Oxo Tower Wharf Bargehouse Street Units G06 07 08 Enterprise House 1-2 Hatfields Apartment 2601 55 Upper Ground London Apartment 2505 55 Upper Ground London Apartment 2001 55 Upper Ground London Apartment 1601 55 Upper Ground London Apartment 1306 55 Upper Ground London Apartment 1305 55 Upper Ground London
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Apartment 4001 55 Upper Ground
 London
 Apartment 3702 55 Upper Ground
 London
 Apartment 3204 55 Upper Ground
 London
 Apartment 2902 55 Upper Ground
 London
 G4 And G9 Oxo Tower Wharf
 Bargehouse Street
 First Floor To Fourth Floor 58-60
 Stamford Street London
 Unit 409 Enterprise House 1-2 Hatfields
 Units 1 And 4 And Unit 3 Basement
 Enterprise House 59-65 Upper Ground
 Second Floor West Oxo Tower Wharf
 Bargehouse Street
 6 Reach Walk London Southwark
 Flat 705 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2406 55 Upper Ground
 London
 Unit 501 Enterprise House 1-2 Hatfields
 Apartment 1208 55 Upper Ground
 London
 69-71 Upper Ground London Southwark
 Apartment 1502 55 Upper Ground
 London
 Apartment 2602 55 Upper Ground
 London
 Eighth Floor Oxo Tower Wharf
 Bargehouse Street
 Unit 204 Enterprise House 1-2 Hatfields
 Flat 311 Oxo Tower Wharf Bargehouse
 Street
 Flat 10 25 Broadwall London
 Apartment 3003 55 Upper Ground
 London
 Unit 5 New Kings Beam House 22 Upper
 Ground
 Apartment 2204 55 Upper Ground
 London
 Apartment 2104 55 Upper Ground
 London
 Apartment 1505 55 Upper Ground
 London
 Apartment 1411 55 Upper Ground
 London
 Apartment 3701 55 Upper Ground

London
 Apartment 3403 55 Upper Ground
 London
 West Wing Twelfth And Thirteenth Floor
 Sea Containers House 18 Upper Ground
 Unit B04 Enterprise House 1-2 Hatfields
 Unit 105 Oxo Tower Wharf Bargehouse
 Street
 Flat 713 Oxo Tower Wharf Bargehouse
 Street
 Flat 505 Oxo Tower Wharf Bargehouse
 Street
 Unit 122 Oxo Tower Wharf Bargehouse
 Street
 Flat 403 Oxo Tower Wharf Bargehouse
 Street
 Flat 308 Oxo Tower Wharf Bargehouse
 Street
 Flat 11 25 Broadwall London
 Unit 503 Enterprise House 1-2 Hatfields
 Twelfth To Fourteenth Floors West Wing
 Sea Containers House 18 Upper Ground
 First Floor New Kings Beam House 22
 Upper Ground
 Apartment 2604 55 Upper Ground
 London
 Apartment 1905 55 Upper Ground
 London
 Apartment 1902 55 Upper Ground
 London
 Apartment 1806 55 Upper Ground
 London
 Apartment 1803 55 Upper Ground
 London
 Unit 302 Enterprise House 1-2 Hatfields
 Apartment 1610 55 Upper Ground
 London
 Apartment 1607 55 Upper Ground
 London
 Apartment 1106 55 Upper Ground
 London
 Apartment 1105 55 Upper Ground
 London
 Unit 307 Enterprise House 1-2 Hatfields
 Unit 503 Enterprise House 59-65 Upper
 Ground
 Unit 301 Enterprise House 1-2 Hatfields
 G3 And G10 Oxo Tower Wharf
 Bargehouse Street

5 Reach Walk London Southwark	Street
2 Reach Walk London Southwark	Flat 703 Oxo Tower Wharf Bargehouse
Living Accommodation The Stamford	Street
Arms 62 Stamford Street	Flat 401 Oxo Tower Wharf Bargehouse
Unit 115 Oxo Tower Wharf Bargehouse	Street
Street	Flat 601 Oxo Tower Wharf Bargehouse
Unit 7 Basement Enterprise House 59-65	Street
Upper Ground	Flat 15 25 Broadwall London
Unit 202 Enterprise House 1-2 Hatfields	Units 205 And 206 Enterprise House 1-2
Unit 1 03 Cargo Works 1 To 2 Enterprise	Hatfields
House 59 - 65 Upper Ground	Fifth Floor New Kings Beam House 22
Second Floor 52-54 Stamford Street	Upper Ground
London	Unit B11a Enterprise House 1-2
Third Floor Broadwall House 21	Hatfields
Broadwall	Unit 504 Enterprise House 1-2 Hatfields
Ground Floor Broadwall House 21	Unit 205 And Unit 206 Oxo Tower Wharf
Broadwall	Bargehouse Street
Apartment 1508 55 Upper Ground	Unit 410 Enterprise House 1-2 Hatfields
London	Unit 508 Enterprise House 1-2 Hatfields
5A Enterprise House 59-65 Upper	Apartment 1001 55 Upper Ground
Ground London	London
Apartment 1002 55 Upper Ground	And 14 11-11A Enterprise House 59-65
London	Upper Ground
Flat 1 56 Stamford Street London	Ninth Floor South Wing Sea Containers
Flat 12A 25 Broadwall London	House 18 Upper Ground
Unit 8 Basement Enterprise House 59-65	3 Reach Walk London Southwark
Upper Ground	26 Upper Ground London Southwark
Level 2 Oxo Tower Wharf Bargehouse	28-32 Upper Ground London Southwark
Street	30-32 Upper Ground London Southwark
20 Upper Ground London Southwark	24 Upper Ground London Southwark
Apartment 3206 55 Upper Ground	Blue Tree Kitchen Enterprise House 1 - 2
London	Hatfields
Apartment 2606 55 Upper Ground	Unit 202 Oxo Tower Wharf Bargehouse
London	Street
G5 Oxo Tower Wharf Bargehouse Street	4 Reach Walk London Southwark
Apartment 1210 55 Upper Ground	Pavement New Kings Beam House 22
London	Upper Ground
Unit 405 Enterprise House 1-2 Hatfields	Unit 117 Oxo Tower Wharf Bargehouse
Unit 502 Enterprise House 1-2 Hatfields	Street
Second Floor Right South Wing Sea	Apartment 3902 55 Upper Ground
Containers House 18 Upper Ground	London
Mondrian Sea Containers House 18	Apartment 3203 55 Upper Ground
Upper Ground	London
Flat 4 25 Broadwall London	Flat 309 Oxo Tower Wharf Bargehouse
Flat 404 Oxo Tower Wharf Bargehouse	Street
Street	Unit 118 Oxo Tower Wharf Bargehouse
Sixth Floor Sea Containers House 18	Street
Upper Ground	Apartment 2103 55 Upper Ground
Unit 102 Oxo Tower Wharf Bargehouse	London

Apartment 1602 55 Upper Ground
 London
 Apartment 1404 55 Upper Ground
 London
 Apartment 2405 55 Upper Ground
 London
 Unit 201 Enterprise House 1-2 Hatfields
 Apartment 2705 55 Upper Ground
 London
 Apartment 1801 55 Upper Ground
 London
 Flat 707 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2002 55 Upper Ground
 London
 Apartment 2401 55 Upper Ground
 London
 Unit 304 Enterprise House 1-2 Hatfields
 Apartment 2305 55 Upper Ground
 London
 Apartment 1702 55 Upper Ground
 London
 Apartment 1507 55 Upper Ground
 London
 Apartment 1401 55 Upper Ground
 London
 Apartment 1206 55 Upper Ground
 London
 Unit 211 Oxo Tower Wharf Bargehouse
 Street
 Basement Oxo Tower Wharf
 Bargehouse Street
 Flat 7 25 Broadwall London
 Flat 14 25 Broadwall London
 Unit 102 Enterprise House 1-2 Hatfields
 G1 And G12 Oxo Tower Wharf
 Bargehouse Street
 Unit 210 Oxo Tower Wharf Bargehouse
 Street
 Unit 1 23 Broadwall London
 Sixth Floor New Kings Beam House 22
 Upper Ground
 Unit 207 Enterprise House 1-2 Hatfields
 Eighth Floor New Kings Beam House 22
 Upper Ground
 Third Floor To Seventh Floor And
 Eleventh Floor New Kings Beam House
 22 Upper Ground
 Second Floor New Kings Beam House

22 Upper Ground
 Flat 4 56 Stamford Street London
 Twelfth And Thirteeneth Floors South
 Wing Sea Containers House 18 Upper
 Ground
 Unit 101 Enterprise House 1-2 Hatfields
 Unit 203 And Unit 204 Oxo Tower Wharf
 Bargehouse Street
 5 Hatfields London Southwark
 Unit 112 To 113 Oxo Tower Wharf
 Bargehouse Street
 20 Stamford Street London Southwark
 Apartment 1906 55 Upper Ground
 London
 5B Enterprise House 59-65 Upper
 Ground London
 Unit 306 Enterprise House 1-2 Hatfields
 Unit 1 04 B Enterprise House 59-65
 Upper Ground
 Flat 510 Oxo Tower Wharf Bargehouse
 Street
 Flat 615 Oxo Tower Wharf Bargehouse
 Street
 Unit 207 Oxo Tower Wharf Bargehouse
 Street
 Flat 307 Oxo Tower Wharf Bargehouse
 Street
 Flat 413 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3803 55 Upper Ground
 London
 Apartment 2806 55 Upper Ground
 London
 Apartment 3201 55 Upper Ground
 London
 Flat 603 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2301 55 Upper Ground
 London
 Apartment 2102 55 Upper Ground
 London
 Apartment 1903 55 Upper Ground
 London
 Apartment 1707 55 Upper Ground
 London
 Part Basement And Part Ground Floor
 58-60 Stamford Street London
 Unit 10 Enterprise House 59-65 Upper
 Ground

