

## Planning Committee

Tuesday 21 February 2023

6.30 pm

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

### Membership

Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Ellie Cumbo  
Councillor Nick Johnson  
Councillor Richard Leeming  
Councillor Reginald Popoola  
Councillor Bethan Roberts  
Councillor Cleo Soanes

### Reserves

Councillor Sam Foster  
Councillor Jon Hartley  
Councillor Sarah King  
Councillor Sunny Lambe  
Councillor Margy Newens  
Councillor Sandra Rhule  
Councillor Michael Situ  
Councillor Emily Tester

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### 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.

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#### Contact

Gregory Weaver on 020 7525 3667 or email: [greg.weaver@southwark.gov.uk](mailto:greg.weaver@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 13 February 2023



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# Planning Committee

Tuesday 21 February 2023

6.30 pm

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

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>PROCEDURE NOTE</b>	
<b>1.</b>	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
<b>2.</b>	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
<b>3.</b>	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
<b>4.</b>	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
<b>5.</b>	<b>MINUTES</b>	3 - 11
	To approve as correct records the minutes of the meetings held on 17 January 2023 and 1 February 2023.	
<b>6.</b>	<b>DEVELOPMENT MANAGEMENT</b>	12 - 15

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
6.1.	22/AP/2492 74-84 LONG LANE	16 - 119
6.2.	20/AP/2953 98-104 RODNEY ROAD	120 - 202

**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the 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.”

**PART B - CLOSED BUSINESS**

**ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

Date: 13 February 2023



## Planning 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.

**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 Committee Clerk, Constitutional Team  
Finance and Governance  
Tel: 020 7525 5485



## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 17 January 2023 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
 Councillor Kath Whittam  
 Councillor Ellie Cumbo  
 Councillor Nick Johnson  
 Councillor Richard Leeming  
 Councillor Reginald Popoola  
 Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Ketzia Harper  
 Councillor Sam Foster

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
 Nagla Stevens (Deputy Head of Law)  
 Gregory Weaver (Constitutional Officer)

### 1. APOLOGIES

Apologies were received from Councillor Bethan Roberts.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair drew members' attention to the members' pack and the addendum relating to items 6.1 and 6.2.

The chair also informed the meeting that an objection provided by a member of the public in relation to item 6.1 was circulated among members.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### **5. CONFIRMATION OF ARTICLE 4(1) DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS FOR THE DEMOLITION OF NO. 41 LINDEN GROVE, SE25 3LW**

Report: see pages 3 to 20 of the main agenda pack.

The meeting heard the officers introduction to the report.

A motion was moved, seconded, put to the vote and declared carried.

##### **RESOLVED:**

1. Confirms the Article 4(1) direction (Appendix A) to withdraw the permitted development right granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which would otherwise permit the demolition of no.41 Linden Grove (site identified in Appendix B) that has been identified as a heritage asset.

#### **6. DEVELOPMENT MANAGEMENT**

##### **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 were 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 be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

**6.1 22/AP/2226 AYLESBURY ESTATE SITE PHASE 2B - LAND BOUNDED BY THURLOW STREET, ALBANY ROAD, KINGLAKE STREET AND BAGSHOT STREET**

**Planning Application Number: 22/AP/2226**

**Report:** see pages 26 – 147 of the main agenda pack and pages 1-9 of the addendum for item 6.1.

**PROPOSAL:**

*Demolition of the existing buildings and redevelopment to provide a mixed use development comprising five buildings ranging in height from 5 to 26 storeys with basements, providing a total of 614 new homes (Class C3); flexible floorspace for commercial business and service uses (Class E) and local community and learning uses (Class F1/F2)(a)(b) public open space and play space private and communal amenity space formation of new accesses and routes within the site alterations to existing accesses; and associated car and cycle parking; refuse storage and hard and soft landscaping; and associated works.*

The committee heard the officer's introduction to the report and addendum report.

Members put questions to planning officers.

Objectors addressed the committee and provided a statement; they answered questions put by members of the committee.

The applicant's representatives addressed the committee and answered questions put by members of the committee.

There were no supporters living within 100 metres of the development site.

Councillors Ketzia Harper and Sam Foster addressed the committee, provided a brief statement, and answered questions put by members of the committee.

The committee discussed the application.

The Chair proposed adopting a further recommendation and a motion to grant the application was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning permission be granted, subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 31<sup>st</sup> March 2023.
2. That the environmental information be taken into account as required by Regulation 26(1) if the Town and Country Planning (Environmental Impact



Assessment) Regulations 2017 (as amended); and

3. That the planning committee in making their decision has due regard to the potential equalities impacts that are outlined in this report; and
4. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the director of planning and growth place a statement on the Statutory Register pursuant to Regulation 28(1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the planning committee's decision was based shall be set out in the report; and
6. That in the event that the requirements of (1) are not met by 31 March 2023, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 276 of this report; and
7. Planning permission is only granted once the section 96a application has been made and granted in respect of the outline planning permission to protect the validity of that outline planning permission.

## **6.2 22/AP/2295 - LUDGATE HOUSE, 245 BLACKFRIARS ROAD, LONDON, SOUTHWARK, SE1**

**Report:** See pages 148 to 242 of the main agenda pack and pages 9-14 of the addendum for item 6.2.

### **PROPOSAL:**

*Construction of a lower ground, upper ground and 18 storey building comprising Use Class E (office and retail) floor space incorporating internal amendments to part of the existing site-wide basement at levels B1 and B2 and all landscaping, public realm and highways improvements together with all associated and ancillary works.*

The committee heard the officer's introduction to the report and addendum report. Members put questions to planning officers.

There were no objectors.

The applicant's representatives addressed the committee and answered questions put by members of the committee.

There were no supporters living within 100 metres of the development site, or ward councillors, who wished to speak.

The committee discussed the application.

A motion to grant the application as amended in the addendum, was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

1. That planning permission is granted subject to conditions, referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 30 June 2023; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
3. That the Planning Committee in making their decision has due regard to the potential equalities impacts that are outlined in this report; and
4. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; and
5. That following issue of planning permission, the director of planning and growth place a statement on the Statutory Register pursuant to Regulation 28 (1) of the TCP (EIA) Regulations 2017, which contains the information required by Regulation 28 and, for the purposes of Regulation 28(1)(h) being the main reasons and considerations on which the planning committee's decision was based shall be set out in the report; and
6. That, in the event that the requirements of (1) are not met by 30<sup>th</sup> June 2023 that the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in Paragraph 260 of this report.

Meeting ended at 9.40 pm

**CHAIR:**

**DATED:**





## Planning Committee

MINUTES of the Planning Committee held on Wednesday 1 February 2023 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Richard Livingstone (Chair)  
 Councillor Kath Whittam (Vice-Chair)  
 Councillor Ellie Cumbo  
 Councillor Sunny Lambe (Reserve)  
 Councillor Richard Leeming  
 Councillor Cleo Soanes

**OTHER MEMBERS PRESENT:** Councillor Andy Simmons

**OFFICER SUPPORT:** Colin Wilson (Head of Strategic Development)  
 Nagla Stevens (Deputy Head of Law)  
 Michael Tsoukaris (Manager Design and Conservation)  
 Liam Bullen (Senior Planner Urban Forester – Design and Conservation)  
 Sean Gomes (Planning Officer)  
 Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies for absence from Councillors Nick Johnson, Reginald Popoola and Bethan Roberts; and for lateness from Councillor Cleo Soanes.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting (except Councillor Cleo Soanes who had given apologies for lateness).

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair drew members' attention to the members' pack and additional representations from objectors which had been circulated before the meeting.

#### 4. **DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were none.

#### 5. **MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 19 December 2022 be agreed as an accurate record of the meeting and signed by the chair.

#### 6. **DEVELOPMENT MANAGEMENT**

At this point Councillor Cleo Soanes joined the meeting and confirmed she was a voting member.

##### **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 were 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 be agreed.
3. That where reasons for decisions or conditions were not included or not as included in the reports relating to an individual item, they be clearly specified and agreed.

#### 6.1 **SYDENHAM HILL WOOD AND COX'S WALK DEVELOPMENT SITE, SYDENHAM HILL, LONDON, SE22**

##### **Planning Application Number: 22/AP/3787**

Report: see pages 12 to 44 of the main agenda pack.

**PROPOSAL:** *The installation of a temporary access service ramp with associated remediation and mitigation for the loss of trees.*

The committee heard the officer's introduction to the report. Members put questions to officers.

A representative for the objectors addressed the meeting and responded to questions from members of the committee.

The applicant's representative addressed the committee and answered questions put by members of the committee.

There were no supporters living within 100 metres of the development site who wished to speak.

Councillor Andy Simmons addressed the committee in his capacity as a ward councillor and responded to questions from members of the committee.

The committee put further questions to officers and discussed the application.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

**RESOLVED:**

That planning permission be granted subject to the conditions set out in the report.

The meeting ended at 8.13 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6	<b>Classification:</b> Open	<b>Date:</b> 21 February 2023	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		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 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 Housing, 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 Democracy**

12. A resolution to grant planning permission shall mean that the director of planning 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 director of planning 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 director of planning 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 law and democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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 planning practice guidance (PPGs) and planning policy statements (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	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

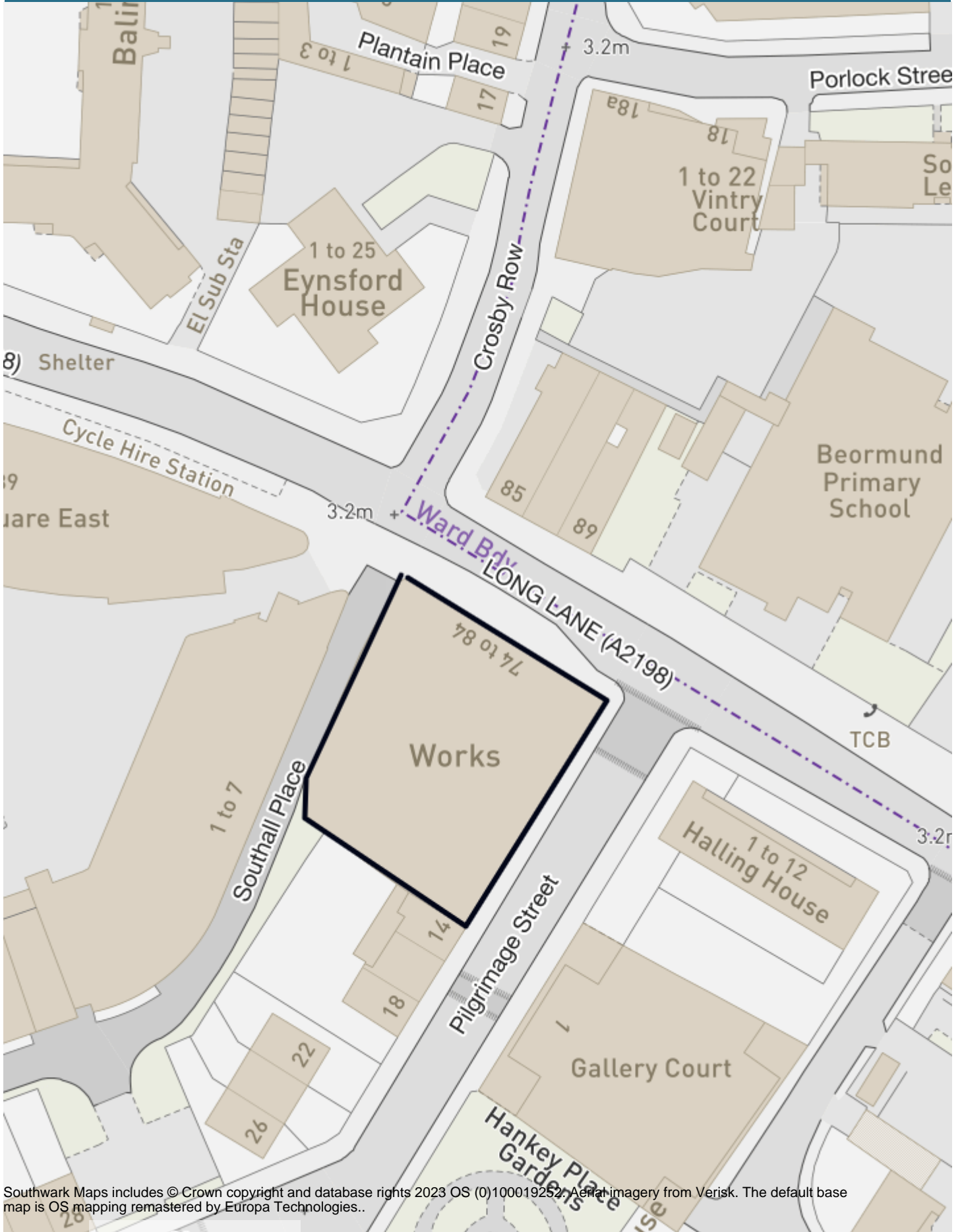
<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services		
<b>Report Author</b>	Gregory Weaver, Constitutional Officer Nagla Stevens, Deputy Head of Law (Planning and Development)		
<b>Version</b>	Final		
<b>Dated</b>	13 February 2023		
<b>Key Decision?</b>	No		
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>			
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>	
Director of Law and Democracy	Yes	Yes	
Director of Planning	No	No	
<b>Cabinet Member</b>	No	No	
<b>Date final report sent to Constitutional Team</b>			13 February 2023

# Agenda Item 6.1



22/AP/2492

74-84 Long Lane, London, SE1 4AU



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8-Feb-2023

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<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
6.1	OPEN	21 February 2023	Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 22/AP/2492 for: Full Planning Application  <b>Address:</b> 74 LONG LANE, LONDON SE1 4AU  <b>Proposal:</b> Demolition of the existing building and the erection of an 11 storey building (including mezzanine) together with basement to provide office space (Class E) and flexible retail / cafe space (Class E and Sui Generis); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; cycle storage and associated works with ancillary facilities.		
<b>Ward(s) or groups affected:</b>	Chaucer		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b>	26.09.2022	<b>PPA Expiry Date</b>	n/a
<b>Earliest Decision Date</b>	27.10.2022		

## RECOMMENDATIONS

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 30<sup>th</sup> June 2023, that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 159.

## EXECUTIVE SUMMARY

3. This application follows a non-determination appeal on a very similar application (20/AP/0076). The appeal was dismissed due to the detailed design of the Pilgrimage Street elevation only. The appeal decision found no other reason for refusal, concluding that on all other matters of design, neighbouring amenity and disabled parking provision, the proposed development would be acceptable. Following pre-application engagement with LBS officers, this revised scheme has addressed the issues identified at appeal with the design of the Pilgrimage Street elevation. The scheme remains otherwise unchanged from the earlier application.
4. Overall, the proposed development would provide additional, high quality office

space in the Central Activities Zone. The principle of the proposed land use is acceptable and the 308 additional jobs and good quality employment floor space are positive aspects of the proposal. Requirements for affordable workspace and support for the existing occupier of the building are proposed to be secured through planning obligations. The flexible café unit would serve a localised catchment and would not have an adverse impact upon the neighbouring town centres.

Use class	Existing sqm	Proposed sqm	Change +/-
Use Class E (g) i) Office	2555	7271	+4716
Use Class E (a)/ (b) Retail/ café	0	183	+183
Affordable workspace Use Class E (g)	0	748 (10.3%)	+748
Jobs	167	475	+308

5. Of the new jobs to be provided, 49 would be for unemployed Southwark residents during the operational phase of development. Jobs would also be created during the construction process and at least 17 jobs would be for unemployed Southwark residents, 17 short courses and 4 apprenticeships during the construction phase of development. These jobs would be secured through the S106, alongside a maximum financial contribution to offset any shortfall in on site provision.

6.	CO2 Savings beyond part L Bldg. Regs	44%
	Trees lost	0
	Trees gained	8 (potted trees on terrace areas)

	Existing	Proposed	Change +/-	
7.	Urban Greening Factor	-	0.39	-
	Greenfield Run Off Rate	-	0.8l/s	-
	Green/Brown Roofs	0 sqm	176 sqm	
	EVCPS (on site)	0	2	2
	Cycle parking spaces	-	164 long stay 40 short stay	+204

8. Planning conditions and obligations are recommended to ensure that the development would not result in an unacceptable harm to the amenity of adjoining occupiers, the local highway network, servicing and deliveries provision and environmental, energy and sustainability matters. Therefore, for the reasons set out in the 'Assessment' section of this report it is recommended that planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.