Flat 704 Oxo Tower Wharf Bargehouse Street	Containers House 18 Upper Ground
Flat 507 Oxo Tower Wharf Bargehouse Street	Apartment 2201 55 Upper Ground London
Flat 411 Oxo Tower Wharf Bargehouse Street	Apartment 2005 55 Upper Ground London
Unit 1 04 A Enterprise House 59-65 Upper Ground	Apartment 1909 55 Upper Ground London
Apartment 2502 55 Upper Ground London	Apartment 1603 55 Upper Ground London
Apartment 2302 55 Upper Ground London	Apartment 1302 55 Upper Ground London
Apartment 2004 55 Upper Ground London	Second Floor East Oxo Tower Wharf Bargehouse Street
Apartment 1910 55 Upper Ground London	Shop Enterprise House 59-65 Upper Ground
Apartment 1706 55 Upper Ground London	5 Enterprise House 59-65 Upper Ground London
Apartment 1510 55 Upper Ground London	Flat 708 Oxo Tower Wharf Bargehouse Street
Apartment 1506 55 Upper Ground London	Flat 701 Oxo Tower Wharf Bargehouse Street
Apartment 1103 55 Upper Ground London	Flat 614 Oxo Tower Wharf Bargehouse Street
Apartment 3406 55 Upper Ground London	Flat 610 Oxo Tower Wharf Bargehouse Street
Apartment 3205 55 Upper Ground London	Flat 502 Oxo Tower Wharf Bargehouse Street
Apartment 3202 55 Upper Ground London	Unit 208 Oxo Tower Wharf Bargehouse Street
Apartment 3105 55 Upper Ground London	Flat 410 Oxo Tower Wharf Bargehouse Street
Apartment 3101 55 Upper Ground London	Flat 408 Oxo Tower Wharf Bargehouse Street
9 Enterprise House 59-65 Upper Ground London	Flat 405 Oxo Tower Wharf Bargehouse Street
Unit 209 Oxo Tower Wharf Bargehouse Street	Flat 2 25 Broadwall London
Flat 715 Oxo Tower Wharf Bargehouse Street	Unit 104 Oxo Tower Wharf Bargehouse Street
Flat 702 Oxo Tower Wharf Bargehouse Street	Apartment 2504 55 Upper Ground London
Flat 616 Oxo Tower Wharf Bargehouse Street	Apartment 2402 55 Upper Ground London
Unit 107 Oxo Tower Wharf Bargehouse Street	Apartment 2303 55 Upper Ground London
Flat 412 Oxo Tower Wharf Bargehouse Street	Apartment 2202 55 Upper Ground London
Second Floor South Wing Sea	Apartment 1708 55 Upper Ground London
	Apartment 1703 55 Upper Ground

London
 Apartment 1503 55 Upper Ground
 London
 Apartment 1410 55 Upper Ground
 London
 Apartment 1301 55 Upper Ground
 London
 Apartment 1203 55 Upper Ground
 London
 Apartment 1111 55 Upper Ground
 London
 Apartment 1109 55 Upper Ground
 London
 Apartment 1108 55 Upper Ground
 London
 Apartment 3402 55 Upper Ground
 London
 Apartment 2805 55 Upper Ground
 London
 Apartment 2802 55 Upper Ground
 London
 Unit 303 Enterprise House 1-2 Hatfields
 Unit 411 Enterprise House 1-2 Hatfields
 Unit 406 To Unit 407 Enterprise House
 1-2 Hatfields
 Unit 403 Enterprise House 1-2 Hatfields
 G2 Oxo Tower Wharf Bargehouse Street
 Flat 5 56 Stamford Street London
 Apartment 2803 55 Upper Ground
 London
 Unit B2 Enterprise House 59-65 Upper
 Ground
 Unit 120 And Unit 121 Oxo Tower Wharf
 Bargehouse Street
 Flat 710 Oxo Tower Wharf Bargehouse
 Street
 Flat 605 Oxo Tower Wharf Bargehouse
 Street
 Unit 101 Oxo Tower Wharf Bargehouse
 Street
 Flat 407 Oxo Tower Wharf Bargehouse
 Street
 Flat 402 Oxo Tower Wharf Bargehouse
 Street
 Flat 304 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3001 55 Upper Ground
 London
 Unit B03 Enterprise House 1-2 Hatfields

Apartment 2603 55 Upper Ground
 London
 Apartment 2304 55 Upper Ground
 London
 Apartment 1606 55 Upper Ground
 London
 Apartment 1402 55 Upper Ground
 London
 Apartment 1307 55 Upper Ground
 London
 Apartment 1204 55 Upper Ground
 London
 Apartment 1101 55 Upper Ground
 London
 Third Floor 52-54 Stamford Street
 London
 South Wing Eleventh Floor Left Sea
 Containers House 18 Upper Ground
 Flat 716 Oxo Tower Wharf Bargehouse
 Street
 Flat 714 Oxo Tower Wharf Bargehouse
 Street
 Flat 607 Oxo Tower Wharf Bargehouse
 Street
 Flat 602 Oxo Tower Wharf Bargehouse
 Street
 Flat 508 Oxo Tower Wharf Bargehouse
 Street
 Flat 503 Oxo Tower Wharf Bargehouse
 Street
 Unit 111 Oxo Tower Wharf Bargehouse
 Street
 Unit 108 Oxo Tower Wharf Bargehouse
 Street
 Flat 305 Oxo Tower Wharf Bargehouse
 Street
 Ground Floor New Kings Beam House
 22 Upper Ground
 Apartment 2702 55 Upper Ground
 London
 Apartment 2501 55 Upper Ground
 London
 Apartment 2403 55 Upper Ground
 London
 Apartment 2101 55 Upper Ground
 London
 Apartment 1908 55 Upper Ground
 London
 Apartment 1509 55 Upper Ground

London	Enterprise House 59 - 65 Upper Ground
Apartment 1403 55 Upper Ground	Flat 609 Oxo Tower Wharf Bargehouse
London	Street
Apartment 1102 55 Upper Ground	Flat 604 Oxo Tower Wharf Bargehouse
London	Street
Apartment 3901 55 Upper Ground	Flat 513 Oxo Tower Wharf Bargehouse
London	Street
Unit 404 Enterprise House 1-2 Hatfields	Flat 310 Oxo Tower Wharf Bargehouse
Ground Floor East Wing Sea Containers	Street
House 18 Upper Ground	Flat 9 25 Broadwall London
Flat 608 Oxo Tower Wharf Bargehouse	Flat 6 25 Broadwall London
Street	Apartment 2704 55 Upper Ground
Unit 109 Oxo Tower Wharf Bargehouse	London
Street	Apartment 2306 55 Upper Ground
Unit 106 Oxo Tower Wharf Bargehouse	London
Street	Apartment 2206 55 Upper Ground
Flat 511 Oxo Tower Wharf Bargehouse	London
Street	Apartment 2003 55 Upper Ground
Flat 501 Oxo Tower Wharf Bargehouse	London
Street	Apartment 1904 55 Upper Ground
Apartment 3103 55 Upper Ground	London
London	Apartment 1804 55 Upper Ground
Apartment 3006 55 Upper Ground	London
London	Apartment 1705 55 Upper Ground
Apartment 2703 55 Upper Ground	London
London	Apartment 1605 55 Upper Ground
Apartment 2506 55 Upper Ground	London
London	Apartment 1604 55 Upper Ground
Apartment 2503 55 Upper Ground	London
London	Apartment 1308 55 Upper Ground
Apartment 1810 55 Upper Ground	London
London	Apartment 1303 55 Upper Ground
Apartment 1808 55 Upper Ground	London
London	Apartment 1209 55 Upper Ground
Apartment 1802 55 Upper Ground	London
London	Apartment 1202 55 Upper Ground
Apartment 1701 55 Upper Ground	London
London	Apartment 3401 55 Upper Ground
Apartment 1405 55 Upper Ground	London
London	Apartment 3004 55 Upper Ground
Apartment 1107 55 Upper Ground	London
London	Apartment 2906 55 Upper Ground
Part Basement South Wing Sea	London
Containers House 18 Upper Ground	Flat 3 56 Stamford Street London
Unit B1 Enterprise House 59-65 Upper	Flat 2 56 Stamford Street London
Ground	Unit 509 Enterprise House 1-2 Hatfields
Unit 6 Basement Enterprise House 59-65	Unit 401 Enterprise House 1-2 Hatfields
Upper Ground	Seventh Floor Sea Containers House 18
Units 1 05 Cargo Works 1 To 2	Upper Ground

Unit 505 Enterprise House 1-2 Hatfields
 Eleventh Floor South Wing Sea
 Containers House 18 Upper Ground
 Unit 305 To 305A Enterprise House 1-2
 Hatfields
 Flat 613 Oxo Tower Wharf Bargehouse
 Street
 Flat 504 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3106 55 Upper Ground
 London
 Apartment 2904 55 Upper Ground
 London
 Apartment 2804 55 Upper Ground
 London
 Apartment 1704 55 Upper Ground
 London
 Apartment 1408 55 Upper Ground
 London
 Tenth Floor South Wing Sea Containers
 House 18 Upper Ground
 Ground Floor 52-54 Stamford Street
 London
 Apartment 2006 55 Upper Ground
 London
 Second Floor Broadwall House 21
 Broadwall
 Second Floor And Third Floor 27
 Broadwall London
 First Floor 52-54 Stamford Street London
 Regent Property Broadwall House 21
 Broadwall
 Apartment 1608 55 Upper Ground
 London
 Unit 8 Enterprise House 59-65 Upper
 Ground
 Apartment 1901 55 Upper Ground
 London
 9 Upper Ground London Southwark
 Apartment 1809 55 Upper Ground
 London
 Riskiq New Kings Beam House 22 Upper
 Ground
 Apartment 3601 55 Upper Ground
 London
 Apartment 3102 55 Upper Ground
 London
 First Floor Broadwall House 21
 Broadwall

Unit 408 Enterprise House 1-2 Hatfields
 Apartment 1304 55 Upper Ground
 London
 Apartment 3802 55 Upper Ground
 London
 Unit 203 Enterprise House 1-2 Hatfields
 Fifth Floor South Wing Sea Containers
 House 18 Upper Ground
 Flat 709 Oxo Tower Wharf Bargehouse
 Street
 Flat 606 Oxo Tower Wharf Bargehouse
 Street
 Flat 515 Oxo Tower Wharf Bargehouse
 Street
 Unit 116 Oxo Tower Wharf Bargehouse
 Street
 Unit 103 Oxo Tower Wharf Bargehouse
 Street
 Flat 415 Oxo Tower Wharf Bargehouse
 Street
 Flat 313 Oxo Tower Wharf Bargehouse
 Street
 Flat 16 25 Broadwall London
 Flat 5 25 Broadwall London
 Flat 1 25 Broadwall London
 Apartment 2701 55 Upper Ground
 London
 Apartment 2605 55 Upper Ground
 London
 Apartment 2203 55 Upper Ground
 London
 Apartment 2106 55 Upper Ground
 London
 Apartment 1907 55 Upper Ground
 London
 Apartment 1609 55 Upper Ground
 London
 Apartment 1409 55 Upper Ground
 London
 Apartment 1407 55 Upper Ground
 London
 Apartment 1311 55 Upper Ground
 London
 Apartment 1211 55 Upper Ground
 London
 Apartment 3801 55 Upper Ground
 London
 Apartment 3604 55 Upper Ground
 London

Apartment 3603 55 Upper Ground
 London
 Apartment 3104 55 Upper Ground
 London
 Apartment 3002 55 Upper Ground
 London
 Apartment 2903 55 Upper Ground
 London
 Apartment 2706 55 Upper Ground
 London
 First Floor 27 Broadwall London
 Basement Broadwall House 21
 Broadwall
 Fourteenth Floor South Wing Sea
 Containers House 18 Upper Ground
 15 Enterprise House 59-65 Upper
 Ground London
 Unit 4 Basement Enterprise House 59-65
 Upper Ground
 Unit 201 And Unit 202 Oxo Tower Wharf
 Bargehouse Street
 Flat 712 Oxo Tower Wharf Bargehouse
 Street
 Flat 611 Oxo Tower Wharf Bargehouse
 Street
 Flat 414 Oxo Tower Wharf Bargehouse
 Street
 Flat 314 Oxo Tower Wharf Bargehouse
 Street
 Flat 301 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2901 55 Upper Ground
 London
 Apartment 2801 55 Upper Ground
 London
 Basement Third To Seventh And
 Eleventh Floors Floors New Kings Beam
 House 22 Upper Ground
 Apartment 2404 55 Upper Ground
 London
 Apartment 1805 55 Upper Ground
 London
 Apartment 1511 55 Upper Ground
 London
 Apartment 1310 55 Upper Ground
 London
 Apartment 1207 55 Upper Ground
 London
 Apartment 1110 55 Upper Ground

London
 Unit B5 Enterprise House 59-65 Upper
 Ground
 Part Basement And Ground Floor 58-60
 Stamford Street London
 Unit 107 Enterprise House 1-2 Hatfields
 Eight Floor Sea Containers House 18
 Upper Ground
 Basement 52-54 Stamford Street London
 3 Enterprise House 59-65 Upper Ground
 London
 Unit 2 Enterprise House 59-65 Upper
 Ground
 Bargehouse Oxo Tower Wharf
 Bargehouse Street
 Flat 706 Oxo Tower Wharf Bargehouse
 Street
 Flat 512 Oxo Tower Wharf Bargehouse
 Street
 Unit 119 Oxo Tower Wharf Bargehouse
 Street
 Unit 110 Oxo Tower Wharf Bargehouse
 Street
 Flat 315 Oxo Tower Wharf Bargehouse
 Street
 Flat 303 Oxo Tower Wharf Bargehouse
 Street
 Flat 302 Oxo Tower Wharf Bargehouse
 Street
 Flat 12 25 Broadwall London
 Flat 8 25 Broadwall London
 Unit 1 04 C Enterprise House 59-65
 Upper Ground
 Apartment 2205 55 Upper Ground
 London
 Apartment 2105 55 Upper Ground
 London
 Apartment 1807 55 Upper Ground
 London
 Apartment 1709 55 Upper Ground
 London
 Apartment 1504 55 Upper Ground
 London
 Apartment 1501 55 Upper Ground
 London
 Apartment 1406 55 Upper Ground
 London
 Apartment 1309 55 Upper Ground
 London

Apartment 1205 55 Upper Ground
 London
 Apartment 3404 55 Upper Ground
 London
 Apartment 3005 55 Upper Ground
 London
 Apartment 2905 55 Upper Ground
 London
 Flat 6 56 Stamford Street London
 Ground Floor 56 Stamford Street London
 Second Floor Left South Wing Sea
 Containers House 18 Upper Ground
 Unit 507 Enterprise House 1-2 Hatfields
 Unit 506 Enterprise House 1-2 Hatfields
 Third Floor South Wing Sea Containers
 House 18 Upper Ground
 G11 Oxo Tower Wharf Bargehouse
 Street
 Flat 409 Oxo Tower Wharf Bargehouse
 Street
 Flat 516 Oxo Tower Wharf Bargehouse

Re-consultation:

None

110

Street
 Flat 514 Oxo Tower Wharf Bargehouse
 Street
 Flat 509 Oxo Tower Wharf Bargehouse
 Street
 Flat 506 Oxo Tower Wharf Bargehouse
 Street
 Flat 306 Oxo Tower Wharf Bargehouse
 Street
 Flat 3 25 Broadwall London
 Apartment 1710 55 Upper Ground
 London
 Apartment 1201 55 Upper Ground
 London
 Apartment 1104 55 Upper Ground
 London
 Apartment 3602 55 Upper Ground
 London
 Apartment 3405 55 Upper Ground
 London

APPENDIX 5

Consultation responses received

Internal services

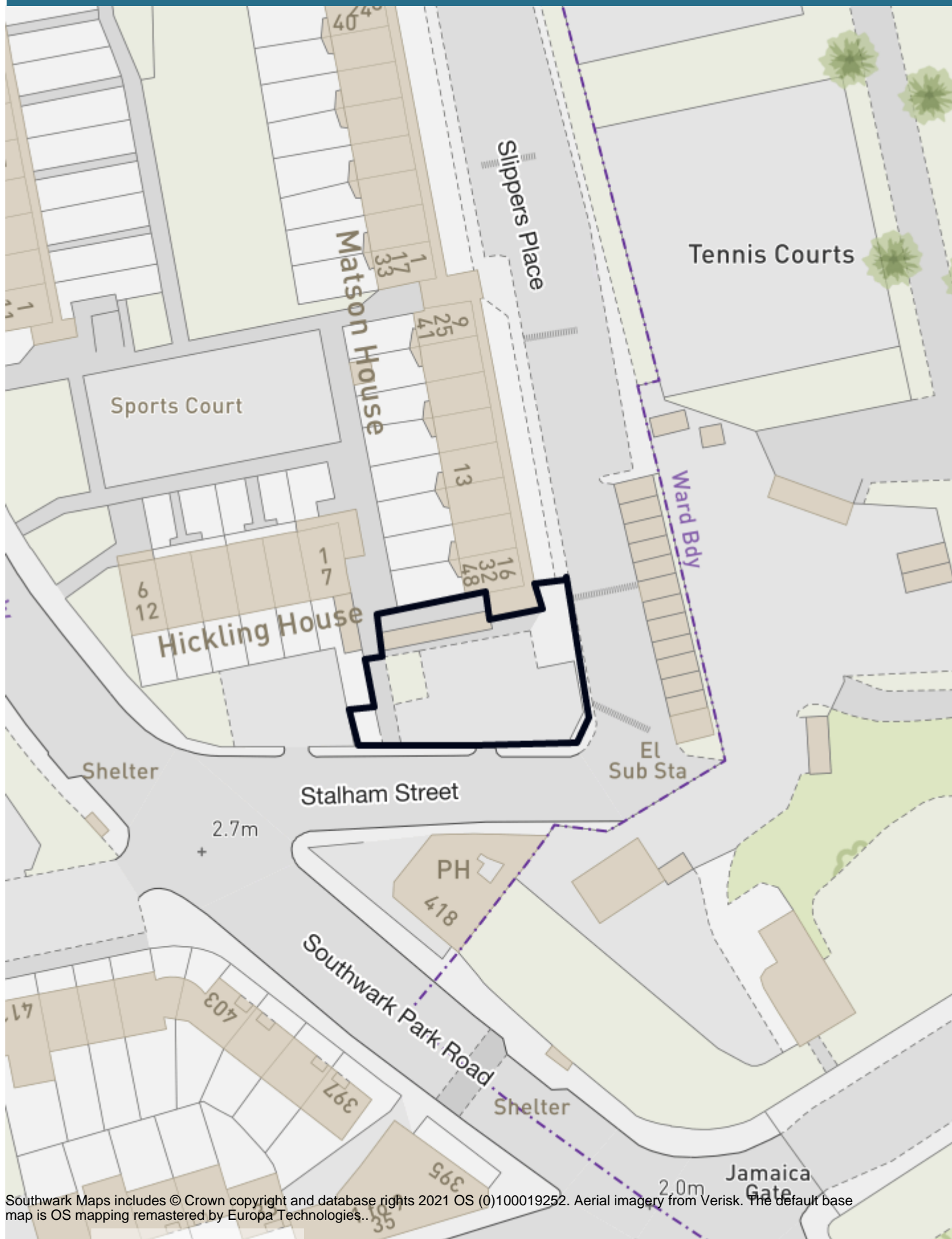
Design and Conservation Team [Formal]
 Community Infrastructure Levy Team
 Environmental Protection
 Urban Forester
 Transport Policy