9.	CIL (estimated)	£909,406
	MCIL (estimated)	£18,662
	S106	See table summary in para 157.

## BACKGROUND INFORMATION

### Site location and description

10. The site is on the southern side of Long Lane and sits between Pilgrimage Street and Southall Place. It measures 0.14 hectares and contains a warehouse building, with more recent additions to the side and rear. The buildings are 3-4 storeys high fronting Long Lane and 3-storeys along Pilgrimage Street and Southall Place, dropping to single-storey further along Southall Place. There is a large Tree of Heaven outside the site on Long Lane. The buildings take up the entire footprint of the site, and there is a partial basement situated towards Long Lane. There is a vehicular access onto the site from Pilgrimage Street, leading to a servicing area.
11. Signage on the original building suggests that it was once home to the Selected Rug and Matting Company. It is now laid out as office accommodation, warehousing and storage space providing 2,554.9 sqm of floor area, although only 95sqm of this is occupied by the existing tenants Keith Williams Architects. Therefore, the existing building is mostly vacant.
12. The neighbouring buildings are an eclectic mix of residential and commercial buildings ranging in age, character and materiality. To the north of the site on the opposite side of Long Lane, there are 2 and 3 storey buildings with commercial uses on the ground floor and residential above, and the single-storey Beormund Primary School which is slightly further east along Long Lane. To the south-east of the site is a 4 storey residential block fronting Long Lane (Halling House) and the Gallery Building which contains office space at ground floor level and residential accommodation above and fronts Pilgrimage Street. To the south of the site and immediately adjoining it at the rear is 14-18 Pilgrimage Street which contains a café and estate agents on the ground floor, with a residential back garden which serves flats on the upper floors of the building. To the west of the site is the Empire Square development, part of which includes a four to eight storey residential block – Empire Square South – that directly faces the site. This neighbouring development contains a 22-storey tower further west along Long Lane. Nearby green spaces include Hankey Place Gardens and Tabard Gardens. Within the experience of the site, are the tall buildings of Guys treatment centre and Guys Hospital Tower.





Figure 1: Existing site layout plan

### Details of proposal

13. Full planning permission is sought for demolition of the existing buildings on the site and erection of an 11-storey building (including mezzanine) together with a basement. The new development would comprises office space (Class E(c)/ (g) and flexible retail / cafe space (Class E (a) / (b) and Sui Generis).
14. The proposed basement would occupy most of the site and would contain cycle parking, showering and changing facilities and plant space. At ground floor level the building would contain office space, flexible retail / café space, a substation and back of house facilities. The upper floors of the building including the mezzanine level would contain office space, and there would be external terraces at mezzanine, 3rd, 4th, 6th and 7th floor levels.

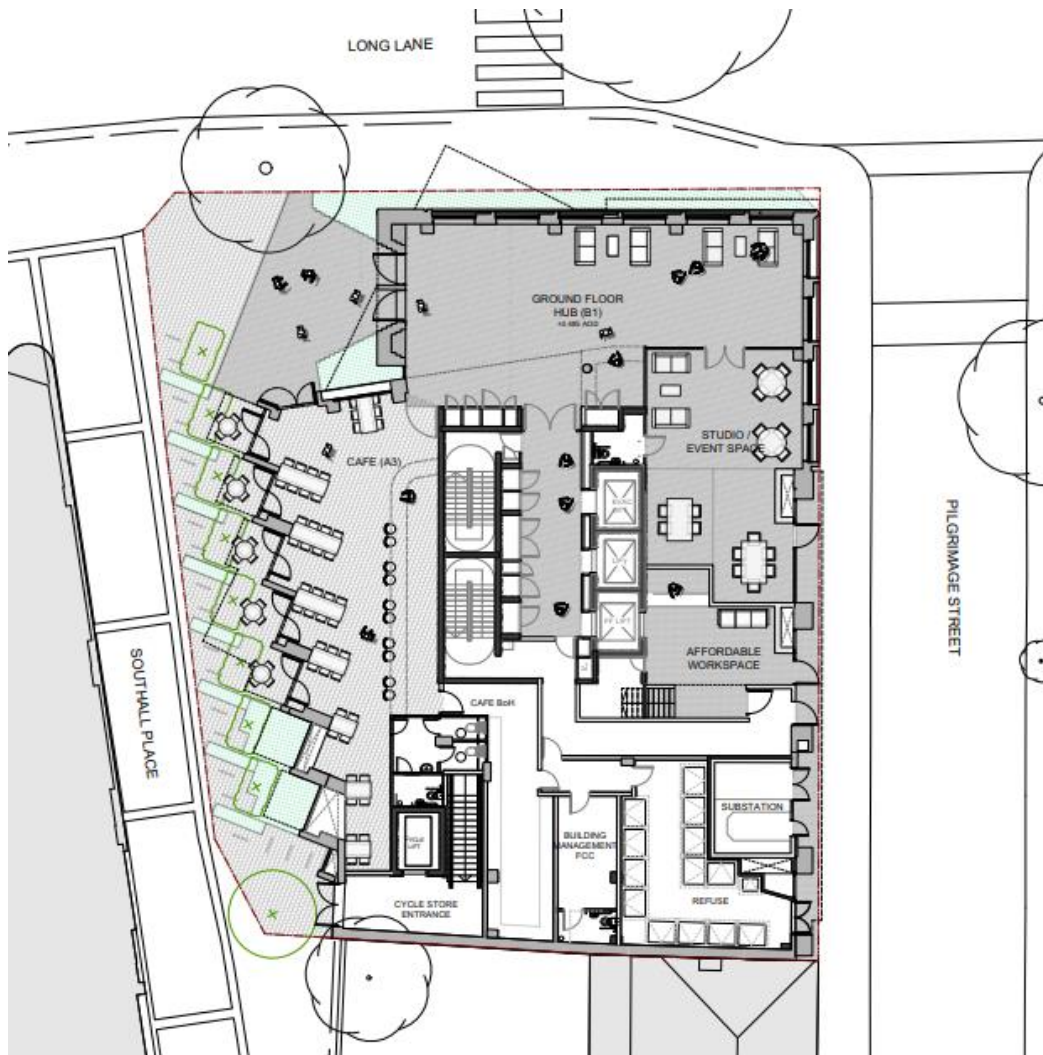


Figure 2: Proposed ground floor layout

Land use	Existing GIA sqm	Proposed GIA sqm	Difference
<b>Class E (c) / (g) Office</b>	2554.9	7,271	+4,716
<b>Class E(a) / (b) Retail / Café</b>	0	183	+183
<b>Total</b>	2554.9	7,454 (inc. basement)	+8,899

15. The building footprint would be partially pulled back from Southall Place to create an area of public realm with additional space running parallel to Southall Place. The tallest part of the building would front Long Lane which would measure 45.560m high (AOD) to upper parapet level (42.075m above ground level) and 47.560m high (AOD) to the top of the roof top plant (44.075m above ground level).

### Previous application

16. An earlier application was submitted on this site in December 2019 (reference

20/AP/0076) for a very similar proposal, the development description for which read as:

Demolition of the existing building and the erection of an 11 storey building together with basement to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4/A5); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; cycle storage and associated works with ancillary facilities.

17. This earlier application was subject to a non-determination appeal (reference APP/A5840/W/20/3255361). The officer report for this appeal recommended that has the Council been in a position to determine the application, it would have been refused for the reasons set out below:

(1) The proposed development, owing to its location on a site which is not of landmark significance, its inappropriate height, scale and massing and insufficient public realm would result in an overly dominant form of development which would be out of keeping with the character of the area and would not respect the local townscape. As such the proposal would be contrary to policies 7.4 'Local character', 7.6 'Architecture' and 7.7 'Location and design of tall and large buildings' of the London Plan (2016), strategic policy 12 'Design and Conservation' of the Core Strategy (2011), saved policies 3.12 'Quality in design', 3.13 'Urban design', and 3.20 'Tall buildings' of the Southwark Plan (2007), policies D3 'Optimising site capacity through the design-led approach' and D9 'Tall buildings' of the Publication London Plan (2020) and policies P12 'Design of places' P13 'Design quality' and P16 'Tall buildings' of the draft New Southwark Plan (August 2020).

(2) The proposed development, owing to its height, scale, massing and proximity to a large number of single-aspect residential units in Empire Square south would have an oppressive and overbearing impact upon these properties and would result in an unacceptable loss of light and outlook, and a loss of light to 89 Long Lane, and the location of the outdoor seating to the retail unit would result in unacceptable noise, disturbance and a loss of privacy to the residential units in Empire Square south. This would be contrary to strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), policy P55 'Protection of amenity' of the draft New Southwark Plan (August 2020) and guidance in the Residential Design Standards SPD (2015).

(3) The proposed development, owing to the lack of any on-site accessible car parking, would fail to provide for the parking needs of disabled people working within the development, contrary to policies 6.13 'Parking' of the London Plan (2016), saved policy 5.7 'Parking standards for disabled people and the mobility impaired' of the Southwark Plan (2007), policy T6.5 'Non-residential disabled persons parking' of the Publication London Plan (2020) and policy P54 'Parking standards for disabled people and the physically impaired' of the draft New Southwark Plan (August 2020).

18. The appeal was dismissed due to the detailed design of the Pilgrimage Street

elevation; this was the only part of the proposal the Inspector found to be unacceptable. In summary, the Inspector found the site to be a suitable location for a tall building and found no architectural anomaly or spatial incompatibility from three of the four elevations in terms of its height and relationship to surrounding buildings and streets, given the changing height context. However, the Inspector found the Pilgrimage Street to be less successful and lacking in depth and articulation, making it appear as a single, monolithic mass.



*Figure 3: Pilgrimage Street elevation for the appeal scheme (top) and for the live application (bottom).*

19. On other matters the Inspector found that the development would be acceptable

with respect to impact on neighbours and would satisfy the needs of disabled people visiting the site. They found that the proposal would bring a BREEAM Excellent-rated building containing high quality, accessible, flexible office space with a flexible, active ground floor space open to the community, surrounded by a much-improved public realm. Alongside high-quality cycle facilities, refuse storage and recycling provision, the development would reduce flood risk and improve bio-diversity. As well as the economic boost from construction and during occupation, it would provide modern, and affordable workspace, and around 500 jobs both during construction and afterwards, as well as a range of training opportunities.

20. The Inspector concluded that notwithstanding the positive factors of the proposal which attract significant weight, these benefits did not outweigh the very significant harm to the spatial character of the area from the design of the Pilgrimage Street elevation. The proposed development was therefore found to be contrary to the development plan considered as a whole, as well as one of the fundamental objectives of planning described in the Framework; the creation of high-quality, beautiful and sustainable buildings and places. There were no other material considerations which suggested that the decision should be taken other than in accordance with the development plan. For the reasons above the appeal was therefore dismissed.
  
21. The application now before Members seeks to address the issue raised by the Inspector in regard to the detailed design of the Pilgrimage Street elevation. This follows pre-application advice from the Council in April 2022 on the preferred design revisions to overcome the reason for refusal in the appeal decision. The following amendments have been made as part of this re-submission application, which otherwise remains unchanged from the original application (20/AP/0076):
  - Revised massing to address concerns raised by the Inspector on the east elevation (Pilgrimage Street) including the uppermost portion of the building to north east recessed from Pilgrimage Street and rotated towards south-west; level 3 balcony recessed from Pilgrimage Street; and mid-level portion of building to south recessed from Pilgrimage Street.
  - Further studies carried out to inform the materiality and brick selected as the proposed primary façade material. Variations to the pre-cast elements have also been introduced to add further articulation and variety. Precast elements are colour matched to adjacent brickwork to enhance the individual components of the massing. Materials have been amended to work together more strategically and to lighten in tone with height.
  - Removal of the sheer elevation to Pilgrimage Street and introduction of recessed and projecting elements to create depth and articulation across the middle and upper floors, and to reduce massing.
  - The upper part of the southern elevation of the building has been further recessed to increase the building's overall articulation.
  - The uppermost volume of the building has been rotated to reduce the overall scale of the building.
  - A second entrance to the building has been added to the Pilgrimage Street elevation to further activate this elevation.

- Landscaping alterations along Southall Place provide additional trees and more oblique planting that better aligns with the adjacent angled windows.
- Internal lift/staircase core alterations deliver a more efficient core which also reduces the size of the void at mezzanine level.

22. These matters are discussed in the 'Assessment' section of this report. This takes into consideration the adoption of the Southwark Plan 2022 subsequent to the appeal decision. Therefore, some local plan policies now hold more weight in decision making than at the appeal decision.

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

23. Summarised below are the material planning considerations raised by members of the public and local groups during public consultation. There have been 55 objections and 1 neutral comment. These matters are addressed in detail in the 'Assessment' section of this report.

24. Principle of development:

- Little demand for office and cafe use. There are existing and vacant premises nearby - a mixed use development that includes affordable housing, garden space and play area for children should be provided.
- Office / retail use of this size is not appropriate in this quiet residential area.
- Over development of the site.
- The revised proposals from the previous application and appeal decision do not satisfy the shortcomings with this building.

Officer response:

The proposal complies with the London Plan and Southwark Plan in terms of land use policy for a development in this location. The proposal would deliver good quality, modern office space that can be flexibly designed depending on demand, to suit a range of occupiers. The revised proposal addresses the shortcoming identified in the appeal decision.

25. Design:

- Unacceptable height, density, massing and bulk
- Out of proportion with existing buildings on adjacent streets
- Poor layout and design - building appearance and materials are out of keeping with the character of the area and with no architectural merit.
- The proposal should be no higher than the existing building
- The building should be retained and refurbished rather than demolished to preserve the character of this part of the Borough.
- Historical green tiled facade of the existing building have historical value and should be preserved.

Officer response:

The height, massing and architectural design is acceptable. The elevation treatment incorporates a green tile finish and material samples are to be agreed through planning condition to ensure use of high quality materials.

26. Amenity of adjoining occupiers and surrounding area:

- Adverse noise impact on neighbouring residents during operational use of office building including from use of café and roof terraces.
- Loss of daylight/sunlight, overshadowing, loss of privacy, and overlooking
- Short stay cycle parking on Southall will disturb residents and should be moved to Long Lane entrance.
- Wind impacts
- Light pollution.

## Officer response:

The impact on daylight and sunlight to neighbouring residents is considered to be acceptable when taking into account the existing site context, and neighbouring development (Empire Square South) being built with window openings directly on the boundary, along a narrow street opposite an existing uncharacteristically low building. There would not be an unacceptable amenity impact in regard to noise, overshadowing, loss of privacy and overlooking, and light subject to appropriate mitigation measures secured through planning conditions. Short stay cycle parking has been located for ease of access and safety whilst also maintaining sufficient widths for the pedestrian thoroughfare. Details of cycle parking are to be secured through planning condition.

27. Transport and highways:

- Inadequate access, parking and delivery and servicing provisions.
- Impact on road and street safety.
- Waste storage and collection will attract vermin and add to noise pollution and traffic generation.
- Impact on existing business from traffic.

## Officer response:

The new development would car free, with the exception of disabled parking provision and proposes to utilise the existing load bay on Pilgrimage Street. A Delivery and Servicing Plan and Waste Management Plan would be secured through the S106 agreement and planning condition. The GLA consider that the development is acceptable in terms of its impact on public transport network or TLRN. A Travel Plan has been submitted which sets out measures for staff and visitors to the site to promote sustainable modes of travel and minimise impacts on the environment. This would be secured through planning condition.

28. Environmental matters:

- Demolition (rather than retention and refurbishment) of a structurally sound building ignores decarbonising targets.
- Loss of trees on Pilgrimage Street.
- Disturbance to local ecology.

## Officer response:

The submitted Energy Statement, Whole Life Cycle Carbon Assessment and Circular Economy Statement provide justification for the measures taken to achieve net carbon zero development. No trees would be lost. The landscaping proposals include additional trees to be planted, in addition to measures for biodiversity net gain. This will be secured through planning condition.

29. Social matters:

- The proposal does not contribute to the needs of local communities and residents.
- Strain on existing community facilities, infrastructure and services.

## Officer response:

The new development would deliver an identified need for high quality office floorspace, including affordable workspace, and would result in a total of 475 jobs, 308 more than the current floorspace could provide. Affordable workspace and job creation for Southwark residents and training opportunities would be secured through the S106, in addition to highway improvement works. The flexible café/retail unit at ground floor and public realm improvements are a positive aspect on the scheme for the local community.

30. Construction management:

- Odour, noise, air quality and noise pollution.
- Construction traffic

## Officer response:

A Construction Environmental Management Plan (CEMP) would be secured through planning condition. This would ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance.

31. A comment was received to highlight that no action has been taken on the cladding on Empire Square. This is not a material planning consideration for this development proposal and should be addressed separately to this planning application.

32. A letter of representation was received on behalf of St Thomas's and Guy's Hospital Trust. This highlighted the priority for ensuring that there are no harmful impacts from the development on the functioning of the Treatment Centre and care for its patients. Summarised below are the material planning considerations raised by this representation:

- No consultation was undertaken with the Trust prior to submission of this application.
- Measures to reduce construction impact should be secured through planning condition.
- The Trust request that they are notified of the demolition phase and its duration so that it can plan accordingly for patients. In addition to monitoring throughout the construction phase to ensure impacts of noise, vibrational and air quality remain acceptable. The Trust would like to install monitoring equipment in its premises and ask that this is secured through a S106 agreement.
- Details of proposed mitigation should be shared with the Trust and secured through the s106.
- The Full Construction Management Plan should include the requirement to engage with the Trust with regards to the construction traffic and any mitigation should be secured through an appropriate condition.
- Timings and conduct for deliveries and servicing arrangements on Pilgrimage Street should be organised in tandem with the existing



arrangements and sensitive to the Trust's Treatment centre.