Statutory and non-statutory organisations

Thames Water
 Environment Agency

Neighbour and local groups consulted:

HSF HEALTH PLAN 24 UPPER GROUND LONDON
 77 Upper Ground London
 511 Redwood Housing Co-op Oxo Tower Wharf, South Bank SE1 9GY
 406 Oxo Tower Wharf London SE1 9GY
 510 oxo tower wharf london se1 9gy
 flat 2003, south bank tower 55 upper ground london
 APT 1310 55 UPPER GROUND London
 406 Oxo Tower Wharf London
 Flat K 2 Broadwall London
 8 Broadwall London SE1 9QE



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Item No. 7.3	Classification: Open	Date: 15 November 2021	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application for: Full Planning Application 21/AP/1615 Address: CARPARK OF MATSON HOUSE SLIPPERS PLACE LONDON SOUTHWARK Proposal: Redevelopment of an existing car park to create 18 residential units (use class C3) in a part 1, part 8 storey building, demolition of existing pram stores and part of an existing refuse store, adjustments to car parking, new landscape and amendments to existing estate paths.		
Ward(s) or groups affected:	North Bermondsey		
From:	Director of Planning and Growth		
Application Start Date 12/05/2021		PPA Expiry Date 11/08/2021	
Earliest Decision Date 16/06/2021			

RECOMMENDATION

1. That planning permission is granted, subject to the conditions as set out in the report and the completion of a unilateral undertaking.
2. That in the event that a legal agreement is not signed by 20 April 2022 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 88 to 89 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is a car park on the Slippers Place Estate, which also contains pram sheds and refuse storage. The car park is to the south east of the estate, bound by Stalham Street and Slippers Place. A photograph of the site is shown in paragraph 5.
4. The site is approximately 0.06 hectares in total area, with the Stanley Arms public house to the south across Stalham Street, Hickling House and Matson House to the north, Southwark Park Road to the west and Southwark Park to the east.

5.



6. The site is subject to the following designations:

- Urban Density Zone
- Flood Zones 2 and 3
- Blackheath Point to St Paul's Cathedral London View Management Corridor (LVMF)
- Bermondsey Controlled Parking Zone (CPZ)
- Air Quality Management Area

7. The Slippers Place Estate occupies a lozenge-shaped area of land between Southwark Park Road and Southwark Park itself and is the outcome of postwar comprehensive redevelopment. The estate was constructed during a short period between the late 1950s and early 1960s, and has a mixed built form of flatted blocks and maisonettes of generally 4 and 6 storeys, with the exception of the 11 storey Arica House.

8. Southwark Park is designated as Metropolitan Open Land (MOL), a Site of Importance for Nature Conservation (SINC) and is a Grade II listed Park. The nearest Grade II listed building is Southwark Park School which is over 100m to the south of the site. There are no conservation areas within the vicinity of the site.

9. The wider surrounding area is dominated by the parkland to the east and the regular built form of the Council's 1970s New Place Estate to the west which comprises mainly 7 storey slab blocks around a series of garden squares. The Stanley Arms public house sits at 3 storeys, although planning permission (18/AP/4174) has been granted for an extension to the building to create a total of 5 storeys. Hickling House sits at 4 storeys and Matson House sits at 6 storeys. Taller buildings are located further to the north of the application site.

10. The surrounding area is predominantly residential in land use, although with the Stanley Arms public house to the south. Commercial land uses are located to north of the site along Jamaica Road and the Tower Bridge Business Complex is located to the west.

Details of proposal

11. The proposed is for the redevelopment of the car park and associated outbuildings for the construction of an 8 storey building comprising 18 council homes, for social rent.
12. The social rented homes form part of the council's New Homes Delivery Programme which seeks to deliver 11,000 new homes by 2043.
13. The proposed dwelling mix is for 7 x 1 bedroom units (one of which would be a wheelchair accessible dwelling), 7 x 2 bedroom units and 4 x 3 bedroom homes.
14. The proposal would also provide communal amenity space, refuse storage and cycle storage associated with the development.
15. Since the submission of the application additional information has been provided, including details of an increased Urban Greening Factor rating and further windows assessed within the Daylight and Sunlight Assessment. Very minor amendments were also made to the layout of the scheme, swapping the location of the plant room and refuse storage at ground floor.

Consultation responses from members of the public and local groups

16. Summarised below are the material planning consideration raised by members of the public. 16 comments have been received.
17. Principle of development:
 - Loss of pram sheds and parking
18. Design quality and site layout:
 - Character and design
 - Scale and massing
 - Housing mix
19. Quality of accommodation and provision of private/communal outdoor space:
 - Lack of playspace
20. Neighbour amenity impacts:
 - Daylight and sunlight
 - Privacy

21. Transport, parking, highways, deliveries and servicing matters:
 - Loss of car parking
 - Refuse storage
 - Need for electric car charging points
22. Environmental impact during the construction phase:
 - Noise
 - Dust
 - Surface water drainage and flooding
23. Security and prevention of anti-social behaviour:
 - Anti-social behaviour from new residents
24. These matters are addressed comprehensively in the relevant parts of this report.

Planning history of the site, and adjoining or nearby sites

25. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 4.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

26. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use;
 - Tenure mix, dwelling mix and wheelchair accessible housing;
 - Density;
 - Quality of residential accommodation;
 - Design, layout, heritage assets and impact on Borough and London views;
 - Landscaping and trees;
 - Outdoor amenity space, children's playspace and public open space;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Transport and highways;
 - Noise and vibration;
 - Energy and sustainability;
 - Ecology and biodiversity;
 - Air quality;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Planning obligations (S.106 undertaking or agreement);
 - Consultation responses, and how the application addresses the concerns raised;
 - Community impact and equalities assessment;

- Human rights;
- Positive and proactive statement, and;
- Other matters.

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

Legal context

28. 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 the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
29. 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

30. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 1. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

31. The proposed development seeks the construction of 18 residential dwellings on an existing car park. Car parking is not protected within planning policy and therefore the loss is considered acceptable. The proposal would also make an efficient use of land to provide residential dwellings which would be consistent with the established residential land use of the Slippers Place Estate and the wider surrounding area.
32. The principle of the proposed development in terms of land use is supported.

Tenure mix, dwelling mix and wheelchair accessible housing

33. All of the 18 units proposed would be for social rent which is wholly supported.

Unit size	No. of social rented units
1-bedroom	7 (39%)
2-bedroom	7 (39%)
3-bedroom	4 (22%)
All units	18

34. As set out, over 61% of dwellings would comprise 2 or more bedrooms, which complies with Saved Policy 4.3 of the Southwark Plan 2007 requiring the majority of units to have 2 or more bedrooms.
35. One wheelchair accessible unit is proposed at ground floor. No further wheelchair units are proposed within the development due to the physical constraints of the site meaning a second lift would be difficult. As such, the shortfall of 4 habitable rooms would be offset elsewhere within the same phase of the New Homes Delivery Programme.

Quality of residential accommodation

36. The development would provide 18 units. 1 x 1 bedroom wheelchair is proposed at ground floor. 1 x 2 bedroom unit and 1 x 3 bedroom unit are proposed at each floor from first to fourth floors. 2 x 1 bedroom units and 1 x 2 bedroom units are proposed at each floor from fifth to seventh floors.
37. All units would meet, or exceed, minimum space standards as set out in the 2015 Technical Update to the Residential Design Standards SPD 2011 in terms of both overall GIA and individual room sizes.
38. All of the units would be at least dual aspect, providing sufficient levels of daylight and sunlight for future occupiers. The Average Daylight Factor (ADF) has been assessed for the dwellings within the proposed development and all rooms comply with BRE guidance. Every habitable room would also have at least one vertical window for outlook.
39. All of the units would benefit from private balconies. At ground floor the 1 x bedroom wheelchair unit would benefit from an 18 sq. m. garden area to the east of the building. All of the units on the upper floors would benefit from 10 sq. m. and 10.5 sq. m. balconies, with the exception of 4 x 2 bedroom units which would have access to 7.1 sq. m. balconies. In accordance with the 2015 Technical Update to the Residential Design Standards SPD 2011, the shortfall of 11.6 sq. m. would be offset within the proposed communal amenity space.

40. An area of communal amenity space is proposed to the west of the building at the front entrance. The communal amenity space would be 62 sq. m. in total area, therefore providing the minimum 50 sq. m. as required by the 2015 Technical Update to the Residential Design Standard SPD 2011, as well as the offset 11.6 sq. m from the private amenity space.
41. Overall it is therefore considered that the proposed development would provide a high quality of both internal and external accommodation for future occupiers, in compliance with planning policy.

Design, layout, heritage assets and impact on Borough and London views

42. At 8 storeys, the building would be 25m to parapet level and 29m to the top of the lift overrun, remaining below the threshold of a tall building. It is taller than its immediate context, rising 2 floors above the adjoining 6 storey Matson House, 3 floors above the 4 storey Hickling House and 5 floors above the 3 storey Stanley Arms, although consent exists for an additional rooftop extension to the pub. Whilst the new building would not run through with the roofline of Matson House, the additional height would sit comfortably in this location. The taller element would 'book-end' the adjacent long deck-access block, terminating the strong horizontality with a contrasting vertical end-stop. The additional height reads well with the general openness of its corner location and with the parkland opposite, and would not read as particularly overbearing in the backdrop to the neighbouring pub and Hickling House. Furthermore, the additional height would not appear unduly disjointed within the wider townscape, which has a varied character that includes the estate's 11 storey Arica House and the similarly tall cores on the nearby Four Squares housing estates.