- The Trust's services should be accounted for through CIL contributions from developments such as this and the Trust is seeking to work collaboratively with the Council on how this money is spent.

Officer response:

The CEMP and DSP require best practice procedure and would prevent unacceptable levels of pollution or nuisance during demolition, construction and operational phases of development. The CEMP planning condition includes a requirement for a direct and responsive site management contact for nearby occupiers during demolition and construction phases of development.

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

33. The following planning applications relate to the proposed development on this site. A fuller list of planning applications for decisions relating to this site and neighbouring sites where relevant, is provided in Appendix 3.
34. 20/AP/0076 – 'Demolition of the existing building and the erection of an 11 storey building together with basement to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4/A5); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; cycle storage and associated works with ancillary facilities.' This application was subject to a non-determination appeal (reference APP/A5840/W/20/3255361) as detailed in the earlier section of this report.
35. 19/EQ/0117 – 'Pre-application enquiry for: 'Demolition of existing building and erection of a mixed use building (Various Options) together with basement to provide office space, flexible retail space (classes A1,A2,A3,A4 & A5). New landscaping and public realm associated works'. This enquiry was submitted by the applicant prior to the submission of the previous planning application which was subject to the appeal. Three massing options for the development were put forward which were described as stacked boxes, stepped terraces and rotated volumes. Meetings were held with Council officers on 12th June and 10th July 2019. In summary, the Council was supportive of the uplift in employment floorspace and advised that whilst an element of the building could exceed 30m, further reductions in the overall height and bulk were required to ensure that the development would have an appropriate relationship with its surrounding context and would not have a significantly detrimental impact on the living conditions of neighbouring residents. A full assessment of design, impacts on amenity and transport was not possible given the limited information submitted on these topics.
36. 17/AP/2122 – 'Demolition of the existing building and the erection of a mixed-use 15 storey building comprising up to 170 co-living rooms (sui generis) with shared amenity space and ancillary residential facilities, co-working office space (Class B1) with ancillary facilities, together with basement, access, servicing, cycle storage, plant and public realm'. This is the 'Make' scheme referred to in the Design and Access Statement for the previous planning scheme. This application was WITHDRAWN after the concerns set out below

were relayed to the applicant:

- The failure to provide an appropriate level of conventional affordable housing;
- Quality of accommodation proposed;
- Scale and massing of the proposed building;
- Impact on the amenity of neighbouring residents;
- Loss of the street tree.

37. 03/AP/2304 – ‘Redevelopment to provide a part three-storey, part twelve-storey building comprising 43 flats, ground and basement business (Class B1) space (356 sq.m.) and ground floor retail or hot food and drink premises (58 sq.m.) with 10 ground floor parking spaces, accessed from Pilgrim Place (revised proposal).’ This application was WITHDRAWN by the Council due to concerns regarding insufficient affordable housing and a lack of response from the applicant to progress the application.
38. 02/AP/1531 (Outline application) - ‘Redevelopment to provide a part three storey, part twelve storey building comprising class C3 (residential), class B1 office and class A1/A3 (retail/food and drink) floorspace with ancillary parking to rear.’ This application was WITHDRAWN because the applicant wished to amend the proposal to a full application.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

39. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
  - Environmental impact assessment
  - Design
  - Heritage
  - Archaeology
  - Landscaping, trees and urban greening
  - Ecology and biodiversity
  - Designing out crime
  - Fire safety
  - Impact of proposed development on the amenity of adjoining occupiers and surrounding areas including privacy and overlooking, outlook, daylight and sunlight, overshadowing, noise and vibration, and construction management
  - Transport and Highways including healthy streets, car and cycle parking, trip generation and deliveries and servicing
  - Environmental matters including waste management, light pollution, flood risk and urban drainage, contamination, air quality and wind conditions
  - Energy and sustainability including carbon emission reductions, whole life cycle and carbon capture, circular economy, overheating and BREEAM
  - 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

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

### **Legal context**

41. 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 2021 and the Southwark Plan 2022. 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.

42. 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**

43. Since the non-determination appeal (ref APP/A5840/W/20/3255361) made on the previous application (ref 20/AP/0076), the Southwark Core Strategy 2011 and saved policies from The Southwark Plan 2007 have been superseded by the Southwark Plan 2022.

44. The statutory development plan for the Borough comprise Southwark Plan (2022) and London Plan (2021). A list of policies which are relevant to this application is provided in Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report. The National Planning Policy Framework is a material consideration.

45. The site is within the:

- Air Quality Management Area;
- Borough View Landmark Viewing Corridor View 1: The London panorama of St Pauls Cathedral from One Tree Hill;
- North Southwark and Roman Roads Archaeological Priority Area;
- Central Activity Zone;
- Bermondsey Area Vision;
- Old Bermondsey Village Neighbourhood Plan Area;
- Adjacent to the boundary for the Bankside, Borough and London Bridge Opportunity Area and South Bank Strategic Cultural Quarter.
- Flood Zone 3 and benefits from protection by the Thames Barrier.

46. The site also sits within an area which is subject to an Article 4 Direction which came into force on 31st May 2019 preventing change of use from office to residential without the benefit of planning permission.

## ASSESSMENT

### Principle of the proposed development in terms of land use

#### Provision of employment floorspace

47. The site is within the central activities zone (CAZ). Development within the CAZ should support the strategic priorities and functions of the CAZ, as set out in London Plan Policies SD4 and SD5. The London Plan supports the provision of office space in this location, recognising the important role of the CAZ within the London-wide and national economy. The role of the CAZ as an internationally and nationally significant office location is emphasised in the CAZ SPG (2016) which predicts a need for 177,000 additional office jobs and 2.3 million sqm of office floor space between 2011 and 2031. Southwark Plan Strategic Policy SP4 seeks to deliver at least 460,000sqm of new office space over the plan period (equating to c.35500 jobs) and 80% of these new offices are to be delivered in the CAZ. The London Plan Policy SD5 gives greater weight to the provision of offices and other CAZ strategic functions in the CAZ, relative to new residential development (with some exception including wholly residential streets or predominately residential neighbourhoods). Given the existing office uses in the surrounding context of the site, including the site itself, the principle of employment floor space here is supported by the London Plan.
48. London Plan Policy E1 supports improvements to the quality, flexibility and adaptability of office space through new office provision, refurbishment and mixed-use development. This provision should usually be focused in town centre locations or within existing office clusters that are well connected by public transport. Whilst this site is located outside of a town centre location, Southwark Plan Policy P30 protects against the loss of existing employment floor space in the CAZ. In addition the Bankside, Borough and London Bridge Opportunity Area identifies this area as suitable for delivering new offices and employment floor space. Therefore, the additional office floor space would contribute to meeting this identified growth opportunity in the Southwark Plan.
49. Overall the proposed provision of 7,271sqm GIA of employment floor space would be a significant increase above the existing 2554.9 sqm whilst remaining consistent with the land use policies outlined above. The application highlights the substandard condition of the existing building for office use with poor legibility, circulation and connections, an inability to flexibly fit out the internal floor plan or subdivide the space, in addition to low ceiling heights and no lift access. This proposal would deliver good quality, modern office space which would be flexibly designed to enable it to be adapted to cellular offices or an open plan layout depending on demand, to suit a range of occupiers. The proposed land use is therefore acceptable in accordance with Chapter 6 of the NPPF, London Plan Policies SD4, SD5 and E1, and Southwark Plan Policies SP4 and P30.

#### Provision of retail floorspace

50. In addition to the main office use, the development would deliver 183sqm GIA

of flexible retail/café floor space at ground floor level. The site is not in a town centre however, the amount of retail floorspace proposed sits well below the threshold of 1,000sqm (gross) for requiring an impact assessment for retail developments outside of town centres, as required by Southwark Plan Policy P36. As such, this proposal would not have an adverse impact upon the neighbouring town centres and would likely serve a localised catchment.

### Mix of uses

51. London Plan Policy SD5 states that in areas where offices and other CAZ strategic functions are given greater or equal weight relative to new residential development as aforementioned, mixed-use proposals for office and residential should be supported. Whilst there would be scope to provide a mixed-use development with housing on the site, it would be constrained by the need to replace the existing quantum of employment floorspace and to provide a good standard of residential accommodation. Previous applications for co-living and conventional housing on this site alongside the office use have been withdrawn prior to determination (17/AP/2122 and 03/AP/2304) due to challenges in delivery.
52. The GLA has not identified any conflict with London Plan policy in this regard in their Stage 1 report, and the site is not allocated for housing in the adopted Local Plan

### Affordable workspace

53. London Plan Policy E2 (D) requires proposal for new employment business floorspace greater than 2,500sqm (GEA) to consider the scope to provide a proportion of flexible workspace or smaller units suitable for micro, small and medium sized enterprises. London Plan Policy E3 relates to the provision of affordable workspace and the use of planning obligations to secure affordable workspace below market rates.
54. Southwark Plan Policy P31 requires developments proposing 500sqm GIA or more employment floorspace to provide:
  - Deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents; and
  - Secure the affordable workspace for at least 30 years;
  - Provide affordable workspace of a type and specification that meets current local demand; and
  - Prioritise affordable workspace for existing small and independent businesses occupying the site that are at risk of displacement. Where this is not feasible, affordable workspace must be targeted for small and independent businesses from the local area with an identified need; and
  - Collaborate with the council, local businesses, business association's relevant public sector stakeholders and workspace providers to identify the businesses that will be nominated for occupying affordable workspace.
55. Previously the Inspector considered that the London Plan's requirement for

affordable workspace to be secured for a minimum period of 15 years, to be reasonable for this site. In addition, the Inspector found the undertaking for a marketing period of no less than 12 months to find a tenant, to be a realistic period to secure a new occupier with the specific social, cultural and economic purpose anticipated in the objective of London Plan Policy E3. However, Southwark Plan Policy P31 has now been adopted so the provision for at least 10% of the proposed gross employment floorspace to be secured for at least 30 years now holds full weight.

56. The development proposes to deliver 748sqm GIA of high quality, flexible and affordable office space. This would cover the mezzanine floor area and include a separate access lobby at ground floor from Pilgrimage Street in addition to the ancillary servicing areas at ground and basement levels. This exceeds 10% of the total floor area of 7,271 sqm GIA (including basement). The layout is proposed to be flexible and can be adapted to a cellular or an open plan layout to meet the needs of the businesses and allow for their expansion without the need to relocate. The affordable workspace provision would be secured through the S106.

### Job creation

57. Southwark Plan Strategic Policy SP4 seeks to provide at least 10,000 new jobs in the Borough Bankside and London Bridge Opportunity Area. Based on the Employment Densities Guide (November 2015) the existing building has the potential to support up to 167 jobs depending on how much of the existing space is for storage and how much is offices or workshop space. However, the applicant has advised that only 95sqm of the building is currently occupied, by a firm of architects supporting up to 10 jobs.
58. The proposed development would result in a total of 475 jobs, 308 more than the current floorspace could provide. Of these, 49 would be for unemployed Southwark residents, lasting a minimum of 26 weeks. Jobs would also be created during the construction process and at least 17 jobs would be for unemployed Southwark residents, 17 short courses and 4 apprenticeships during the construction phase of development. The proposed 38 jobs at construction phase and 49 jobs at operational phase would be secured through the S106, alongside a maximum financial contribution to offset any shortfall in on site provision.

### Retention of existing businesses

59. Southwark Plan Policy P33 requires the submission of a business relocation strategy to be written in consultation with affected small or independent business or small shops that may be displaced by the development.
60. The application submission includes a business relocation strategy in appendix 1 of the equality statement. This outlines that the only existing occupier on the premises is Keith Williams Architects, who occupy approximately 95sqm of the space and employ around 10 people of whom only half use the office space. This aligns with the Southwark Plan definition for small and independent businesses, operating with 50 employees or less and on no more than 3 sites.

61. The submitted business relocation strategy outlines the ambitions for the small business to relocate during the demolition and construction phase, with the potential for them to return upon completion or establish themselves permanently in the new location. The occupier is on a lease which commenced 1st January 2022, and was due to expire 31st December 2022. There is an agreement in principle to extend the lease beyond this, in line with the development timeframe, which would allow additional time and flexibility to seek alternative premises. The building owner has advised that they have been updating them on progress with the planning and redevelopment, and has offered to help by putting them in touch with leasing agents and other suitable contacts.
62. The relocation strategy considers that, given the relatively small amount of floorspace required by the current occupier, the flexible arrangements agreed over timing of the move, and the very wide range and availability of office space in London, that the relocation would not pose any abnormal difficulties or challenges for the firm. The aim is to find alternative suitable premises locally within Southwark that would enable them to continue with their business and maintain or expand their current levels of employment. The relocation strategy would be secured through the S106 to ensure that the appropriate measures are taken to re-locate the existing business during the construction process and to provide them with an option to lease the affordable workspace provision on site following its completion, should they wish to do so.
63. Part of the existing building was previously occupied by the Colab Foundation theatre company. The application submission states that the theatre company vacated the premises during the covid-19 pandemic and have not returned. This use was not with the benefit of planning permission. In the previous application (20/AP/0076) the applicant advised that this building was never used as a theatre or performance space or for rehearsals but for storage, prop work, and practicing using various pieces of technical equipment. In light of this, there is not considered to be any planning requirement for the re-provision of a theatre use as part of this development. The GLA have confirmed in their Stage 1 report that they consider this issue to have been addressed. Therefore, this has not been included as part of the business relocation strategy.

#### Principle of land use conclusion.

64. For the reasons set out above, the proposal complies with the development plan in terms of land use policy. The GLA are supportive of the proposed land uses in their Stage 1 Report and the Inspector did not raise land use as an issue in the appeal decision.

#### **Environmental impact assessment**

65. An Environmental Impact Assessment Screening Opinion was not requested prior to the submission of this application. Schedule 2 of the EIA regulations identifies urban development projects which the proposed development could be described as. However, the proposal would not include more than 1 hectare

of urban development, it would not include more than 150 dwellings, and the overall area of the development would not exceed 5 hectares. The site is not located in a sensitive area as defined by the Regulations. In addition, it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. Therefore, it is concluded that an Environmental Impact Assessment is not required.

## **Design**

66. The site is on Long Lane, bound by a pedestrian route - Southall Place - to the west and Pilgrimage Street to the east. The main approach to the site is from the east from Borough Station via Long Lane and from London Bridge to the north via Crosby Row. The site currently has a four storey Victorian warehouse building, with more recent three storey extensions to the east and west with partial commercial and storage uses. The existing building was originally the premises of the Selected Rug & Matting Company, whose signage is still on Long Lane, another distinguishing feature is the green glazed tiled frontage.
67. The ground floor footprint would take up most of the site, although it would be set back adjacent to the very narrow Southall Place which separates the site from the flats of the Empire Square development and on the corner of Long Lane and Southall Place. This corner cutback would create a small area of public realm adjacent to the ground floor hub of the offices and the flexible café / retail space. Thereafter the floorplates of the building are for office use, comprising a series of 'stacked boxes' to produce a complex and assertive building form, also allowing for mid height roof terraces for office use. The building facades would contain a framework of brick with cast concrete details, with windows varying in size and the facades varying in depth according to their orientation. This variation on a theme is a strong feature of the design.





Figure 4: North elevation.



Figure 5: South elevation

## Height, scale and massing, architectural design and materiality

68. Previously the Inspector found the site to be suitable for a tall building and found the general architectural approach to be sound. The only objection they raised was in relation to the Pilgrimage Street elevation. A summary of their response is copied below:

*“Notwithstanding these positive aspects on three sides of the building, the elevation to Pilgrimage Street is less successful. The height and width of this elevation is great in both dimensions, yet there is relatively little depth in the modelling between the block sections which define it, and which might otherwise lift its monumental torpidity. [...]*

*The lack of articulation across the elevation, at the broad level between the blocks which form it, its lack of depth to the primary or block level layering would have the effect of making this elevation appear a single, monolithic mass. Given the size of this elevation, this single mass effect would overpower the finer scale of the side street, in terms of its buildings and the spaces around and between them in which people live or work and through which people move and meet. This disruptive effect of the overpowering mass of this fourth elevation on the smaller scale of Pilgrimage Street, where the buildings are substantially less massive, would be conspicuous in Pilgrimage Street, and prominent in views from Manciple Street, in glimpsed views along Long Lane, and from further afield to the south-east of the proposed building. [...]*

*Because of the height and width of this elevation, its effect on the building’s response to this side street context would be great. Moreover, the call in the Framework for high quality, beautiful buildings applies to the whole of a proposal, not just three sides of it. I have considered whether a condition could overcome it, but aside from uncertainties about the effect on the floorplates as well as potential structural implications, resolution of this may be more far-reaching into the design of the building.”*

69. Following the appeal decision, the applicant engaged in pre-application discussions with the officers. It was recommended that the Pilgrimage Street elevation be revised to eliminate the issues of monolithic form and lack of articulation.
70. The revised proposal now shows a continuation of a stacked box style of architecture with 6 different box" elements to the form and continuing this articulated principle around the building. The Pilgrimage Street front includes the lower four storeys in two boxes of contrasting brick, a middle four storeys again of two boxes projecting to the front in beige brickwork, while the recessed rear section is a grey brick and angled inwards, and the upper three storeys in buff brick box to the front, and projecting cream brick box to the rear.
71. The revised articulation is an improvement on the appeal scheme and would address the shortcomings identified by the Inspector. Therefore, officers are satisfied that the application now meets the requirements of London Plan Policies D4 and D9 and Southwark Plan Policies P13, P14 and P17. Detailed design and sample materials are recommended to be secured through planning

condition. The GLA have raised no objection on urban design grounds in their Stage 1 report.