43.



44. The stepped profile would work well to alleviate any sense of bulk and to bring a more slender appearance to the building when viewed from Southwark Park Road and Stalham Street. The profile is complemented by the proposed elevational treatment which works together to suggest two interlocking, complementary volumes, adding to this sense of slenderness,

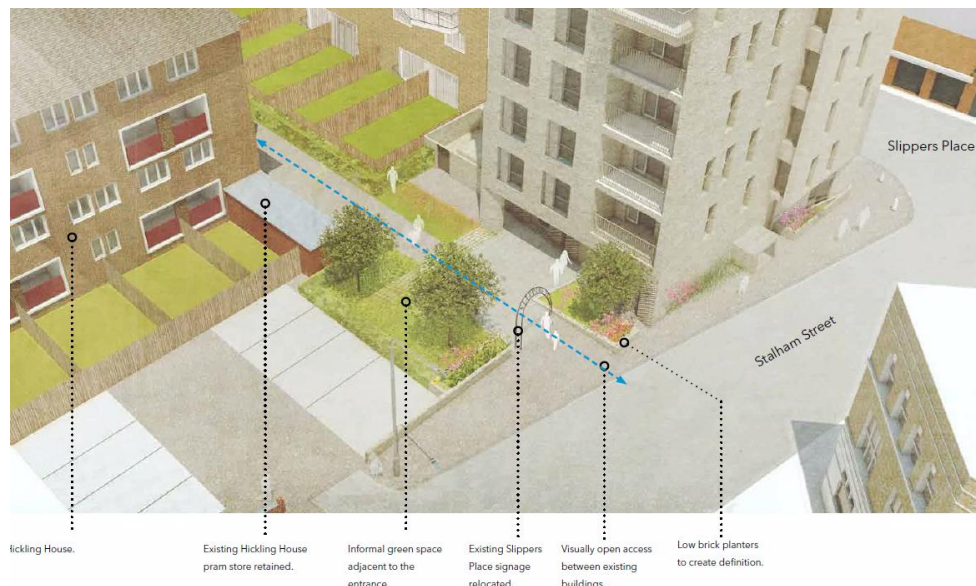
which is effective. Overall, the building's height and massing combine well and while the form is different to that of Matson House it would nonetheless sit comfortably within the street scene and wider townscape.

45. The proposed elevational treatment would make good use of materials and thorough detailing. The punched-hole aesthetic and use of full brick would give the building a robust quality and a rich texture. The windows would be vertically arranged on the main east and west elevations, giving the building a calm, ordered appearance, whilst the windows on the flank elevation onto Stalham Street would have a staggered arrangement, providing a visual contrast. The proposed balconies are stacked on the main facades, but feature a combination of inset, partly inset/ projecting and fully projecting balconies on the west elevation facing towards the main road, and fully projecting on the corresponding east elevation facing towards the park. The change in balcony design partly addresses the amenity of the balconies and potential overlooking of neighbours. It would also bring variety to the elevational designs, albeit in an orderly manner, and reflect the scale and treatment of balconies and deck-access walkways of Matson House.
46. The proposed brick is for two colours, being a pink/red brick and buff/yellow brick. The switch of materials would be effective and generally well-handled, lending visual interest and a greater sense of verticality to the designs. Full brick is proposed to be used for the elevations, which is important in providing robust and durable finish. The exceptions are the balconies and entrance soffits, which are to be concrete and brick-slips, respectively. A condition has been recommended for material samples to be submitted for approval, including details of mechanically anchored brick slips.
47. Overall, the proposed elevational designs are well designed, with a good sense of proportion, texture and robustness. It is also considered that the proposal would have a good balance of decorative elements that would make for an engaging, modern design in the new London vernacular.
48. At eight storeys, the new building would sit below the threshold plane for the strategic view and therefore would not disrupt the view from Blackheath to St Paul's Cathedral. Furthermore, the height will not affect the setting of any listed buildings within the general locality, with the building likely to be screened from view by other intervening buildings. The proposed height and proximity to the park would not result in the building being visible from within many parts of the Grade II Southwark Park. It would mostly be seen in the backdrop to the tennis courts, which are not an original feature of the park, and through the extensively planted park boundary. Where visible the elevational designs would be engaging and seen within the context of Matson House and Arica House, therefore not detracting from the general outlook. In the views from the bandstand, bowling green and Carriage Drive, which are of greater significance, the building will be too distant or obscured by mature tree cover to impact upon the setting. As such, the scale of development would have no undue impact upon the park, preserving its special interest.

Landscaping and trees

49. There are no trees located on, or within the immediate vicinity of, the application site. The proposal includes the provision of communal amenity space to the west of the building. This area, as well as further areas surrounding the building, would include soft landscaping, a wildflower meadow and new planting. This is shown in the image in paragraph 50 below. A condition has been recommended for a detailed hard and soft landscaping scheme to be submitted.

50.



Outdoor amenity space, children's play space and public open space

51. As previously set out, the proposed development would provide 62 sq. m. of communal amenity space to the west of the building, in compliance with policy requirements.
52. The proposed development would not provide any children's playspace due to the constraints of the site. It is considered that prioritising the provision of communal amenity space on site is more appropriate. A financial contribution of £23,918.40 in accordance with the Section 106 and Community Infrastructure Levy SPD would be secured via a legal agreement to offset the lack of on-site provision.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

53. The nearest buildings to the application site are the Stanley Arms public house to the south, Matson House to the north and Hickling House to the north west.

Privacy, outlook and sense of enclosure

54. The Stanley Arms public house is across Stalham Street from the application site by over 12m. This separation distance would ensure that there would be no unnecessary problems of overlooking, loss of privacy and disturbance, in accordance with the 2015 Technical Update to the Residential Design Standards SPD 2011.
55. Both Matson House and Hickling House are located in very close proximity to the application site; however neither contain windows serving habitable rooms that would directly overlook the application site. The column of windows to the south of Matson House, fronting the application site, serves a stairwell. These windows would be blocked up as a result of the proposed development, although the stairwell is served by further windows to the east meaning there would still be outlook from the stair. All windows that serve habitable rooms face east and west, away from the application site. Hickling House is diagonally to the north west of the application site, meaning the windows to the east and south are not in direct sight lines of the application site.

Daylight and sunlight

56. A Daylight and Sunlight Assessment has been submitted which considers the impact of the proposed development on the Stanley Arms public house and its consented scheme, Matson House and Hickling House.
57. The results show the Vertical Sky Component (VSC), with and without the effect of balconies and overhangs. The below review of the results is based on the effect of balconies and overhangs removed in line with BRE guidance. The impact on VSC, in line with BRE guidance, is considered acceptable in the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%). The assessment shows the percentage loss of No Sky Line (NSL) whereby BRE guidance notes that a reduction of 0.8 times may be deemed to adversely affect daylight. The assessment also includes an Annual Probable Sunlight Hours (APSH) analysis and overshadowing analysis.

Stanley Arms public house

58.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	40%+
10	10	100%	0	0	0

59. 10 windows have been assessed within the Stanley Arms public house. All of these windows comply with BRE guidance retaining VSC values above 27%. None of these windows face within 90 degrees of due south and therefore have not been assessed for sunlight impacts. It is therefore demonstrated that the proposed development would not adversely impact on the daylight and sunlight received by the residential dwellings on the upper floors of the public house.

Stanley Arms public house consented scheme (18/AP/4174)

60.	Vertical Sky Component (VSC)					
	Window			Loss		
	Total	Pass	BRE Compliant	20-30%	31-40%	40%+
	14	0	0%	0	2	12
	No Sky Line (NSL)					
	Room			Loss		
	Total	Pass	BRE Compliant	20-30%	31-40%	40%+
	14	14	100%	0	0	0

61. 14 windows have been assessed within the consented scheme at the Stanley Arms public house. None of these windows comply with BRE guidance in terms of VSC, with values ranging from 9.4% to 26.5%, experiencing proportional reductions ranging from 0.41 to 0.68 the former values. The rooms containing these windows have also been assessed in terms of NSL, all of which comply with BRE guidance with proportional reductions of more than 0.8. This shows that the windows would not experience unacceptable losses of daylight as a result of the proposed development. None of these windows face within 90 degrees of due south and therefore have not been assessed for sunlight impacts.

Matson House

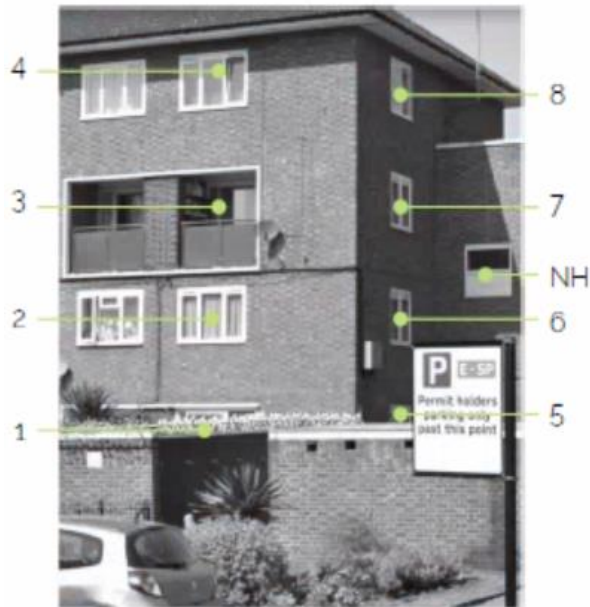
62.	Vertical Sky Component (VSC)					
	Window			Loss		
	Total	Pass	BRE Compliant	20-30%	31-40%	40%+
	41	41	100%	0	0	0

63. 41 windows have been assessed within Matson House. All of these windows comply with BRE guidance in terms of VSC and would not experience losses below 20%. All of these windows face within 90 degrees of due south and have therefore been assessed in terms of APSH, with all windows meeting BRE guidance.