### Inclusive design

72. The development proposal is considerate of inclusive design both for external and internal accessibility. The GLA have confirmed that the proposals are compliant with London Plan Policy D5 and would ensure that the development can be entered and used safely, easily and with dignity by all, with no barriers and allowing independent access without undue effort, separation or special treatment.

### Designing out crime

73. The Designing Out Crime Officer has reviewed the proposals in the design and access statement and is supportive of the security measures that have been incorporated into the layout of the building. This includes the provision of separate entrances for the different types of office users, the café visitors, including separate reception desks and secure lines for the different office users. The design of the secure lobby for the main office building is also supported, with the lifts and staircases accessed via a secure line behind the main reception desk. The internal floor plans allow for flexibility with the lift access, which would open directly on to the office space if the floor is designed for single tenancy, or where multiple companies are to operate the floor, the floor plate can be subdivided to provide a secure lift lobby. This is positive aspect of the scheme as it ensures the security and integrity of separate companies operating within the building.
74. The use of tested and accredited products with certification such as doorsets, windows, glazing, gates and shutters would all be necessary. This coincides with the requirements for access control, CCTV, secure perimeter treatments, secure bin stores and cycle stores. Overall, the development could achieve the security requirements of Secured By Design and this would be secured through planning condition.

### **Heritage**

75. The site is not listed and is not within a Conservation Area. Bermondsey Street Conservation Area is located approximately 250 metres to the east / north-east. Borough High Street Conservation Area is located approximately 110 metres to the west / north-west. Trinity Church Square Conservation Area is located approximately 270 metres to the south-west. There are a number of Grade II and Grade II\* listed buildings in the surrounding areas with 25-27 Crosby Row and 142 Long Lane being the closest but none in immediately proximity of the site. The townscape of the Long Lane area is mixed in terms of building periods and styles.

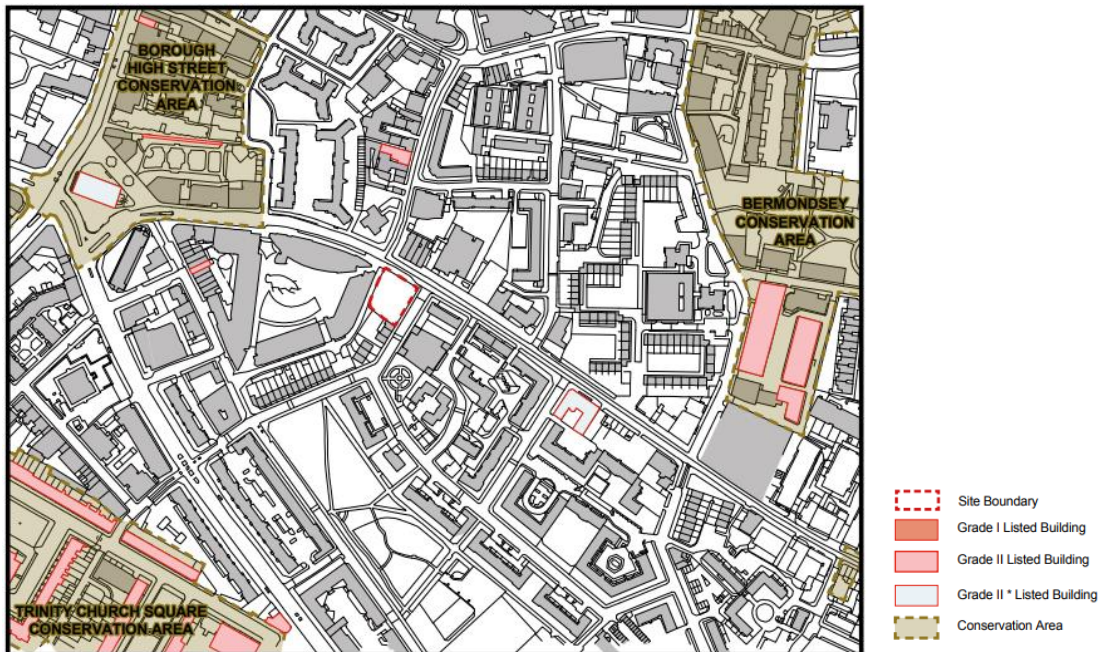


Figure 6: Heritage assets in relation to the site boundary.

76. Given the site's separation from the nearest heritage assets and the existence of intervening buildings, the proposed development is not considered to cause harm to the setting of the surrounding conservation areas or listed buildings.
77. For the appeal the Inspector and Officers were supportive of the visual effects of the proposed development in regard to nearby heritage assets, concluding that the proposed development would preserve the significance and the settings of the neighbouring heritage assets and would avoid causing harm.
78. For this application the GLA, in their Stage 1 report, identify that while a TVIA has been provided, a heritage statement had not and that the TVIA did not provide the detail or views to assess the impact on the Grade II\* listed Church of St George the Martyr. In response to this, the applicant has prepared a Heritage Assessment to assess the impact of development on the significance of the nearby heritage assets. The report sets out the significance of the nearby conservation areas and listed buildings, concluding that there would be no negative impact on the setting of these assets, a conclusion that the Design and Conservation Team agree with.

## Archaeology

79. The site sits within the North Southwark and Roman Roads Archaeological Priority Area. An archaeological desk-based assessment has been submitted which seeks to identify and describe the significance of any known/potential buried heritage assets affected by the development, assess the likely impacts of the development on these assets and their significance and provide recommendation for further assessment and or/ mitigation where necessary.
80. The Archaeology Officer has reviewed the report and advises that there is likely

to be Roman material on this site that may have been affected by the previous development of the site and that further evaluation needed. There is potential for archaeological remains of national significance to be present on this site. Early consideration is needed to the design of the basement construction to ensure archaeologists are provided with access within the site and enable excavation. The scheme may also need to include viewing platforms for the public depending on what remains are found. Planning conditions are recommended to secure archaeological evaluation, mitigation and reporting works including where archaeological of national significance is found, and for an archaeological public engagement programme. A financial contribution would be secured through the S106 agreement to fund the effective monitoring of archaeological matters.

## **Landscaping, trees and urban greening**

81. The proposal is to set back the building on the corner of Long Lane and along Southall Place. A paved space would be provided outside the entrance to the building on Long Lane providing a modest setting to the building and allowing the existing street tree to be retained. Along Southall Place external seating for the flexible retail/café space would be provided, enclosed by raised planters containing multi-stemmed trees. The various terraces to the building would be landscaped to form attractive spaces for people working in the building.
82. Overall, the landscaping proposal is supported. The Inspector raised accepted the public realm and landscaping proposal previously, which they considered would successfully activate this section of Long Lane and transform the public realm around the site.
83. An arboricultural impact assessment (AIA) has been submitted. This confirms that no trees will need to be removed to facilitate the development. Protection measures are to be put in place during the construction phase of development to prevent any damage to the trees and in accordance with the Arboricultural Method Statement and would be secured through planning conditions.
84. The development would achieve an Urban Greening Factor (UGF) score of 0.39 which exceeds the recommended score of 0.3 set out by London Plan Policy G5. This would be achieved through the provision of flower rich perennial planting, intensive green roof, green wall and tree planting. These measures proposed to achieve this UGF score, would be secured through a planning condition. The GLA were supportive of the landscaping, trees and urban greening proposals in their Stage 1 Report.

## **Ecology and biodiversity**

85. An ecological impact assessment (EIA) including biodiversity net gain calculations has been submitted with this application. The report recommends ecological enhancements including bird boxes, trees and wildlife friendly planting. The proposals would result in a biodiversity net gain of 247%.

86. The report has been reviewed by the council's Ecology Officer who supported the proposal. The green roof, green wall, ecological management plan and swift bricks would be secured through planning condition. The GLA also supported the EIA biodiversity proposals in their Stage 1 Report.

### **Fire safety**

87. A Planning Fire Safety Strategy has been submitted to demonstrate compliance with the Building Regulations and London Plan Policy D12. The report was prepared by a suitably qualified third party assessor and includes details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. The GLA raised no objection to the fire safety proposal in their Stage 1 report and confirmed that the report has been prepared in compliance with London Plan Policy D12.
88. However, the GLA did note that the use of green walls are recommended to be avoided in accordance London Plan Guidance on Fire Safety, which restricts the use of combustible materials. This risk is addressed in the applicant's fire statement and a plan has been provided to identify at risk windows that will be fixed shut and fire resistant. The Planning Fire Safety Strategy is recommended to be secured through planning condition.

### **Impact of proposed development on the amenity of adjoining occupiers and surrounding areas**

#### Privacy and Overlooking

89. To the north, there would be approximately 15m between the proposed building and the residential homes on the upper floors of 85-91 Long Lane. The front boundary of the primary school also to the north is approximately 17m from the site and the school building is another 3.5m beyond this. The bulk of the play space for the school is located at the side and rear of the building, and trees provide screening to the play space closest to the site. To the east, there would be 15m between windows on the side elevation of Halling House and 13m between windows on Gallery Court. These distances all comply with the Residential Design Standards SPD for buildings facing each other across a highway.
90. To the west, the lower floors of the proposed building would be approximately 8.5m from the neighbouring residential building at Empire Square South. At 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> floor level the proposed building would be just 5m from Empire Square South at the corner of the 'rotated volume'. Most of the window-to-window separation distances on this elevation would be less than the 12m recommended in the Residential Design Standards SPD for buildings facing each other across a street. Whilst they would be at an angle rather than directly facing, the close relationship could still result in a loss of privacy. These windows would therefore need to be obscure glazed up to a height of 1.7m within the room and top-opening only. This is recommended to be secured through planning condition for obscure glazing to extend up to and including the second floor windows on this elevation.

91. Terraces are proposed at the 4<sup>th</sup> and 7<sup>th</sup> floors fronting Southall Place to the west. The 4<sup>th</sup> floor terrace would be approximately 9.5 metres from the neighbouring windows of Empire Square. However, the terrace is small (approximately 31sqm) with half of this space taken up by landscaping, so it would not be able to accommodate large numbers of people or allow people to stand on the part of the terrace closest to the neighbouring residents. The 7<sup>th</sup> floor terrace would sit on top of the projection of the 'rotated volume' and would be set back from the building edge. This terrace would sit above the roof of the neighbouring residential building.
92. 14-20 Pilgrimage Street directly adjoining the site to the south. It comprises commercial uses at ground floor level and residential above including in the roof, and there is a large communal garden at the rear. The proposed development would abut this neighbouring building and proposes a terrace at mezzanine level and at 3<sup>rd</sup> floor level of this elevation. The 6<sup>th</sup> floor terrace would also be on this boundary but set back by around 2.5 metres at the closest point. Whilst this relationship was not raised by the Inspector as an issue, the close proximity of the proposed development with 14-20 Pilgrimage Street could have an impact on privacy and potential noise and disturbance, be that actual or perceived. The windows on this elevation would therefore need to be obscure glazed up to a height of 1.7m within the room and top-opening only. This would be secured through planning condition for obscure glazing.
93. All of the terraces are shown with landscaping to prevent people from standing right at the edges. Subject to adequate screening and limiting the use of the terraces to between the hours of 09:00 and 20:00 Monday to Friday only (not including public holidays) it is not considered that these terraces would cause any undue overlooking, noise or disturbance. These measures are recommended to be secured through planning conditions.

### Outlook

94. For the lower floors of Empire Square South on Southall Place and some of the upper floor units closest to Long Lane the proposed set back of the new development would be an improvement, because the existing building on the site is only 4-5m away. However, the upper floors of the Empire Square South, which are largely single aspect units, currently benefit from an outlook over the existing 3 storey building. Therefore the proposed height and proximity of the new development would have a noticeable overbearing impact and loss of outlook for existing residents. The Inspector assessed this impact for occupiers of Empire Square South and concluded that, given the central inner urban location of the site and noting that Empire Square has developed openings directly onto its boundary, and given the high degree of block and façade modelling on this side of the proposal, the degree of change in outlook would be acceptable.
95. The development would not result in an unacceptable loss of outlook to any of the other neighbours, as they are located further away and would generally

maintain relationships typical of properties facing each other across an urban street.

### Daylight and sunlight

96. Previously the Inspector assessed daylight and sunlight impact on the following neighbouring developments: 85, 87 and 89 Long Lane and Empire square. These buildings would be the most affected in terms of daylight and sunlight, as set out in tables 01-04 below. Taking into consideration the urban site context and uncharacteristically low height of the existing building, it is considered that on balance, the proposal would not cause an unacceptable loss of amenity for neighbouring residents in terms of daylight and sunlight.
97. A daylight and sunlight report has been submitted to assess this impact on existing neighbouring buildings in accordance with BRE guidance 2022. The report considers the impacts upon the following properties:
- Balin House
  - Eynsford House
  - Vintry Court
  - 85-87 Long Lane
  - 89 Long Lane
  - Halling House
  - 14-18 Pilgrimage Street
  - 22-26 Pilgrimage Street
  - Gallery Court
  - Empire Square East
  - Empire Square South
  - Beormund Primary School





Figure 7: Plan showing the existing site and neighbouring properties

98.

Address	Total windows assessed	Total meeting BRE Guidance	Below BRE criteria			Total affected windows
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Balin House	35	35	0	0	0	0
Eynsford House	76	60	13	3	0	16
Vintry Court	39	30	6	0	3	9
85-87 Long Lane	5	0	0	5	0	5
89 Long Lane	4	0	0	2	2	4
Halling House	30	27	0	0	3	3

14-18 Pilgrimage Street	17	15	1	1	0	2
22-26 Pilgrimage Street	30	30	0	0	0	0
Gallery Court	19	12	4	1	2	7
Empire Square East	75	69	5	1	0	6
Empire Square South	119	21	21	15	62	98
Beormund Primary School	23	19	4	0	0	4

*Table 1: Summary of Vertical Sky Component calculations for the reduction in daylight to windows, resulting from the proposed development*

99. The VSC calculations show that with the exception of Balin House and 22-26 Primgrimage Street, all neighbouring buildings would experience a noticeable change to daylight levels into some windows. The following windows which experience more than a 41% reduction in daylight are likely to be adversely impacted by the proposed development:
- Ground floor window 1 and second floor window 1 for Vintry Court
  - Second floor window 1 and 2 for 89 Long Lane
  - First floor window 5, second floor window 4 and third floor window 4 for Halling House
  - Third floor window 1 and 2 for Gallery Court
  - Ground floor window 7 and windows 9 to 17, first floor windows 6 to 12, second floor windows 6 to 13, third floor windows 6 to 13, fourth floor windows 9 to 18, fourth floor windows 9 to 18, fifth floor window 9 and windows 13 to 18, sixth floor windows 1 to 7, and seventh floor windows 1 to 6 for Empire Square South
100. The windows listed above are annotated on window maps in Appendix 1 of the Daylight and Sunlight Assessment. They also do not achieve a VSC of at least 27% in accordance with BRE guidance 2022.

101.

Address	Total rooms assessed	Total meeting BRE Guidance	Below BRE criteria			Total affected rooms
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Balin House	30	27	3	0	0	3
Eynsford House	41	41	0	0	0	0
Vintry Court	17	17	0	0	0	0
85-87 Long Lane	4	2	1	0	1	2
89 Long Lane	4	0	1	1	2	4
Halling House	20	20	0	0	0	0
14-18 Pilgrimage Street	12	12	0	0	0	0
22-26 Pilgrimage Street	24	24	0	0	0	0
Gallery Court	11	11	0	0	0	0
Empire Square East	35	32	1	1	1	3
Empire Square South	82	42	11	3	26	40
Beormund Primary School	7	7	0	0	0	0

*Table 2: Summary of Daylight Distribution (No Sky Line) calculations for the reduction in daylight to rooms, resulting from the proposed development.*

102. The NSL calculations show that for Vintry Court, Halling House and Gallery Court any reduction in daylight as a result of the development would not be

noticeable in accordance with BRE guidance 2022. This is because the affected windows for these buildings share a room with at least one other window, and the overall impact on the room would not be significant. Therefore, the overall impact on daylight for these rooms is considered to be acceptable.

103. The NSL calculations show that there would be a noticeable adverse impact on all rooms assessed for 89 Long Lane, 50% of rooms assessed for 85-87 Long Lane. In terms of Annual Probable Sunlight Hours, the impacts upon 85-87 and 89 Long Lane would comply with the BRE guidance in relation to sunlight. The Inspector assessed daylight and sunlight impact, concluding that the proposal would cause an unacceptable loss of amenity to the occupiers of 85-87 and 89 Long Lane.
104. The NSL calculations show that there would be a noticeable adverse impact for almost 50% of rooms assessed for Empire Square South in terms of daylight. In terms of Annual Probable Sunlight Hours, the proposed development would have a noticeable impact on sunlight for 9 windows on Empire Square South, which would have a further significant impact upon their amenity.
105. Where an existing building has windows that are unusually close to the site boundary, the BRE guidance advises that the VSC, NSL and APSH targets for those neighbouring windows could be set to those for a 'mirror image' building of the same height and size, an equal distance away on the other side of the boundary. The Daylight and Sunlight report therefore includes a mirror image assessment which considers the impact that constructing a mirror image of the Empire Square South block on the application site would have on the neighbouring Empire Square south block. The detailed results are set out in Appendix 4 of the daylight and sunlight report and the figure given as the existing VSC is actually the VSC which would be achieved if there was a mirror image of the Empire Square south block on the application site. The impact of the proposal is then assessed against this benchmark.

106.

Address	Total windows assessed	Total meeting BRE Guidance	Below BRE criteria			Total affected rooms
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Empire Square South	119	113	2	3	1	6

*Table 3: Summary of VSC calculations against Mirror Image baseline*

107.

Address	Total rooms assessed	Total meeting BRE Guidance	Below BRE criteria			Total affected rooms
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Empire Square South	82	78	3	1	0	4

*Table 4: Summary of NSL calculations against Mirror Image baseline*

108. The only window which would experience more than a 41% reduction in daylight is on the seventh floor and the affected room is served by another window, resulting in a NSL reduction of 21%.
109. Whilst there have been some revisions to the design of the Pilgrimage Street elevation, this has not resulted in a greater loss in light when compared to the previous scheme. This is demonstrated in Appendix 3 of the Daylight and Sunlight Report.

### **Daylight and Sunlight conclusion**

110. The daylight and sunlight impact for Empire Square South and 85-87 and 89 Long Lane were assessed by the Inspector, who concluded that there would not be an unacceptable loss of amenity with regard to light. A summary of their response is copied below:

*“The Council’s Residential Design Standards Supplementary Planning Document 2011 which endorses the approach in the BRE Guide, the more recent London Plan Housing Supplementary Planning Guidance (SPG) indicates that an appropriate degree of flexibility needs to be applied when using the BRE guidelines, especially to higher density development, in town centres and in accessible locations, as well as the scope for the character and form of an area to change over time. [...]*

*[The Mayor of London’s draft Good Quality Homes for Londoners Supplementary Planning Guidance] indicates that the 27% VSC in the BRE Guidelines is a nationwide target and has been based on low-rise suburban locations with a typical development angle of 25 degrees, whereas typical development angles in a city are considerably higher. In central London, it says, development angles of 40 or 50degrees are common and have been accepted in many desirable central areas for well over a century. These angles correlate with VSCs of 18% and 13% respectively.*

*I note that this draft SPG is not yet adopted and that both the draft SPG and the adopted SPG are addressed at housing development. Nonetheless, their observations have broader relevance. The more recent London specific policy guidance suggests that the BRE targets should be applied flexibly. Moreover, the BRE guide itself suggests in paragraph 1.6 that its numerical guidelines should be interpreted flexibly, and that in circumstances such as in an area with modern high-rise buildings a higher degree of obstruction may be unavoidable. [...]*

*The increasing height of recent development along Long Lane and close to the appeal site signals a marked shift in building heights and a change in character with the development angles now more akin to its central London location than the low-rise suburban situation typified by the two and three storey buildings opposite, which in terms of height, are now more anomalous than synonymous with development in Long Lane.*

*In these changing physical circumstances and guidance, in this central urban location in the heart of a capital city, and given the height and arrangement of openings in the present building and the siting of No 89, as well as the degree*

*of shortfall against the guideline values, I do not find, on balance, that the proposal would cause an unacceptable loss of amenity to the occupiers of 89 Long Lane. [...]*

*In reaching this conclusion I have also had regard to the adjoining building, Nos 85 & 87 Long Lane. [...] Its VSC and NSC levels would be affected in a broadly similar way to No 89. My conclusion on the development's effect on these occupiers' living conditions is therefore similar. [...]*

*The appellant has assessed the effect on the occupiers of flats in Empire Square close to the joint boundary using the alternative target values for skylight and sunlight access using a hypothetical mirror image of the Empire Square development. [...]*

*With the exception of one pair of windows, the relevant openings in the Empire Square elevation opposite the appeal site would meet or exceed the mirror image target value in the BRE guidance of having at least one window to a main living room receiving 25% of annual probable sunlight hours, including 5% in the winter months. Even in absolute terms, the majority of the relevant openings would meet the BRE target for sunlight.*

*The assessment shows how, against the mirror image as a baseline, the vast majority of the openings opposite the proposal would meet the BRE guidance for VSC. Only 5 of the 114 windows would fall short of the target VSC values by 20% to 40%, and one, an inset opening, by more than 40%.*

*In absolute terms, the majority of the windows would retain VSC values in the mid-teens. Deviations would occur in two instances at inset opening at high level, and on the lower floors towards the Long Lane end, with VSCs of 7%-8% on the ground floor. However, it should be remembered that against the mirror image baseline, these same ground floor openings would achieve a level of 0% to 1%.*

*In terms of daylight, and having regard to the planning guidance and location of the development discussed above concerning 89 Long Lane, but most particularly in the circumstances where the Empire Square development has been built with window openings directly on the boundary along a narrow street opposite an old building now uncharacteristically low in height, and where the targets under a mirror image scheme are broadly met or exceeded, I do not find that the proposal would cause an unacceptable loss of amenity to the occupiers of Empire Square."*

111. Therefore, it can be concluded that the proposed development would not cause an unacceptable loss of amenity to neighbouring properties in respect of daylight and sunlight.

### Overshadowing

112. The BRE guidance advises that for an amenity area to be adequately lit it should receive at least 2 hours sunlight over half of its area on the 21st March. If as a result of new development, a garden or amenity area does not achieve this and the area which can receive two hours of sun on the ground is reduced by more

than 20%, then the loss of sunlight is likely to be noticeable.

113. The Daylight and Sunlight Assessment submitted with this application, includes an assessment on the potentials for overshadowing the following neighbouring outdoor amenity areas:
- Beormund school MUGA and playground areas
  - Enclosed playground area to south of school site
  - Resident gardens and landscaped areas to base of Eynsford House
114. The results of this assessment are shown in Appendix 6 of the Daylight and Sunlight Assessment. The front playground (area 2) of Beormund school would experience a reduction of 26% in sunlight however, this makes up a small portion of the playground areas within the site. Overall, these areas would not have a noticeable loss of sunlight as a result of the proposed development. The outdoor amenity space for 14-18 Pilgrimage Street is located to the south of the site and therefore could not be materially shaded by the proposal.

### Noise and vibration

115. An environmental noise survey and plant noise assessment report has been undertaken to establish noise levels and provide recommendations for plant noise mitigations. The Environmental Protection Team and the GLA have reviewed the report and recommend a condition for the rated sound level from the plant and associated ducting. Overall, the development would not introduce any new noise-sensitive development.
116. A report has been undertaken to assess the impact of the proposed outdoor seating area for the café on Southhall Place. The report concludes that with the appropriate management in line with the proposed Noise Management Plan, the outdoor seating area would not cause unacceptable disturbance to neighbours.
117. The Inspector found that the noise from people sitting at the tables and chairs in the outdoor seating area would not exceed the existing background sound levels. Moreover, they gave significant weight to the overall positive change in the public realm, which would be a significant improvement to Southhall Place compared to its present state. Overall, the Inspector concluded that the amenity gain to the public realm in terms of use and design would outweigh any limited noise disturbance which can be mitigated by planning condition, especially given that noise and sensitivity both tend to be less during the daytime compared to the evening.
118. Accordingly, the hours of use for this outdoor area will be restricted through planning condition to between 09:00 and 20:00 daily. Compliance with the Noise Management Plan provided by the applicant will also be secured through planning condition. The hours of use for the internal areas of the cafe / retail unit would be restricted to between the hours of 07:00 to 23:00 Monday to Saturday and 0700 to 2200 on Sundays and Bank Holidays.

### Construction Management

119. A construction management plan (CMP) has been submitted with this application detailing the proposed works and measures that would be in place to reduce impacts on the local community and highways network such as air quality, dust, noise, traffic. A full CMP is recommended to be secured through planning condition. This should address comments raised by the Transport Policy and Highways Development Teams.
120. The Guys and St Thomas's NHS Trust raised concern in relation to construction traffic and the potential impact upon its operations, and has requested that the Trust is involved in the preparation of a CMP. Therefore, the detailed CMP would need to include information such as a construction vehicle routing plan and vehicle swept path analyses, in addition to a requirement to work with neighbouring occupiers ensure that there would be no unacceptable impacts to amenity.

### Transport and highways

121. The site has a Public Transport Accessibility Level (PTAL) of 6b (excellent) and is within short walking distances of Borough/London Bridge train/tube stations, the riverboat service on River Thames and, abutting the bus route on Long Lane. The site is located in Newington Controlled Parking Zone (CPZ) which operates Monday to Friday 8.30am to 6.30pm. The existing pedestrian route on Southall Place connects with the southern side of Tabard Gardens while the adjoining footways on Long Lane and Pilgrimage Street join with the pedestrian route to London Bridge train/tube station, via the opposite zebra crossing, also linking with the footways on Crosby Row. These footways connect northbound with the riverside walk/riverboat service along River Thames. This site is also linked with various cycle routes including the Cycle Superhighway. There are a few car clubs and cycle hire facilities in the vicinity of this development. There is a loading bay of a generous length (28metres) next to the eastern boundary of the site on Pilgrimage Street.
122. The application proposes to set back the development from Long Lane to create a small area of public realm to supplement the adjacent footway. The main pedestrian entrance to the office part of this building is on the corner of Southall Place and Long Lane, leading to the lifts, lobby plus. In addition to a separate access to the café and separate access to the cycle store/lift and cycle shower changing facilities along Southall Place. There are another four entrances from Pilgrimage Street for the affordable workspace entrance, studio/event space and refuse storage area and plant areas.
123. Concerns have been raised by members of the public on highway safety, increased traffic in close proximity to a school, inadequate access, parking, delivery and servicing provisions, and increased traffic impacting on existing businesses and the residential character of the area. These concerns are addressed in the following section of this report. These matters are addressed in the following section of this report.

### Healthy Streets

124. A Transport Assessment has been submitted. This demonstrates how the proposed development would support the Mayor's Healthy Streets vision in



accordance with London Plan Policy T2. The proposal incorporates measures to improve the public realm and increase the active building frontage. In addition, a contribution towards off-site healthy streets projects in the local area and for a new Legible London sign on Long Lane is proposed, in accordance with London Plan Policies T2 and T3. This would be secured through the S106 agreement.

### Car and cycle parking

125. The development would be car free expect for the provision of 2 disabled car parking bay with active electric vehicle changing point. The location of these as shown in Appendix H of the transport assessment and would be secured through the S106 agreement. In addition, future occupiers would be restricted from apply for parking permits with the exception of Blue Badge holders for disabled persons parking. The disabled car parking bay and parking permit restriction would be secured through the S106 agreement. There would be no vehicle access onto the site. The GLA support the car-free nature of the development.
126. The development proposes to deliver 204 cycle parking spaces, in line with the Southwark Plan Policy P53 minimum requirements. 164 cycle parking spaces are proposed in the basement to provide secure long stay facilities for the office and café employees. This would include 134 two tier stands, 22 Sheffield stands and 8 larger spaces for disabled access cargo bicycles. Access to the basement would be from Southall Place including a lift and a wheeling ramp next to the stairs. In addition, 40 short stay cycle parking spaces (20 Sheffield stands) for visitors to the site are proposed within the public realm at ground floor. Details of the cycle parking design specification are recommended to be secured through planning condition.

### Trip generation

127. The Transport Assessment estimates that this development would produce 137 and 119 more two easy public transport trips in the morning and evening peak house respectively and 22 service vehicles per day. This figure is considered to be reasonable. The existing vehicular access along Pilgrimage Street would be reinstated as footway to be would be secured through S278 works in the S106 agreement.
128. The Transport Policy Officer has reviewed the TRICS travel database which suggests that the development would result in 8 and 3 net additional two-way vehicle movements in the morning and evening peak hours respectively. These forecasted vehicle numbers are similar to the applicant's assessment of 3 and 2 additional two-way vehicle movements in the respective periods. Taking into consideration the likely vehicle movements from other developments in the locality, it is expected that any additional vehicle movements would not have a noticeable adverse impact on the existing vehicular movements on the adjoining roads. Notwithstanding this, a Travel Plan has been submitted which sets out measures for staff and visitors to the site to promote sustainable modes of travel and minimise impacts on the environment. The plan includes measures such as appointment of a travel plan co-coordinator, provision of cycle parking facilities, bicycle lift/ramp, shower and changing facilities for cyclists, and

promotion of public transport, cycle and car club use and monitoring of the plan. The Travel Plan is proposed to be secured through the S106 agreement.

129. In their Stage 1 report, the GLA consider that the proposed development would not have an unacceptable impact on their public transport network or TLRN. It is recommended also that a Santander cycles membership scheme is secured for employees for at least 2 years. This is proposed to be secured through the S106 agreement.

### Deliveries and servicing

130. The Transport Assessment for the previous appeal scheme estimated that the proposed development would receive 22 deliveries per day with 80% of deliveries made using light vans and 20% by other larger goods vehicles. The Transport Assessment (TA) for this application concludes that the scale of delivery and servicing trips would be no different to the appeal scheme.
131. Deliveries and servicing is proposed to take place from the existing 28 metre loading bay on Pilgrimage Street, as per the existing situation. TfL have raised concern that the existing loading bay on Pilgrimage Street will not meet demand, due to its existing use for servicing adjacent sites. They requested further information to demonstrate adequate capacity and management measures. Appendix E of the TA sets out loading bay survey results, concluding that during the 12 hour survey period it was used by a total of 27 vehicles. The survey demonstrates that for much of the time there is significant capacity in the loading bay. The proposal would receive 22 servicing trips per day, which would equate to an additional 3 vehicles per hour between 9am and 5pm which could be accommodated within the existing bay most of the time.
132. The Council's Highways Development Management Team has requested that a dropped kerb be installed outside the refuse store on Pilgrimage Street so that bins can be moved in and out easily. This would be secured through S278 works in the S106 agreement.
133. A Delivery and Servicing Plan (DSP) has been submitted. The Transport Policy Officer reviewed this document which they considered to be unsatisfactory as it is missing key elements such as encouraging future occupiers to source deliveries from the same suppliers, use of transport operators who have at least Silver memberships for FORS members and incorporating in the tenancy agreement the proposed ban of staff receiving deliveries to the building. The applicant has submitted a revised DSP to cover this additional information. This plan would be secured through the S106 agreement.

## **Environmental matters**

### Waste Management

134. A draft pre-demolition Audit and Site Waste Management Plan has been submitted as an appendix to the Circular Economy Statement, setting targets

for the removal of waste during the construction period, in accordance with the waste management hierarchy required by Southwark Plan Policy P62. The report shows that all materials to be removed from the site, except for asbestos containing materials, can be re-used or recycled.

135. An operational Waste Strategy has also been submitted as an appendix to the Circular Economy Statement, setting out the operational waste generation and disposal requirements for the site in accordance with London Plan Policy SI 7 and Southwark Plan Policy P62. The development proposes a dedicated bin store with seven general waste bins and six recyclable waste bins, in addition to a separate bin and food waste for the cafe back of house area. The submitted Waste Management Plan is recommended to be secured by planning condition.

### Flood risk and Sustainable urban drainage

136. The site is located in Flood Zone 3a which indicates a high probability of flooding. A site specific Flood Risk Assessment (FRA) including sustainable drainage proposal has been submitted which has been reviewed by the Environment Agency, the GLA and the Council's Flood Risk and Drainage Team. The EA, GLA and LBS Flood Risk Team are satisfied that the FRA is acceptable, subject to planning conditions recommended for flood resilience measures to be incorporated into the development and detailed drainage design.
137. A Basement Impact Assessment has also been submitted and the Flood Risk and Drainage Team has requested that appropriate waterproofing to the basement be provided. Water-proofing of the basement would be covered by the Building Regulations.

### Land contamination

138. A phase 1 Geo-environmental Desk Study has been submitted which identifies the potential for contamination and recommends that an intrusive investigation including ground gas assessment is carried out. LBS EPT and the Environment Agency (EA) have reviewed the report and have recommended planning conditions requiring the further investigations to be undertaken.