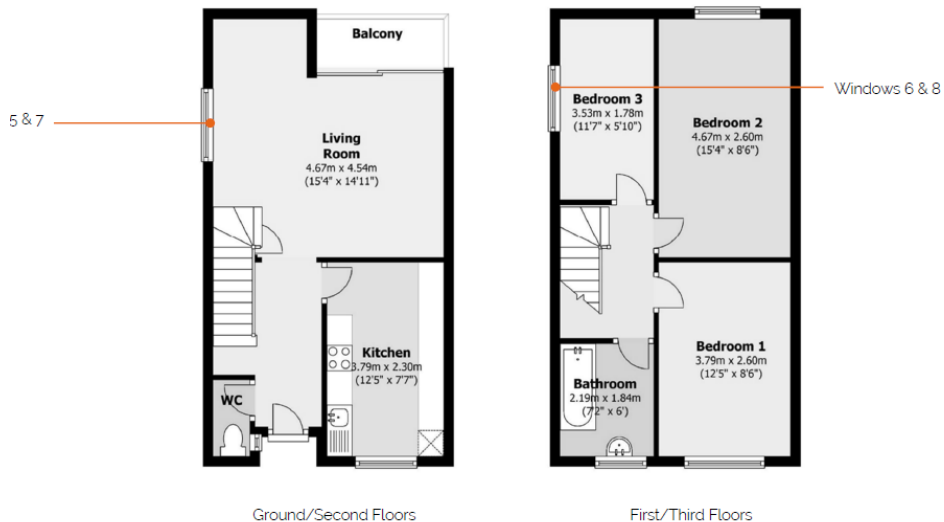
Hickling House

64.	Vertical Sky Component (VSC)					
	Window			Loss		
	Total	Pass	BRE Compliant	20-30%	31-40%	40%+
	36	32	88.89%	1	1	2
	No Sky Line (NSL)					
	Room			Loss		
	Total	Pass	BRE Compliant	20-30%	31-40%	40%+
	4	4	100%	0	0	0

65.



66. 36 windows have been assessed within Hickling House. All of the windows comply with BRE guidance in terms of VSC, with the exception of 4 which fail. These windows are labelled as 5, 6, 7 and 8 in the above photograph and serve living rooms and bedrooms, with the living rooms being served by further windows which would not be noticeably impacted. The rooms containing the 4 windows which fail to meet BRE guidance in terms of VSC all comply with BRE guidance in terms of NSL. It is therefore considered that impacts on daylight are acceptable. All of the 36 windows within Hickling House face within 90 degrees of due south and have therefore been assessed in terms of APSH, with all windows meeting BRE guidance. A plan showing the layout of the dwellings affected is below.



Overshadowing

67. There are rear gardens located to the west of Matson House and the south of Hickling House. These gardens have been assessed in terms of

overshadowing. The gardens all retain in excess of 80% of current sunlight levels which is in accordance with BRE guidance. The proposed development would not result in any adverse impacts on open spaces in terms of sunlight.

Summary

68. The impacts of the proposed development on the Staley Arms public house, Matson House and Hickling House have been assessed in terms of daylight. All windows would comply with BRE guidance and it is therefore concluded that the proposed development would not adversely impact on neighbouring occupiers in this regard. The proposed development also would not result in overshadowing impacts on surrounding open spaces.

Transport and highways

69. The proposed development would be car free, with the exception of one on site wheelchair accessible space. This is considered appropriate as one wheelchair dwelling is proposed on site. Future occupiers would be restricted from obtaining parking permits within the Bermondsey CPZ which would be secured via legal agreement.
70. The proposed development would result in the loss of 12 car parking spaces on site. Two car parking spaces adjacent to car parking would be consolidated to create the above mentioned wheelchair accessible space. The submitted parking survey found that on two overnight surveys 7 cars were parked on site.
71. The parking survey observed parking activity on Baynard Road, Clements Road, Gataker Street, Slippes Place, Southwark Park Road and Stalham Street. It found that of the 82 parking spaces assessed an average of 67 were occupied, meaning that 15 spaces were unoccupied so the displacement parking could be accommodated on these streets.
72. Proposed plans show the provision of 33 long stay cycle parking spaces, including two spaces for larger bicycles, and 2 short stay cycle parking spaces. This quantity is considered acceptable as it is policy compliant. A condition has been recommended for full details of the cycle parking to be submitted to ensure appropriate provision.
73. The proposed development would modify the existing refuse storage associated with Matson House with an amended entrance. Waste storage is also proposed for the new development, with appropriate space for refuse, compost and bulk storage. This can be accessed internally at ground floor by future occupiers, with an external door onto Slippers Place appropriate for collection. A condition has been recommended to ensure the refuse storage as shown on the proposed plans is provided.
74. A condition has been recommended for a Construction Environmental Management Plan (CEMP) to be submitted to ensure the impacts of

construction works are mitigated with regard to the local highway network and neighbouring occupiers.

Noise and vibration

75. A Noise Impact Assessment has been submitted which found that uprated glazing and balcony treatments are necessary. Accordingly, a condition has been recommended to ensure appropriate internal noise levels are complied with and that full details of balcony noise treatments on the west elevation are submitted for approval. A condition for compliance with appropriate levels of plant noise has also been recommended.

Energy and sustainability

76. The proposed development is proposed to be connected to an extension of the Arica House SELCHP district heating system. This is to be secured via legal agreement.
77. The submitted Energy Assessment finds that the design of the building and the connection to the CHP would reduce the development's CO2 emissions to achieve 80% over Part L 2013 regulations meeting policy requirements. This is a large reduction compared to other medium sized schemes. The applicant decided to utilise the limited roof space for installing a biodiverse roof to maximise the biodiversity enhancement of the scheme so the potential for additional renewable energy generation on site is limited. This is a sensible compromise considering the large reduction in CO2 emissions connection to the CHP would provide. The cumulative savings for off-set payment calculated are 111 tonnes of CO2. As such, an off-set financial contribution of £95 per tonne, totalling £10,545, is proposed.

Ecology and biodiversity

78. The submitted Precautionary Ecological Appraisal finds that the application site, being a car park, has limited ecological value. The proposed development would achieve an Urban Greening Factor rating of 0.35 which is a significant improvement upon the existing site rating of 0.05, and an improvement upon the original rating proposed of 0.21. This would be achieved through the improvements at ground floor, as well as an extensive biodiverse roof. The biodiverse roof has been changed throughout the course of this application to ensure the highest Urban Greening Factor possible. Further increases in the rating are not possible due to the need for hard landscaping at ground floor to facilitate servicing and wheelchair accessible parking. As such. A rating of 0.35 is appropriate given the constraints of the site, and is not significantly below London Plan requirements of 0.4. The proposed biodiverse roof would be secured via condition. A condition has also been recommended for details of swift bricks to be submitted.
79. Overall, it considered that the proposed development would have a positive impact in terms of ecology and biodiversity in comparison to the existing

situation.

Air quality

80. An Air Quality Assessment has been submitted which finds that there will be no exceedances of the nitrogen dioxide or particulate matter objectives at the sensitive development receptors on the site and mitigation is therefore not required.
81. An Air Quality Neutral Assessment has also been submitted which concludes that no mitigation required in respect of transport emissions and that the calculated building emissions footprint is significantly lower than the Building Emissions Benchmark (BEB) for the development and as such mitigation is not required.

Ground conditions and contamination

82. The submitted Site Investigation Report found some minor lead contamination on the site and that basic gas protection measures are necessary. A condition has therefore been recommended for a detailed remediation strategy and verification report to be submitted.

Water resources and flood risk

83. The application site is located in Flood Zones 2 and 3 and is protected by the River Thames tidal defences for events up to the 0.1% Annual Exceedance Probability (AEP). It is deemed to be at low risk from surface water, fluvial and tidal flooding.
84. The Environment Agency raise no objection to the proposed development, subject to conditions which have been recommended regarding details of contamination, sustainable drainage and piling.

Other matters

85. A Fire Safety Report has been submitted with the application details the means of warning and escape within the proposed building, internal and external fire spread, access and facilities for emergency services and fire safety management.
86. It is anticipated that the proposed development would be able to achieve Secured by Design accreditation. Conditions have been recommended for details of security measures to be submitted and details of the development seeking to achieve accreditation to be submitted.

Planning obligations (S.106 undertaking)

87.

Planning obligation	Mitigation	Applicant's position
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Housing, Viability and Amenity Space		
Affordable housing provision	100% social rented	Agreed
Wheelchair housing provision	1 x 1 bedroom wheelchair housing unit to be secured on site	Agreed
Playspace	Off-set financial contribution of £23,918.40	Agreed
Transport and Highways		
Parking permit restriction	Removal of all parking permit rights except blue badge permits	Agreed
Energy, Sustainability and the Environment		
Connection to (or futureproofing for connection to) district CHP	Development to be served by the forthcoming extension of the Arica House CHP	Agreed
Carbon offset fund	Off-set contribution of £10,583	Agreed
Other		
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

88. The planning obligations agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
89. In the event that a satisfactory legal agreement has not been entered into by 20 April 2022 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 legal agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of development through projects or contributions in accordance with Policy DF1 (Delivery of the London Plan and Planning Obligations) of the

London Plan 2021, Strategic Policy 14 (Delivery and implementation) of the Core Strategy 2011, Saved Policy 2.5 (Planning obligations) of the Southwark Plan 2007 and Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015).