### Air quality

139. The application site is within the Borough's Air Quality Management Area. An Air Quality Assessment has been submitted to assess air quality impacts during the construction and operational phases of the development and exposure of nearby residents and future occupants of the site to air pollution. The report provides recommendations for mitigation measures to be implemented during the construction phase of development, taking into consideration the high sensitivity of the adjacent St Thomas's and Guy's Hospital NHS Trust. In addition, mitigation measures are recommended for the operational phase of development to improve indoor air quality levels.
140. The report demonstrates that the development would meet the Air Quality Neutral benchmarks for building and transport emissions. The Environmental

Protection Team and the GLA have reviewed the report and recommended a condition to secure a Construction Management Plan including Air Quality and Dust Management Plan, and compliance with the London Non-Road Mobile Machinery (NRMM) Low Emission Zone standards for the Central Activities Zone.

141. In addition, the applicant has prepared an Air Quality Neutral Assessment Technical Note to address comments from the GLA in accordance with their most recent draft Air Quality Neutral (AQN) Guidance.

### Wind

142. A Pedestrian Microclimate Study has been undertaken to assess wind speeds at locations within and around the development from 16 wind directions. The report concludes that the wind conditions beyond the site boundary would remain safe as would the conditions within the site at ground and elevated levels. However, there are some areas within outdoor seating areas and upper floor terraces on site where the wind conditions are considered to be unsuitable for their intended use of sitting or standing. Mitigation measures are proposed including 0.7 high planters, 5.5m and 2.5m high evergreen trees, and 1.3m deep canopies on the western elevation for the ground floor outdoor café seating area. In addition to 0.45m high planters, 1.5m high deciduous trees, and 1.55m high solid balustrades on the western and southern elevated levels.
143. The above mitigation measures showed some improvement to the wind microclimate however, there remained some areas where the conditions were unsuitable for sitting or standing still. To further improve the wind conditions in these areas, the report provides additional mitigation recommendations through the use of more canopies on the building facades and extension to the planters for terrace B (shown above). The report concludes that with the inclusion of these mitigation measures, the wind conditions would be safe and suitable for the intended use. A planning condition is recommended to require further analysis on the additional mitigation measures required to ensure suitable wind conditions for the proposed uses on site.

## **Energy and sustainability**

### Carbon emission reduction

144. The London Plan Policy SI 2 and Southwark Plan Policy P70 require all major development to be net carbon zero. Where it can be demonstrated that the development cannot achieve 100% on-site carbon savings beyond Part L of the Building Regulations, a financial contribution would be secured to offset the remaining carbon emissions. For non-residential development, a minimum of 40% savings beyond Part L of the Building Regulations must be met on-site, in accordance with Southwark Plan Policy P70. At least 15% of these savings should be achieved through energy efficient measures (Be Lean)
145. An Energy Statement has been submitted supported by a Carbon Emissions Reporting Spreadsheet and Energy Memo in response to the GLA's stage 1 report. It is estimated that the proposed development would achieve an overall carbon saving for non-domestic emissions of 44% beyond Part L of the 2013

Building Regulations. 16% of these saving would be achieved through Be Lean measures and 28% through Be Green measures. The remaining 42.5 tonnes of carbon emissions per annum would be offset through a £121,125 payment in lieu contribution to the Council's Green Buildings Fund.

### Be Lean (use less energy)

146. The measures proposed to reduce the amount of energy use on site include, passive design and thermal mass design measures, energy efficient lighting, high performance solar control glazing and reduced air permeability rates. This is expected to reduce carbon emissions on site by 16% beyond Part L 2013 Building Regulations.

### Be Clean (supply energy efficiently)

147. The feasibility of a heat network and Combined Heat and Power (CHP) supply have been considered in the submitted energy statement. The site is not within the vicinity of an existing or proposed heat network. Moreover there is not anticipated that the development will not have a huge base heating load, it is not considered feasible to utilise these methods of energy supply however space has been provided in the basement of the development to allow for future connection to a decentralised energy network should one become available. This requirement would be secured through the S106 agreement.

### Be Green (Use low or carbon zero energy)

148. The measures proposed to provide a low / zero carbon energy supply on site include Air Source Heat Pumps and Photovoltaic (PV) roof panels. Together these measures are expected to reduce the carbon emissions on site by a further 28% beyond Part L 2013 Building Regulations.
149. PVs are proposed on the upper roof of the building where they would receive the most direct sunlight. The lower roof areas are mostly to be utilised by plant equipment. Consideration has been given to the use of the outdoor terraces for additional PVs however, the only terrace of a sufficient size to accommodate this is on level 7. This terrace include planters and perimeter buffer planting to maintain privacy for neighbouring residents and contribute toward the UGF. Therefore, no PVs are proposed on the outdoor amenity areas.

### Be Seen (Monitor and review)

150. The development is required to calculate the energy performance at the detailed design stage and monitor, verify and report on energy performance during construction and the first 5 years of the buildings operational use. Appendix 1 of the energy This would be secured through the S106 agreement.

### Whole life cycle and carbon capture

151. A whole life-cycle carbon assessment (WLCA) has been submitted supported by a WCLA reporting spreadsheet. The GLA confirm in their Stage 1 report that the report covers the assessment requirements. A planning condition is

recommended to secure a post-construction assessment that would report on the development's actual WLC emissions.

### Circular economy

152. A Circular Economy Statement and GLA Circular Economy Spreadsheet has been submitted to demonstrate how the proposed development has addressed circular economy principles in accordance with London Plan Policy SI 7 and Southwark Plan Policy P62. In their Stage 1 report the GLA confirms that the information submitted for circular economy principles is acceptable. A planning condition is recommended to secure a post-construction report.

### Overheating

153. An Overheating Assessment has been submitted. The report concludes that all the building would maintain thermal comfort for all weather data demonstrating that the development will adapt to climate change. Therefore the development should experience no overheating issues, in accordance with London Plan Policy SI 4 and Southwark Plan Policies P14 and P69.

### BREEAM

154. A BREEAM Pre-assessment has been submitted which demonstrates that the proposed development could achieve at least BREEAM 'excellent' with a score of 73.17%. This includes a BREEAM 'excellent' score on the water elements, as required by London Plan Policy SI5. This score is recommended to be secured through planning condition.

### **Planning obligations (S.106 agreement)**

155. London Plan Policy Df1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development
156. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

157.

Planning Obligation	Mitigation	Applicant position
Archaeology Monitoring	£6,778	Agreed
Employment	17 sustained jobs for unemployed Southwark	Agreed

during construction	residents, 17 short courses and 4 construction industry apprenticeships or a maximum payment of £81,650.00 for shortfall, and the associated employment, skills and business support plan.	
Employment in the completed development	49 sustained jobs for unemployed Southwark Residents at the end phase, or a maximum payment of £210,700 and the associated skills and employment plan.	
Provision of 10% affordable workspace	10% affordable workspace (748 sqm GIA) would be provided on site.	
Business relocation strategy Highways works	Detailed strategy for existing business for construction and end of use phases.  S278 agreement to secure the following works: - Repave the footway fronting the development including new kerbing on Long Lane, Pilgrimage Street, and Southall Place using materials in accordance with Southwark's Streetscape Design Manual (precast concrete paving slabs and granite kerbs). - Reinststate the existing vehicle crossover on Pilgrimage Street as footway; - Upgrade the pedestrian crossing on Long Lane and the junction with Pilgrimage Street; - Provide a dropped kerb on Pilgrimage Street for refuse collection; - Upgrade street lighting fronting the site to current SSDM standards - Repair any damage to the highway arising from construction activities for the development including the movement of construction vehicles;	
Travel Plan	Compliance with the approved plan.	Agreed
Delivery and Servicing Plan	Compliance with the approved plan.	Agreed
On-street accessible parking space	£1000	Amount being discussed.

Delivery and Service management plan bond	£8,500	Amount being discussed.
Legible London signage on Long Lane	£6,208	Agreed.
Cycle club membership scheme	To secure membership for future employees for a period of at least 2 years	Still to be Agreed
Parking Permit exclusion	To restrict future occupiers of the site from obtaining car parking permits under the CPZ.	Agreed.
Future-proof for district heating network	To enable connection to a district heating network in the future if feasible.	Agreed.
Be Seen provisions and post-installation review of energy measures installed	To verify the carbon savings delivered with the potential to secure a contribution towards the Council's Carbon off-set green fund if the policy requirement is not delivered.	Agreed.
Carbon off-set green fund contribution	£121,125	Agreed.
Administration fee	2%	Agreed.

158. In the event that an agreement has not been completed by 30<sup>th</sup> June 2023, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:
159. 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 London Plan (2021) Policies DF1 (Delivery of the Plan and Planning Obligations) T9 (Funding transport infrastructure through planning) and E3 (Affordable workspace), Southwark Plan (2022) Policies P28 (Access to employment and training), P31 (Affordable Workspace), P70 (Energy), IP3 (Community infrastructure levy (CIL) and Section 106 planning obligations), the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015), Paragraph 57 of the NPPF



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

160. 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.
161. The site is located within Southwark CIL Zone 2 and MCIL2 Central London zone. Based on the floor areas provided in the agent's Area Schedule (D&A Statement Jun22, Part 11), the gross amount of CIL is approximately £ 928,068, consisting £909,406 of Mayoral CIL and £18,662 of Borough CIL. It should be noted that this is an estimate, and the approved drawings will be measured when related CIL Assumption of Liability Form is submitted, after planning approval has been obtained.

## **Community involvement and engagement**

162. The applicant has submitted a Statement of Community Involvement (SCI), Engagement Plan and Engagement Summary setting out details of consultation undertaken including meetings with Ward Councillors, pre-application meetings with the London Borough of Southwark and Greater London Authority, presentation to the Design Review Panel, meetings with residents, consultation newsletters sent to neighbours, and two public consultation events held in September 2019 and April 2022.
163. A total of 1,907 invitations were sent to neighbouring addresses for the public exhibition held in April 2022 setting out the various ways residents could find out more and provide feedback in person and virtually. Following this, a total of 713 newsletters were posted to addresses at Empire Square and Pilgrimage Street in June 2022. This was to inform residents of the proposed changes and invite feedback on the consultation website or via the email and telephone contact provided. The consultation website also provided details of the proposal, a virtual consultation page, and feedback page and contact information for the project team. In addition, a notice was placed on site advertising the consultation.
164. A total of 2 feedback forms were received in response to the consultation. In addition, there were 21 attendees recorded at the public exhibition event held on 26 April. In summary, the feedback suggested support for the proposed changes to the Pilgrimage Street elevation, the development of a dis-used site to improve security / reduce anti-social behaviour, the affordable workspace provision, and the greening proposals to improve the public realm. However, there was concern with daylight and sunlight for neighbouring residents at Empire Square and Crosby Row/Porlock Street, construction and operational traffic impacts, and additional information requested. The applicant has provided a response to these comments in the Engagement Summary document.

## Consultation responses from external and statutory consultees

### 165. Environment Agency:

- No objection subject to planning conditions for a scheme to deal with the risks associated with contamination of the site, a verification report demonstrating completion of the works set out in the remediation strategy, a restriction on piling or any other penetrative foundation design methods, and a restriction on drainage systems for the infiltration of surface water drainage into the ground.

### 166. Historic England:

- No advice given.

### 167. London Fire Brigade:

- No observations to make.

### 168. Arqiva

- Arqiva is responsible for providing the BBC, ITV and the majority of the UK's radio transmission network and is responsible for ensuring the integrity of Re-Broadcast Links
- Tall infrastructure such as wind turbines and other tall structures have the potential to block radio transmission links and rebroadcasting links (through direct blocking of radio signal or deflecting signal). Our radio transmission networks normally operate with a 100m buffer either side of a radio link, free from interference by tall development.
- We have considered whether this development is likely to have an adverse effect on our operations and conclude that we have no objection to this development.

### 169. Thames Water:

- The proposed works will be in close proximity to underground sewerage utility infrastructure. Planning condition recommended for a Piling Method Statement
- The applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water.
- The applicant should demonstrate what measures will be taken to minimise groundwater discharge into the public sewer. Informative recommended for a Groundwater Risk Management Permit
- Provided that the applicant follows the sequential approach to the disposal of surface water, no objection is raised to surface water drainage.
- No objection is raised with regard to waste water network and sewage treatment works based on the information provided.

- It is recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
- The proposed development is located within 15m of our underground water assets. Informative recommends for guidance on working near pipes. No objection raised with regard to water network and water treatment infrastructure based on the information provided and subject to an informative for flow fate and pressure.

170. Metropolitan Police Service:

- No contact from the has been made with the Designing Out Crime unit about this development.
- Security seems to have been well incorporated into the layout of the building
- Overall the development could achieve Secured by Design accreditation to be secured by planning condition.

### **Consultation responses from internal consultees**

171. Archaeologist:

- Planning conditions recommended to secure archaeological evaluation and mitigation works, foundation and basement design, archaeological reporting, archaeology of national significance reporting and public engagement programme.
- S106 planning obligation required to support LBS's effective monitoring of archaeological matters.

172. Design and Conservation Team:

- No objection subject to planning conditions for sample materials.

173. Transport Policy Team:

- Planning conditions / S106 obligations for construction management plan, disabled car parking space, cycle parking details, S278 works, delivery/service management bond, permit parking exclusion.

174. Highways Development and Management Team:

- Applicant should enter into a S278 agreement to secure the following works:
  - Repave the footway fronting the development including new kerbing on Long Lane, Pilgrimage Street, and Southall Place;
  - Reinstate the existing vehicle crossover on Pilgrimage Street as footway;
  - Upgrade the pedestrian crossing on Long Lane and the junction with Pilgrimage Street;
  - Provide a dropped kerb on Pilgrimage Street for refuse collection;
  - Upgrade street lighting fronting the site to current SSDM standards;
  - Repair any damage to the highway arising from construction activities for the development including the movement of construction vehicles.

- A planning condition should be secured to require the applicant to obtain a S177 licence for building overhang.
- A planning condition should be secured for a construction management plan.
- A planning condition should be secured to require the submission of a detailed design and methods statements (AIP) for foundations and basement structures retaining the highway to the Highway Authority.
- The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.
- Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies.
- The proposed public realm extent on Long Lane should be laid flush with the existing footway.

175. Urban Forester:

- No proposed tree loss and the development can retain existing trees with suitable pruning and protection measures.
- No objection subject to planning conditions for hard and soft landscaping, Arboricultural Method Statement and Site supervision.

176. Ecology:

- No further surveys are required
- UGF score exceeds London Plan requirement
- BNG of 247% far exceed 10% mandated.
- Planning conditions for green roof, green wall, ecological management plan and swift bricks.

177. Local Economy Team:

- Affordable workspace provision should be in compliance with Southwark Plan 2022 Policy requirements.
- 17 unemployed Southwark resident jobs, 17 short courses and 4 apprenticeships to be provided during the construction phase of development in addition to 49 unemployed Southwark resident jobs at the end phase of development.
- Employment skills and business support plan to be required by S106.

178. Environmental Protection Team

- Planning conditions recommended for plant noise, kitchen ventilation, contamination, and construction environmental management plan.

179. Flood Risk and Drainage Team:

- Planning condition recommended for drainage strategy.

## **Community impact and equalities assessment**

180. The council must not act in a way which is incompatible with rights contained

within the European Convention of Human Rights

181. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
182. 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.
183. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
184. This development aims to deliver job opportunities to local residents both during construction and once operational. The provision of local apprenticeship opportunities during construction should help black and ethnic minority communities. The provision of affordable workspace should help local businesses including black and ethnic minority businesses.
185. Inclusive measures have been incorporated into the design of the development to ensure that the building can be entered and used safely, easily and with dignity by all, with no barriers and allowing independent access without undue effort, separation or special treatment. The provision of a disabled access car parking bay and disabled access cycle storage will help people with disabilities using the building.

### **Human rights implications**

186. 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.

187. This application has the legitimate aim of providing an office 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**

188. 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.
189. 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.

190. **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**

191. This application follows a non-determination appeal on a very similar application (20/AP/0076). The appeal was dismissed due to the detailed design of the Pilgrimage Street elevation only. The appeal decision found no other reason for refusal, concluding that on all other matters of design, neighbouring amenity and disabled parking provision, the proposed development would be acceptable. Following pre-application engagement with LBS officers, this revised scheme has addressed the issues identified at appeal with the design of the Pilgrimage Street elevation. The scheme remains otherwise unchanged from the earlier application.

192. Overall, the proposed development would provide additional, high quality office space in the Central Activities Zone. The principle of the proposed land use is acceptable and the additional jobs and good quality employment floor space are positive aspects of the proposal. Requirements for affordable workspace and support for the existing occupier of the building are proposed to be secured through planning obligations. The flexible café unit would serve a localised catchment and would not have an adverse impact upon the neighbouring town centres. There is no planning requirement to re-provide a theatre use on the site.
193. Planning conditions and obligations are recommended to be secured to ensure that the development would not result in an unacceptable harm to the amenity of adjoining occupiers, the local highway network, servicing and deliveries provision and environmental, energy and sustainability matters. Therefore, for the reasons set out in the 'Assessment' section of this report it is recommended that planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.

## BACKGROUND INFORMATION

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth
<b>Report Author</b>	<u>Gemma Perry</u>
<b>Version</b>	Final

<b>Dated</b>	08 February 2023	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
<b>Date final report sent to Constitutional Team</b>		8 February 2023



## Draft decision notice Recommendation

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

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<b>Applicant</b>	C Dawson 74 Long Lane Limited	<b>Reg. Number</b>	22/AP/2492
<b>Application Type</b>	Major application	<b>Case Number</b>	147-74
<b>Recommendation</b>			

### Draft of Decision Notice

#### for the following development:

Demolition of the existing building and the erection of an 11 storey building (including mezzanine) together with basement to provide office space (Class E) and flexible retail / cafe space (Class E and Sui Generis); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; cycle storage and associated works with ancillary facilities.

74-84 Long Lane London Southwark London SE1 4AU

#### In accordance with application received on 12 July 2022 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

ELEVATION NORTH 469\_1031 received 15/07/2022

ELEVATION EAST 469\_1033 received 15/07/2022

ELEVATION SOUTH 469\_1035 received 15/07/2022

ELEVATION WEST 469\_1037 received 15/07/2022

PLANTING PLAN GROUND FLOOR PLAN 2248-EXA-ZZ-GF-DR-L-00201 received 15/07/2022

Other Documents

SITE PLAN 469\_0900 received 15/07/2022

PLAN BASEMENT 469\_1008 received 15/07/2022

PLAN GROUND 469\_1009 received 15/07/2022

PLAN MEZZANINE 469\_1010 received 15/07/2022  
 PLAN LEVEL L01 L02 469\_1011 received 15/07/2022  
 PLAN LEVEL L03 469\_1013 received 15/07/2022  
 PLAN LEVEL L04 469\_1014 received 15/07/2022  
 PLAN LEVEL L05 469\_1015 received 15/07/2022  
 PLAN LEVEL L06 469\_1016 received 15/07/2022  
 PLAN LEVEL L07 469\_1017 received 15/07/2022  
 PLAN LEVEL L08 469\_1018 received 15/07/2022  
 PLAN LEVEL L09 469\_1019 received 15/07/2022  
 PLAN LEVEL ROOF LOWER 469\_1021 received 15/07/2022  
 PLAN LEVEL ROOF UPPER 469\_1022 received 15/07/2022  
 SECTION AA 469\_1025 received 15/07/2022  
 SECTION BB 469\_1026 received 15/07/2022  
 GENERAL ARRANGMENT PLAN GROUND FLOOR 2248-EXA-ZZ-GF-DR-L-00101  
 received 15/07/2022  
 GENERAL ARRANGMENT PLAN - ROOF TERRACE 2248-EXA-ZZ-ZZ-DR-L-00102  
 received 15/07/2022  
 URBAN GREENING ENHANCEMENT ALL LEVELS 2248-EXA-ZZ-ZZ-DR-L-00103  
 received 15/07/2022  
 PLANTING PLAN ALL ROOF TERRACE 2248-EXA-ZZ-ZZ-DR-L-00202 received  
 15/07/2022  
 DETAILS REFERENCE PLAN 2248-EXA-ZZ-ZZ-DR-L-00600 received 15/07/2022  
 TYPICAL PLANTING DETAILS 2248-EXA-ZZ-ZZ-DR-L-00701 received 15/07/2022

### **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 Condition(s)**

3. Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency:
  - 1) a site investigation scheme, based on the submitted 'phase 1 geoenvironmental desk study by Card Geotechnics Ltd (dated June 2022 with reference CG/38216, Revision 2) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
  - 2) the results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy

giving full details of the remediation measures required and how they are to be undertaken;

3) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

#### Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution, in line with the National Planning Policy Framework (NPPF) (Paragraph 174) and Southwark Plan Policy P64 (Contaminated land and hazardous substances)

4. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
  - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
  - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited Arboricultural consultant.
  - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement.

Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; London Plan 2021 policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands); and Southwark Plan 2022 policies P13 (Design of places), P56 (Protection of amenity), P59 (Green infrastructure), P60 (Biodiversity) and P61 (Trees).

5. No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan 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;
  - 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
  - Air quality impacts - Measures to control emissions during the construction phase relevant to the site should be written into an Air Quality and Dust Management Plan

(AQDMP) in line with the requirements of the Control of Dust and Emissions during Construction and Demolition SPG.

- Site waste management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

- Transport and highways impacts - Using transport operators with a minimum of 'Silver' membership of FORS; restricting deliveries during the school arrival/departure times (0800hrs-0900hrs and 1500hrs-1600hrs); penalties relating to turning away delivery vehicles (not complying with scheduled delivery times and banning vehicles not adhering to the agreed routing of vehicles, consolidation of deliveries); site layout plans for each phase of the development (showing loading areas, operators' parking spaces, location of wheel washing facilities, vehicle entrance arrangement, and on-site routing of traffic); wheel washing facilities; and an undertaking to sweep the adjoining highway daily.

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 pollution and nuisance, in accordance with the National Planning Policy Framework 2021; Southwark Plan 2022 policies P50 (Highways impacts), P56 (Protecting amenity), P62 (Reducing waste), P64 (Contaminated land and hazardous substances) P65 (Improving air quality) P66 (Reducing noise pollution and enhancing soundscapes); and London Plan 2021 policies T4 (Assessing and mitigating transport impacts), T7 (Deliveries, Servicing and Construction) and SI 1 (Improving Air Quality).

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

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Southwark Plan policy P23 (Archaeology); and the National Planning Policy Framework 2021.

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

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Southwark Plan policy P23 (Archaeology); and the National Planning Policy Framework 2021.

8. a) Prior to commencement of the development (excluding demolition and site investigation works) hereby permitted, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:

1) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;

2) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;

3) Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);

b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.

c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.

d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason: To promote the unique setting of the application site and provide

information on the special archaeological and historical interest of this part of Southwark, in accordance with Southwark Plan policy P23 (Archaeology); and the National Planning Policy Framework 2021.

9. Before any work hereby authorised begins, excluding demolition to slab level, archaeological evaluation 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 Southwark Plan policy P23 (Archaeology); and the National Planning Policy Framework 2021.

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

10. a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to above ground works and shall be implemented in accordance with the approved details prior to occupation.
- b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate 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 P16 Designing out crime of the Southwark Plan (2022), and to have regard to condition 47 of the outline planning permission.

11. Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission 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. Details must include:
- o 1 x 1 m panel of brickwork and mortar for each brick type including glazed brick (presented on site);
  - o Coloured samples of all external facings, including spandrel panels, brise soleil, metal balustrades, louvers and vents, plus soffits, windows and door frames and any precast bands, fins and panels.

Reason: To ensure the quality and finishes of the materials are in compliance with the requirements of Southwark Plan 2022 policies P13 (Design of Places) and P14 (Design Quality); and the NPPF 2021, Chapter 14 (Achieving Well Designed Places).

12. Before any above grade work hereby authorised begins, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The wall shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The green walls 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 Walls and Southwark Council agreeing in writing the submitted plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with London Plan 2021 policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), and G5 (Urban Greening); and Southwark Plan policies P59 (Green Infrastructure) and P60 (Biodiversity).

13. 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 London Plan 2021 policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), and G5 (Urban Greening); and Southwark Plan policies P59 (Green Infrastructure) and P60 (Biodiversity).



14. 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, available rooting space, tree pits, 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 equivalent stem girth 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; London Plan policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands); and Southwark Plan policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity), and P60 (Biodiversity).

15. Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:
- Ground level planting
  - Modular green wall
  - Extensive green roof

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

16. Before any above grade work hereby authorised begins, a scheme detailing

obscure glazing, privacy louvres or other privacy measures to be used on the windows and outdoor terraces which would have views towards residential properties at Empire Square South and 14-20 Pilgrimage Street, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and maintained as such thereafter.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); London Plan 2021 Policy D4 (Delivering good design); and Southwark Plan 2022 Policy P56 (Protection of amenity).

17. 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); London Plan 2021 Policy T5 (Cycling); and Southwark Plan 2022 Policy P53 (Cycling).

18. (1) Before any above grade work hereby authorised begins, 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 prepared by Walsh [rev. P02, dated 07/07/2022]. The surface water drainage from the building should discharge to the public sewer via gravity, means unless the applicant can demonstrate that discharging by gravity means is not reasonably practicable.

(2) No building shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications as detailed in the Flood Risk Assessment prepared by Walsh [rev. P02, dated 07/07/2022], 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 minimise the potential for the site to contribute to surface water flooding and ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment in accordance with Southwark's Strategic Flood Risk Assessment (2017); London Plan 2021 Policy SI 13 (Sustainable drainage); and Southwark Plan 2022 Policy P68 (Reducing flood risk).

19. Prior to the commencement of above grade work, details of additional wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

All of the wind microclimate mitigation measures detailed in the Pedestrian Microclimate CFD Study prepared by Wind Tech dated 08.07.2022 and any additional wind mitigation measures hereby approved, shall be delivered prior to first occupation of the development and retained as such thereafter.

Reason:

In the interests of amenity and safety, in accordance with Southwark Plan 2022 policies P51 (Walking) and P56 (Protection of amenity).

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

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

Reason

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in line with the National Planning Policy Framework 2021; and Southwark Plan 2022 Policy P64 (Contaminated land and hazardous substances).

21. Details of Swift nesting 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 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.

Discharge of this condition will be granted on receiving the details of the nest features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest 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); London Plan 2021 Policy G6 (Biodiversity and access to nature); and Southwark Plan 2022 Policy P60 (Biodiversity),

22. Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason:

In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with the NPPF 2021, London Plan 2021 Policy S1 2 (Minimising greenhouse gas emissions); and Southwark Plan 2022 Policy P70 (Energy).

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

The post-construction monitoring report shall be submitted to the GLA, currently via email at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason:

In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with the NPPF 2021; London Plan 2021 Policy SI 7 (Reducing waste and supporting the circular economy); and Southwark Plan 2022 Policy P62 (Reducing waste).

24. (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 'very good or 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 Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); London Plan 2021 Policy SI 2 (Minimising greenhouse gas emissions); and Southwark Plan 2022 policies P69 (Sustainability Standards) and P70 (Energy).

25. Prior to the commencement of use of the cafe unit, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- o Details of extraction rate and efflux velocity of extracted air
- o Full details of grease, particle and odour abatement plant
- o The location and orientation of the extraction ductwork and discharge terminal
- o A management servicing plan for maintenance of the extraction system to ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2021; and Southwark Plan 2022 Policy P56 (Protection of amenity).

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

26. The arrangements for storing and collection of commercial refuse shall be provided in accordance with the waste management plan prepared by SWECO dated 24.06.2022 ref: 65234-SWE-XX-XX-T-TP-0001-RO4, 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); London Plan 2021 Policy D4 (Delivering good design); and Southwark Plan 2022 policies P56 (Protection of Amenity) P62 (Reducing Waste) and P66 (Reducing Noise Pollution and Enhancing Soundscapes).

27. The development must be carried out in accordance with the provisions of the Fire Statement prepared by Salisbury fire dated 08/06/2022 and fire safety plans for the green wall, unless otherwise approved in writing by the Local Planning Authority.

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

28. No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in line with the National Planning Policy Framework (NPPF) (Paragraph 174). Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of ground water.

29. 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 in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in line with the National Planning Policy Framework (NPPF) (Paragraph 174).

30. Other than for maintenance purposes, repair purposes or means of escape, the office terraces shall not be used outside of the following hours: 09:00 and 20:00 on Mondays to Fridays (excluding Public Holidays).

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); London Plan 2021 Policy D4 (Delivering good design); and Southwark Plan 2022 Policy P56 (Protection of amenity).

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

31. The outdoor seating area for the cafe /retail unit on Southall Place is only permitted to open between the hours of 0800-2000 daily and shall be operated in accordance with the Noise Management Plan included within the Noise Impact Assessment Report prepared by Hann Tucker Associates dated 31.05.2022 ref: 26830/NIA2/REV2.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); London Plan 2021 Policy D4 (Delivering good design); and Southwark Plan 2022 Policy P56 (Protection of amenity).

32. Any permitted use within the flexible cafe / retail unit hereby approved shall only be permitted to open between the hours of 0700 to 2300 Monday to Saturday and 0700 to 2200 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); London Plan 2021 Policy D4 (Delivering good design); and Southwark Plan 2022 Policy P56 (Protection of amenity).

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

shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard. The plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:

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

35. Detailed designs and method statements (AIP) for foundations and basement structures retaining the highway (temporary and permanent) should be submitted and approved by the Highway Authority.

Please contact Anthony Davis at [Anthony.Davis@southwark.gov.uk](mailto:Anthony.Davis@southwark.gov.uk).

36. In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be agreed and submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure that the archaeological interest of the site is preserved by record or in situ, that archaeological operations are undertaken to an acceptable standard, and in order to mitigate the impact of the works on the archaeological resource, in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

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

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.



38. Arboricultural Site Supervision Part 1: All Arboricultural Supervisory elements to be undertaken in accordance with the approved Arboricultural Method Statement for this site, as evidenced through signed sheets and photographs. Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

**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 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022)

**Informatives**

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:  
"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.  
  
The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.
- 2 The proposed public realm extent on Long Lane should be laid flush with the existing footway.
- 3 The applicant is to note that surface water from private areas is not permitted

to flow onto public highway in accordance with Section 163 of the Highways Act 1980.

- 4 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.
- 5 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 6 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 7 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 8 For parts of the building that will overhang the public highway, the building should be designed in accordance with TD27/05. The overhanging would require the applicant to obtain an s177 licence.



**Site notice date:** 28/09/2022

**Press notice date:** 06/10/2022

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

**Neighbour consultation letters sent:**

### **Internal services consulted**

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

### **Statutory and non-statutory organisations**

EDF Energy  
 Environment Agency  
 Historic England  
 London Fire & Emergency Planning Authority  
 Natural England - London & South East Region  
 Metropolitan Police Service (Designing O  
 Transport for London  
 Thames Water

### **Neighbour and local groups consulted:**

Flat 16 Empire Square East Empire Square	Flat 104 Empire Square South Empire Square
Flat 6 Empire Square East Empire Square	Flat 88 Empire Square South Empire Square
17 Empire Square London Southwark	Flat 45 Empire Square South Empire Square
1 Southall Place London Southwark	Flat 73 Empire Square South Empire Square
Flat 5 5 Plantain Place London	Flat 66 Empire Square South Empire Square
Flat 131 Empire Square South Empire Square	Flat 61 Empire Square South Empire Square
Flat 116 Empire Square South Empire Square	Flat 57 Empire Square South Empire Square
Flat 109 Empire Square South Empire Square	

Square  
 Flat 53 Empire Square South Empire  
 Square  
 Flat 11 Empire Square South Empire  
 Square  
 Flat 13 89 Long Lane London  
 40 Lockyer Estate Kipling Street London  
 60 Crosby Row London Southwark  
 Flat 19 Balin House Long Lane  
 Flat 81 Empire Square South Empire  
 Square  
 4 Sterry Street London Southwark  
 Flat 62 Empire Square South Empire  
 Square  
 Flat 20 Brenley House Tabard Garden  
 Estate Tennis Street  
 42 Crosby Row London Southwark  
 Flat 33 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 17 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 10 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 7 Balin House Long Lane  
 Flat 66 Balin House Long Lane  
 9 Lockyer Estate Kipling Street London  
 Flat 9 Harbledown House Manciple  
 Street  
 Flat 13 Medway House Hankey Place  
 6 Daryngton House Hankey Place  
 London  
 Flat 11 Halling House Long Lane  
 Flat 36 Harbledown House Manciple  
 Street  
 Flat 31 Harbledown House Manciple  
 Street  
 Flat B 20 Pilgrimage Street London  
 Flat 10 Eynsford House Crosby Row  
 44 Crosby Row London Southwark  
 30 Crosby Row London Southwark  
 47 Lockyer Estate Kipling Street London  
 19 Lockyer Estate Kipling Street London  
 Flat 63 Empire Square East Empire  
 Square  
 Flat 57 Empire Square East Empire  
 Square  
 Flat 52 Empire Square East Empire  
 Square  
 Flat 67 Empire Square South Empire

Square  
 Flat 53 Balin House Long Lane  
 Flat 49 Balin House Long Lane  
 20 Vintry Court 18 Porlock Street London  
 8 Vintry Court 18 Porlock Street London  
 Flat 77 Empire Square East Empire  
 Square  
 Flat 66 Empire Square East Empire  
 Square  
 Flat 48 Empire Square East Empire  
 Square  
 Flat 44 Empire Square East Empire  
 Square  
 Flat 8 5 Plantain Place London  
 Flat 151 Empire Square South Empire  
 Square  
 Flat 136 Empire Square South Empire  
 Square  
 Flat 132 Empire Square South Empire  
 Square  
 Flat 121 Empire Square South Empire  
 Square  
 Flat 83 Empire Square South Empire  
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 Flat 34 Empire Square South Empire  
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 Flat 27 Empire Square South Empire  
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 Flat 84 Empire Square East Empire  
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 Flat 83 Empire Square East Empire  
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 Unit 4 Richer House Hankey Place  
 Flat 42 Empire Square South Empire  
 Square  
 Flat 64 Empire Square South Empire  
 Square  
 Flat 22 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 2 Harbledown House Manciple  
 Street  
 Flat 125 Empire Square South Empire  
 Square  
 Flat 20 Harbledown House Manciple  
 Street  
 Flat 4 Eynsford House Crosby Row  
 Flat 47 Balin House Long Lane  
 Flat 106 Empire Square South Empire  
 Square