Consultation responses from internal and divisional consultees

90. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.
91. Environmental Protection Team:
 - Advise conditions for residential internal noise, balcony noise treatments, plant noise, contamination and a Construction Environmental Management Plan (CEMP)
 - Air quality assessment shows acceptable levels
92. Design and Conservation Team:
 - Height, scale and massing is considered acceptable
 - Design details are supported
 - Material samples should be submitted
93. Ecologist:
 - Site has limited ecological value.
 - Advise conditions for swift nesting bricks and a green roof for biodiversity.
94. Transport Planning Policy:
 - Parking survey shows displaced vehicles can be offset elsewhere within the vicinity of the site
 - Advise that further details of cycle parking and a Construction Environmental Management Plan (CEMP) are required
95. Urban Forester:
 - Advise hard and soft landscaping condition.

Consultation responses from external consultees

96. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.
97. Thames Water:
 - Advise a condition for details of any piling works to be submitted.
98. Metropolitan Police:
 - The development should be able to meet Secured by Design standards
 - Advise conditions to submit details of Secured by Design measures and seek to achieve accreditation.

99. Environment Agency:
- No objection.
 - Advise conditions for contamination and details of drainage systems.
100. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

101. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
102. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
103. 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.
104. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
105. This proposal would provide 18 new social rented homes, comprising 7 x 1 bedroom units, 7 x 2 bedroom units and 4 x 3 bedroom units. As of August 2021 there were 18 households with an identified housing need close to the application site at Slippers Place. Of these 18 households, 12 households are

currently living in overcrowded conditions. All of these households would be able to bid for the proposed new housing at Slippers Place through the Local Lettings initiative and as such, the proposal would result in a significant community benefit.

Human rights implications

106. This planning application engages certain human rights under the Human Rights Act 2008 (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.
107. This application has the legitimate aim of providing social rented housing. 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

108. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
109. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	NO

CONCLUSION

110. The proposed development would make an efficient use of an existing estate car park which is not protected by planning policy to provide 18 social rented residential dwellings. The proposed dwellings would be of a high quality, both internally and externally. The height, scale, massing and detailed design of the proposed building is considered acceptable and would not adversely impact on the amenity of neighbouring occupiers.
111. It is therefore recommended that the application is approved, subject to conditions and completion of a legal agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: H45 Application file:21/AP/1615 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Growth and Planning		
Report Author	Abbie McGovern, Planning Officer		
Version	Final		
Dated	11 October 2021		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		03 November 2021	

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	Rachel Askew London Borough of Southwark	Reg. Number	21/AP/1615
Application Type	Local Authority Development	Case Number	H45
Recommendation			

Draft of Decision Notice**for the following development:**

Redevelopment of an existing car park to create 18 residential units (use class C3) in a part 1, part 8 storey building, demolition of existing pram stores and part of an existing refuse store, adjustments to car parking, new landscape and amendments to existing estate paths.

Development Site At Carpark Of Matson House Slippers Place London Southwark

In accordance with application received on 11 May 2021 and Applicant's Drawing Nos.:

Proposed Plans

Plans - Proposed 1056 P 1000 - PROPOSED SITE PLAN received 11/05/2021

Floor Plans - Proposed 1056 P 1010 - PROPOSED GROUND FLOOR AND LANDSCAPE PLAN A received 29/07/2021

Floor Plans - Proposed 1056 P 1011 PROPOSED FIRST TO FOURTH AND FIFTH TO SIXTH FLOOR PLANS A received 29/07/2021

Plans - Proposed 1056 P 1012 - PROPOSED SECTION BB A received 29/07/2021

Plans - Proposed 1056 P 1012 PROPOSED SEVENTH FLOOR AND ROOF PLANS received 11/05/2021

Elevations - Proposed 1056 P 2000 PROPOSED CONTEXT ELEVATIONS: WEST AND SOUTH received 11/05/2021

Elevations - Proposed 1056 P 2100 - PROPOSED WEST AND SOUTH ELEVATIONS B received 29/07/2021

Elevations - Proposed 1056 P 2101 - PROPOSED EAST AND NORTH ELEVATIONS B received 29/07/2021

Plans - Proposed 1056 P 3100 - PROPOSED SECTION AA received 11/05/2021

Other Documents

Air quality assessment AIR QUALITY ASSESSMENT received 11/05/2021

Design and access statement DESIGN & ACCESS STATEMENT received 11/05/2021

Document FIRE SAFETY STRATEGY REPORT received 11/05/2021

Document GEO-ENVIRONMENTAL SITE ASSESSMENT received 11/05/2021

Energy statement ENERGY ASSESSMENT received 11/05/2021

Transport assessment/statement TRANSPORT STATEMENT received 11/05/2021

Viability report FINANCIAL VIABILITY STATEMENT received 11/05/2021

Ecology assessment/Nature conservation PRELIMINARY ECOLOGICAL APPRAISAL received 11/05/2021

Daylight/Sunlight assessment DAYLIGHT AND SUNLIGHT ASSESSMENT received 11/05/2021

Flood risk assessment FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY received 11/05/2021

Noise impact assessment NOISE IMPACT ASSESSMENT received 11/05/2021

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Pre-Commencements Conditions

3.
 - a) Prior to the commencement of any development a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.
 - b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policy 3.2 (Protection of amenity) of the Southwark Plan 2007.

4. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

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

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 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policy 3.2 (Protection of amenity) of the Southwark Plan 2007.

Permission is subject to the following Grade Conditions

5. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

6. Before any above grade work hereby authorised begins, details of 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 shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2021, Policy D11 (Safety, security and resilience to emergency) of the London Plan 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

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

The biodiversity green 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 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 roof and Southwark Council agreeing the submitted plans, and once the green roof is completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan 2021, Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011 and Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

8. Before any above grade work hereby authorised begins, full details and specification of the balcony noise treatments on the western facade (to include suitable Class A acoustic absorption on balcony soffits) shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan 2007.

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

No less than 10 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Strategic Policy 11 (Open spaces and wildlife) of the Core Strategy 2011.

10. Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework 2021, Policy T5 (Cycling) of the London Plan 2021, Strategic

Policy 2 (Sustainable transport) of the Core Strategy 2011 and Saved Policy 5.3 (Walking and cycling) of the Southwark Plan 2007.

11. Prior to above grade works commencing, material sample-panels of all external facing materials (including mechanically fixed bricks for the entrance way soffits) to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 2021, Policy D4 (Delivering good design) of the London Plan 2021, Strategic Policy 12 (Design and conservation) of the Core Strategy 2011 and Saved Policies 3.12 (Quality in design) and 3.13 (Urban design) of the Southwark Plan 2007.

Permission is subject to the following Compliance Conditions

12. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework 2021, Policy D4 (Delivering good design) of the London Plan 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity) and 3.7 (Waste reduction) of the Southwark Plan 2007.

13. 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 plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policy 3.2 (Protection of amenity) of the Southwark Plan 2007.

14. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:
 Bedrooms - 35dB LAeq T** 30 dB LAeq T*, 45dB LAFmax T *
 Living and Dining rooms- 35dB LAeq T**
 * - Night-time 8 hours between 23:00-07:00
 **Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2021, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011 and Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan 2007.

Permission is subject to the following Special Condition

15. 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) has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure any piling does not significantly impact on or cause failure of the local underground sewerage utility infrastructure in accordance with the National Planning Policy Framework 2021 and Strategic Policy 13 (High environmental standards) of the Core Strategy 2011.

Informatives

1. The developer is expected complete the following works in consultation with Highways:
- Repave the footway around the development on Stalham Street and Slippers Place using materials in accordance with Southwark's

Streetscape Design Manual (SSDM)

- Reinstate redundant vehicle crossover on Stalham Street as footway
- Install dropped kerbs on Slippers Place for refuse bins
- Detailed drawings should be submitted to confirm that surface water from private areas does not flow onto public highway in accordance with Section 163 of the Highways Act 1980.

APPENDIX 2

Planning policy

National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- 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 D3 Optimising site capacity through the 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 D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H10 Housing size mix
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- 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 T2 Healthy streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the plan and planning obligations

Core Strategy 2011

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

- Strategic Policy 1 Sustainable development
- Strategic Policy 2 Sustainable transport
- Strategic Policy 5 Providing new homes
- Strategic Policy 6 Homes for people on different incomes
- Strategic Policy 7 Family homes
- Strategic Policy 11 Open spaces and wildlife
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards

Southwark Plan 2007 (saved policies)

In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- Policy 1.9 Change of use within protected shopping frontages
- Policy 2.1 Enhancement of community facilities
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.4 Energy efficiency
- Policy 3.6 Air quality

- Policy 3.7 Waste reduction
- Policy 3.9 Water
- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.14 Designing out crime
- Policy 3.18 Setting Of Listed Buildings, Conservation Areas And World Heritage Sites
- Policy 4.1 Density
- Policy 4.2 Quality of residential accommodation
- Policy 4.3 Mix of dwellings
- Policy 5.2 Transport impacts
- Policy 5.3 Walking and cycling

SPDs

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015)
- Sustainable Design and Construction SPD (2008)

New Southwark Plan

The New Southwark Plan is now at an advanced stage. The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February and April 2021. The Inspectors wrote a post hearings letter on 28 May 2021 and under Section 20(7)(c) of the Planning and Compulsory Purchase Act (2004) the Council asked the Inspectors to recommend Main Modifications to ensure the Plan is sound. The Council is consulting on the Main Modifications as recommended by the Inspectors from 6 August 2021 to 24 September 2021. The Inspectors will write a report once the consultation has concluded and they have had the opportunity to consider representations.

It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan, the 2011 Core Strategy, the Aylesbury Area Action Plan 2010, the Peckham and Nunhead Area Action Plan 2014 and the Canada Water Area Action Plan 2015. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

The Inspectors have heard all the evidence submitted at the Hearings and in previous stages of consultation. The Main Modifications comprise the changes to policies the Inspectors consider are needed to ensure the Plan is sound.

APPENDIX 3**Relevant planning history**

Reference and Proposal	Status
19/EQ/0353 Pre application advice for an eight storey affordable residential development comprising of 18 new dwellings with associated amenity and landscaping. The site is occupied by 12 car parking spaces, pram sheds and the bin store and former storage room to Matson House	Pre-Application Enquiry Closed 06/12/2019

APPENDIX 4**Consultation undertaken**

Site notice date: n/a.
 Press notice date: n/a.
 Case officer site visit date: n/a
 Neighbour consultation letters sent: 18/05/2021

Internal services consulted

Ecology
 Environmental Protection
 Highways Development and Management

Waste Management
 Urban Forester
 Transport Policy
 Flood Risk Management & Urban Drainage
 Design and Conservation Team [Formal]

Statutory and non-statutory organisations

Environment Agency
 Metropolitan Police Service
 Thames Water

Neighbour and local groups consulted:

The Lodge Southwark Park Road
 London
 Flat 9 Matson House Slippers Place
 Flat 45 Matson House Slippers Place
 46 Marden Square London Southwark
 Southwark Park Primary School 383
 Southwark Park Road London
 Flat 36 Matson House Slippers Place
 Flat 4 Hickling House Slippers Place
 Flat 10 Hickling House Slippers Place
 385C Southwark Park Road London
 Southwark
 Flat 28 Matson House Slippers Place
 Flat 17 Matson House Slippers Place
 Flat 12 Matson House Slippers Place

Flat 8 Hickling House Slippers Place
 72 Marden Square London Southwark
 9 Marden Square London Southwark
 Flat 9 Glebe House Slippers Place
 Flat 16 Glebe House Slippers Place
 Flat 48 Matson House Slippers Place
 Flat 43 Matson House Slippers Place
 First Floor Flat 42 Banyard Road London
 Flat 5 Park View Apartments 35 Banyard
 Road
 8 Marden Square London Southwark
 399 Southwark Park Road London
 Southwark
 Flat 23 Matson House Slippers Place
 Flat 7 Glebe House Slippers Place

Flat 13 Glebe House Slippers Place
 Flat 10 Glebe House Slippers Place
 403 Southwark Park Road London
 Southwark
 Basement And Ground Floor 395
 Southwark Park Road London
 Flat 22 Matson House Slippers Place
 Flat 20 Matson House Slippers Place
 Flat 13 Matson House Slippers Place
 Flat 5 Hickling House Slippers Place
 Flat 1 Hickling House Slippers Place
 68 Marden Square London Southwark
 44 Banyard Road London Southwark
 38 Banyard Road London Southwark
 405 Southwark Park Road London
 Southwark
 Flat D 42A Banyard Road London
 77 Marden Square London Southwark
 Flat C 391 Southwark Park Road London
 Flat 26 Matson House Slippers Place
 Flat 10 Cornick House Slippers Place
 Flat 15 Glebe House Slippers Place
 411 Southwark Park Road London
 Southwark
 Flat 9 Park View Apartments 35 Banyard
 Road
 Flat C 42A Banyard Road London
 Flat 32 Matson House Slippers Place
 Flat 18 Matson House Slippers Place
 74 Marden Square London Southwark
 Flat 4 Glebe House Slippers Place
 12 Marden Square London Southwark
 11 Marden Square London Southwark
 Flat 9 Cornick House Slippers Place
 Flat 8 Park View Apartments 35 Banyard
 Road
 Flat 3 Park View Apartments 35 Banyard
 Road
 Flat 9 Hickling House Slippers Place
 73 Marden Square London Southwark
 Flat 39 Matson House Slippers Place
 Flat B 391 Southwark Park Road London
 10 Marden Square London Southwark
 Flat 38 Matson House Slippers Place
 Flat 4 Park View Apartments 35 Banyard
 Road
 Flat 3 Matson House Slippers Place

Flat 6 Hickling House Slippers Place
 109 Marden Square London Southwark
 45 Marden Square London Southwark
 30 Banyard Road London Southwark
 397 Southwark Park Road London
 Southwark
 409 Southwark Park Road London
 Southwark
 Flat 3 Glebe House Slippers Place
 Flat 7 Matson House Slippers Place
 25 Banyard Road London Southwark
 Flat 42 Matson House Slippers Place
 7 Marden Square London Southwark
 Flat 33 Matson House Slippers Place
 Flat 30 Matson House Slippers Place
 Flat 16 Matson House Slippers Place
 Flat 7 Hickling House Slippers Place
 Flat 12 Hickling House Slippers Place
 Flat 18 Glebe House Slippers Place
 Flat 4 Matson House Slippers Place
 76 Marden Square London Southwark
 75 Marden Square London Southwark
 49 Marden Square London Southwark
 393 Southwark Park Road London
 Southwark
 385 Southwark Park Road London
 Southwark
 163 Marden Square London Southwark
 Flat 44 Matson House Slippers Place
 385B Southwark Park Road London
 Southwark
 385A Southwark Park Road London
 Southwark
 Basement And Ground Floor Flat 387
 Southwark Park Road London
 407 Southwark Park Road London
 Southwark
 164 Marden Square London Southwark
 Flat 27 Matson House Slippers Place
 71 Marden Square London Southwark
 Flat 14 Glebe House Slippers Place
 Stanley Arms 418 Southwark Park Road
 London
 13 Marden Square London Southwark
 Flat 6 Matson House Slippers Place
 34 Banyard Road London Southwark
 Flat 21 Matson House Slippers Place

Flat 35 Matson House Slippers Place
 Flat 31 Matson House Slippers Place
 48 Marden Square London Southwark
 Flat 8 Glebe House Slippers Place
 Flat 2 Glebe House Slippers Place
 Flat 17 Glebe House Slippers Place
 Flat 1 Glebe House Slippers Place
 32 Banyard Road London Southwark
 Flat 46 Matson House Slippers Place
 Flat 41 Matson House Slippers Place
 33 Banyard Road London Southwark
 Flat 6 Park View Apartments 35 Banyard Road
 Flat 1 Park View Apartments 35 Banyard Road
 Flat F 391 Southwark Park Road London
 Flat 5 Glebe House Slippers Place
 Flat 11 Matson House Slippers Place
 Flat 20 Glebe House Slippers Place
 Flat 7 Park View Apartments 35 Banyard Road
 Flat 10 Matson House Slippers Place
 28 Banyard Road London Southwark
 47 Marden Square London Southwark
 26 Banyard Road London Southwark
 Flat 29 Matson House Slippers Place
 Flat 14 Matson House Slippers Place
 Flat 2 Cornick House Slippers Place
 29 Banyard Road London Southwark
 Flat 24 Matson House Slippers Place
 Flat 15 Matson House Slippers Place
 Flat 1 Matson House Slippers Place
 Flat 3 Hickling House Slippers Place
 Flat 11 Hickling House Slippers Place
 69 Marden Square London Southwark
 110 Marden Square London Southwark
 6 Marden Square London Southwark
 Flat 12 Glebe House Slippers Place

Flat 11 Glebe House Slippers Place
 Flat 8 Matson House Slippers Place
 Flat 5 Matson House Slippers Place
 31 Banyard Road London Southwark
 Flat B 42A Banyard Road London
 Ground Floor Flat 42 Banyard Road London
 Flat 2 Matson House Slippers Place
 Flat 2 Hickling House Slippers Place
 Flat E 391 Southwark Park Road London
 Flat 47 Matson House Slippers Place
 Flat 40 Matson House Slippers Place
 70 Marden Square London Southwark
 40 Banyard Road London Southwark
 Flat 19 Matson House Slippers Place
 Flat D 391 Southwark Park Road London
 Flat 2 Park View Apartments 35 Banyard Road
 Flat A 389 Southwark Park Road London
 First Floor And Second Floor Flat 387 Southwark Park Road London
 Flat 37 Matson House Slippers Place
 Flat 34 Matson House Slippers Place
 Flat 25 Matson House Slippers Place
 5 Marden Square London Southwark
 Flat 6 Glebe House Slippers Place
 Flat 19 Glebe House Slippers Place
 15 Marden Square London Southwark
 14 Marden Square London Southwark
 Flat 3 Cornick House Slippers Place
 36 Banyard Road London Southwark
 27 Banyard Road London Southwark
 401 Southwark Park Road London Southwark
 Living Accommodation 418 Southwark Park Road London

APPENDIX 5

Consultation responses received

Internal services

Ecology
 Environmental Protection
 Highways Development and Management
 Urban Forester
 Transport Policy
 Flood Risk Management & Urban Drainage

Statutory and non-statutory organisations

Environment Agency
 Metropolitan Police Service
 Thames Water

Neighbour and local groups consulted: 45 Matson House Slippers Place London

88 Arica House Slippers Place London
 11 Matson House Slippers Place London
 15 Arica House Slippers place estate London
 Flat 6 Matson House Slippers Place London
 14 Matson House Slippers Place London
 36 matson house Slippers Place LONDON
 9 Matson House Slippers Place London
 12 Matson House Slippers Place London
 4 Hickling house slippers place Rotherhithe London
 27 Matson House Slippers Place London
 31 Matson House Slippers Place LONDON
 15 Matson House Slippers place London
 16 Matson House Slippers Place London
 27 Matson House Bermondsey London
 10 Hickling House Slippers Place London

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