Apartment 8 1 Pilgrimage Street London  
 Flat 12 Balin House Long Lane  
 Flat 10 Balin House Long Lane  
 Flat 3 102 Long Lane London  
 Flat 4 Medway House Hankey Place  
 Flat 26 Medway House Hankey Place  
 Flat 21 Medway House Hankey Place  
 Flat 24 Harbledown House Manciple Street  
 Flat 24 Medway House Hankey Place  
 Flat 3 Harbledown House Manciple Street  
 32 Pilgrimage Street London Southwark  
 16 Vintry Court 18 Porlock Street London  
 Flat 2 5 Plantain Place London  
 Flat 152 Empire Square South Empire Square  
 66 Crosby Row London Southwark  
 Flat 40 Brenley House Tabard Garden Estate Tennis Street  
 14 Crosby Row London Southwark  
 18 Pilgrimage Street London Southwark  
 Flat 54 Balin House Long Lane  
 Flat 7 Hankey House Hankey Place  
 Flat 2 Hankey House Hankey Place  
 13 Tanners Yard Southwark SE1 4PT  
 Flat 9 Halling House Long Lane  
 Flat 34 Harbledown House Manciple Street  
 Flat 15 Eynsford House Crosby Row  
 50 Lockyer Estate Kipling Street London  
 36 Lockyer Estate Kipling Street London  
 Flat 78 Empire Square East Empire Square  
 Flat 59 Empire Square South Empire Square  
 Flat 51 Empire Square South Empire Square  
 Flat 46 Empire Square South Empire Square  
 Flat 43 Empire Square South Empire Square  
 Flat 17 Empire Square East Empire Square  
 1 Plantain Place Crosby Row London  
 Flat 138 Empire Square South Empire Square  
 Flat 133 Empire Square South Empire Square  
 Flat 23 Empire Square South Empire Square  
 Flat 87 Empire Square South Empire Square  
 Flat 4 5 Plantain Place London  
 Flat 30 Brenley House Tabard Garden Estate Tennis Street  
 Flat 2 Brenley House Tabard Garden Estate Tennis Street  
 Beormund School Crosby Row London  
 87 Long Lane London Southwark  
 Flat 2 100 Long Lane London  
 Flat 2 102 Long Lane London  
 Flat 1 Harbledown House Manciple Street  
 48 Pilgrimage Street London Southwark  
 34 Pilgrimage Street London Southwark  
 Flat 9 Eynsford House Crosby Row  
 Flat 19 Eynsford House Crosby Row  
 Flat 16 Eynsford House Crosby Row  
 Flat 1 Eynsford House Crosby Row  
 32 Lockyer Estate Kipling Street London  
 229 Empire Square West London SE1 4NL  
 56 Corio House 12 The Grange London  
 89 Long lane London  
 Apartment 8, 1 Pilgrimage Street London SE1 4GQ  
 23 Brenley House Tabard Gardens Estate London  
 Apartment 2 1 Pilgrimage Street London  
 28 Pattison London  
 79 Empire Square East Empire Square London  
 Falmouth Road London SE1  
 26 Telfords Yard E1W 2BQ  
 Flat 22 Empire Square East Empire Square  
 Flat 140 Empire Square South Empire Square  
 Flat 110 Empire Square South Empire Square  
 Flat 28 Empire Square South Empire Square  
 Flat 13 Empire Square South Empire Square  
 Flat 85 Empire Square East Empire Square  
 Flat 79 Empire Square South Empire Square

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 Flat 74 Empire Square South Empire  
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 Flat 69 Empire Square South Empire  
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 Unit 1 Ground Floor Gallery Court 1-7  
 Pilgrimage Street  
 Flat 35 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 32 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 2 89 Long Lane London  
 16 Pilgrimage Street London Southwark  
 Flat 5 102 Long Lane London  
 Flat 38 Harbledown House Manciple  
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 Flat 33 Harbledown House Manciple  
 Street  
 89 Long Lane London Southwark  
 28 Pilgrimage Street London Southwark  
 17 Crosby Row London Southwark  
 Flat 24 Eynsford House Crosby Row  
 Flat 14 Eynsford House Crosby Row  
 43 Lockyer Estate Kipling Street London  
 20 Lockyer Estate Kipling Street London  
 Flat 8 Hankey House Hankey Place  
 Flat 8 Medway House Hankey Place  
 Flat 6 Medway House Hankey Place  
 Flat 22 Medway House Hankey Place  
 Flat 12 Medway House Hankey Place  
 Flat 7 Halling House Long Lane  
 Flat 12 Halling House Long Lane  
 24 Lockyer Estate Kipling Street London  
 13 Lockyer Estate Kipling Street London  
 Flat 15 Medway House Hankey Place  
 Flat 11 Medway House Hankey Place  
 Flat 5 Halling House Long Lane  
 68 Crosby Row London Southwark  
 56 Crosby Row London Southwark  
 Flat 9 Balin House Long Lane  
 Flat 33 Balin House Long Lane  
 Flat 3 Balin House Long Lane  
 Flat 25 Balin House Long Lane  
 Flat 55 Balin House Long Lane  
 Flat 37 Balin House Long Lane  
 Apartment 4 1 Pilgrimage Street London  
 Apartment 1 1 Pilgrimage Street London  
 Flat 2 1 Plantain Place London  
 Flat 1 1 Plantain Place London  
 22 Vintry Court 18 Porlock Street London  
 Flat 75 Empire Square East Empire  
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 Flat 74 Empire Square East Empire  
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 Flat 72 Empire Square East Empire  
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 Flat 62 Empire Square East Empire  
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 Flat 43 Empire Square East Empire  
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 Flat 18 Empire Square East Empire  
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 Flat 14 Empire Square East Empire  
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 Flat 8 Empire Square East Empire  
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 Units 5-8 Empire Square South Empire  
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 Flat 155 Empire Square South Empire  
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 Flat 154 Empire Square South Empire  
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 Flat 147 Empire Square South Empire  
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 Flat 118 Empire Square South Empire  
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 Flat 44 Empire Square South Empire  
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 Flat 26 Empire Square South Empire  
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 Flat 21 Empire Square South Empire  
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 Flat 19 Empire Square South Empire  
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Flat 9 Empire Square South Empire Square  
 Flat 8 Empire Square South Empire Square  
 Flat 6 Empire Square South Empire Square  
 Second Floor Unit 2 Gallery Court Pilgrimage Street  
 34 Crosby Row London Southwark  
 32 Crosby Row London Southwark  
 2-3 Plantain Place London Southwark  
 Flat 27 Balin House Long Lane  
 Flat 24 Balin House Long Lane  
 Flat 2 Balin House Long Lane  
 Flat 46 Balin House Long Lane  
 Flat 38 Balin House Long Lane  
 14 Vintry Court 18 Porlock Street London  
 Flat 1 1 Manciple Street London  
 Flat 58 Empire Square East Empire Square  
 Flat 41 Empire Square East Empire Square  
 Flat 29 Empire Square East Empire Square  
 Flat 13 Empire Square East Empire Square  
 Flat 5 Empire Square East Empire Square  
 2 Sterry Street London Southwark  
 Flat 119 Empire Square South Empire Square  
 Flat 111 Empire Square South Empire Square  
 Flat 108 Empire Square South Empire Square  
 Flat 98 Empire Square South Empire Square  
 Flat 60 Empire Square South Empire Square  
 Flat 12 Empire Square South Empire Square  
 Flat 89 Empire Square East Empire Square  
 Second Floor Right and Centre 74-84 Long Lane London  
 38 Pilgrimage Street London Southwark  
 Flat 17 Eynsford House Crosby Row  
 Flat 11 Harbledown House Manciple Street  
 Flat 61 Balin House Long Lane  
 Flat 129 Empire Square South Empire Square  
 Flat 10 100 Long Lane London  
 Flat 20 Empire Square East Empire Square  
 Flat 4 100 Long Lane London  
 Flat 35 Harbledown House Manciple Street  
 Flat 28 Balin House Long Lane  
 36 Pilgrimage Street London Southwark  
 Flat 9 Medway House Hankey Place  
 Flat 8 Halling House Long Lane  
 Flat 4 Empire Square South Empire Square  
 Flat 3 Brenley House Tabard Garden Estate Tennis Street  
 Flat 23 Brenley House Tabard Garden Estate Tennis Street  
 Flat 21 Brenley House Tabard Garden Estate Tennis Street  
 Third Floor 74-84 Long Lane London  
 Unit 1 First Floor and Second Floor Gallery Court 1-7 Pilgrimage Street  
 Flat 4 Balin House Long Lane  
 Flat 29 Balin House Long Lane  
 Flat 18 Balin House Long Lane  
 4 Lockyer Estate Kipling Street London  
 44 Pilgrimage Street London Southwark  
 24 Pilgrimage Street London Southwark  
 Flat 6 Halling House Long Lane  
 Flat 3 Halling House Long Lane  
 Flat 6 Harbledown House Manciple Street  
 Flat 29 Harbledown House Manciple Street  
 Flat 15 Harbledown House Manciple Street  
 Flat 86 Empire Square East Empire Square  
 Flat 46 Empire Square East Empire Square  
 Flat 26 Balin House Long Lane  
 50 Pilgrimage Street London Southwark  
 Flat 10 Medway House Hankey Place  
 6 Southall Place London Southwark  
 70 Crosby Row London Southwark  
 Flat 71 Empire Square East Empire Square



Flat 24 Empire Square South Empire Square  
 Flat 8 Brenley House Tabard Garden Estate Tennis Street  
 Flat 4 Brenley House Tabard Garden Estate Tennis Street  
 Flat 38 Brenley House Tabard Garden Estate Tennis Street  
 Flat 25 Brenley House Tabard Garden Estate Tennis Street  
 Apartment 2 1 Pilgrimage Street London  
 Flat 34 Balin House Long Lane  
 Flat 31 Balin House Long Lane  
 Flat 63 Balin House Long Lane  
 Flat 42 Balin House Long Lane  
 30 Pilgrimage Street London Southwark  
 Flat 23 Medway House Hankey Place  
 Flat 1 Halling House Long Lane  
 Flat 27 Harbledown House Manciple Street  
 Flat 17 Harbledown House Manciple Street  
 Flat 18 Eynsford House Crosby Row  
 80 Crosby Row London Southwark  
 74 Crosby Row London Southwark  
 58 Crosby Row London Southwark  
 38 Crosby Row London Southwark  
 42 Lockyer Estate Kipling Street London  
 Flat 8 Eynsford House Crosby Row  
 4 Vintry Court 18 Porlock Street London  
 Vintry Court 18 Porlock Street London  
 Flat 70 Empire Square East Empire Square  
 Flat 73 Empire Square East Empire Square  
 Flat 135 Empire Square South Empire Square  
 Flat 95 Empire Square South Empire Square  
 Flat 1 100 Long Lane London  
 Flat 67 Empire Square East Empire Square  
 Flat 23 Empire Square East Empire Square  
 Flat 9 Empire Square East Empire Square  
 Flat 7 Empire Square South Empire Square  
 Flat 5 Eynsford House Crosby Row  
 22 Lockyer Estate Kipling Street London  
 Flat 13 Balin House Long Lane  
 Flat 9 Hankey House Hankey Place  
 5 Southall Place London Southwark  
 Flat 157 Empire Square South Empire Square  
 Flat 10 Harbledown House Manciple Street  
 Flat 20 Eynsford House Crosby Row  
 Flat 13 Eynsford House Crosby Row  
 Porlock Hall Porlock Street London  
 Flat 60 Empire Square East Empire Square  
 Flat 55 Empire Square East Empire Square  
 Flat 50 Empire Square East Empire Square  
 Flat 45 Empire Square East Empire Square  
 Flat 150 Empire Square South Empire Square  
 Flat 41 Empire Square South Empire Square  
 Flat 35 Empire Square East Empire Square  
 3 Southall Place London Southwark  
 Flat 102 Empire Square South Empire Square  
 Flat 100 Empire Square South Empire Square  
 Flat 7 5 Plantain Place London  
 Flat 6 1 Manciple Street London  
 Flat 9 Brenley House Tabard Garden Estate Tennis Street  
 Flat 39 Brenley House Tabard Garden Estate Tennis Street  
 Flat 29 Brenley House Tabard Garden Estate Tennis Street  
 Flat 18 Brenley House Tabard Garden Estate Tennis Street  
 Flat 1 Brenley House Tabard Garden Estate Tennis Street  
 7 Lockyer Estate Kipling Street London  
 2 Lockyer Estate Kipling Street London  
 1 Lockyer Estate Kipling Street London  
 Flat 8 100 Long Lane London  
 Flat 7 102 Long Lane London  
 Flat 10 102 Long Lane London  
 46 Pilgrimage Street London Southwark

Flat 12 Eynsford House Crosby Row  
 48 Lockyer Estate Kipling Street London  
 38 Lockyer Estate Kipling Street London  
 52 Crosby Row London Southwark  
 39 Lockyer Estate Kipling Street London  
 28 Lockyer Estate Kipling Street London  
 Flat 65 Empire Square East Empire  
 Square  
 89 A Longlane London  
 9 Empire Square East London SE14NB  
 Aldermary House 10-15 Queen Street  
 London  
 27 Fairmount Road London SW2 2BJ  
 73 Butlers And Colonial Wharf London  
 Flat 18 41 Grange Walk London  
 13 Tanners Yard Southwark SE1 4PT  
 1 Pilgrimage Street London SE1 4GQ  
 130 Webber Street London SE1 0JN  
 72 Empire Square South London SE1  
 4NF  
 7 Southall Place London SE1 4ND  
 4 Exon Street London SE17 2JW  
 19 Monson Road Broxbourne EN10 7DY  
 1 Pilgrimage St, Atollo Flat 5 London  
 130 Empire Square South Empire  
 Square London  
 70 Becket House Tabard Street London  
 93 Empire Square South Empire Square  
 London  
 27 Fairmount Road London SW2 2BJ  
 1 Smith Square London SW1P 3HS  
 23 Dibdin Apartments 149 Blackfriars  
 Road London  
 Apartment 9 1 Pilgrimage Street London  
 Empire Square West London Se1 4nl  
 130 Empire Square South Empire  
 Square London  
 74 EMPIRE SQUARE SOUTH EMPIRE  
 SQUARE LONDON  
 27 Lockyer Estate Kipling Street London  
 26 Lockyer Estate Kipling Street London  
 21 Lockyer Estate Kipling Street London  
 Flat 6 Hankey House Hankey Place  
 Flat 1 Hankey House Hankey Place  
 28 Crosby Row London Southwark  
 Flat 5 Medway House Hankey Place  
 76 Crosby Row London Southwark  
 36 Crosby Row London Southwark  
 20 Crosby Row London Southwark  
 Flat 6 Balin House Long Lane  
 Flat 30 Balin House Long Lane  
 Flat 52 Balin House Long Lane  
 Flat 50 Balin House Long Lane  
 Flat 40 Balin House Long Lane  
 Apartment 6 1 Pilgrimage Street London  
 9 Vintry Court 18 Porlock Street London  
 Flat 2 1 Manciple Street London  
 Flat 79 Empire Square East Empire  
 Square  
 Flat 61 Empire Square East Empire  
 Square  
 Flat 36 Empire Square East Empire  
 Square  
 4 Southall Place London Southwark  
 Flat 6 5 Plantain Place London  
 Flat 114 Empire Square South Empire  
 Square  
 Flat 99 Empire Square South Empire  
 Square  
 Flat 80 Empire Square South Empire  
 Square  
 Flat 9, Empire Square East, Long Lane,  
 Borough London  
 FLAT 7, WILLIAM GAITSKELL HOUSE,  
 23 PARADISE STREET London  
 8 Godfree Court 35 Long Lane London  
 24 Harbledown House Manciple Street  
 London  
 Flat 9 1 Pilgrimage Street London  
 Flat 100, 130 Webber Street London  
 SE1 0JP  
 72 Butlers & Colonial Wharf London  
 Se12py  
 247 Empire Square West Borough  
 London  
 Flat 1 1 Pilgrimage Street London  
 Flat 1 6-7 Bermondsey Square London  
 19 Crosby Row London SE1 3YD  
 248 Empire Square West London SE1  
 4NL  
 Flat 7 Pilgrimage Street London  
 7 Creasy Estate London SE1 4SL  
 13 Tanner Yard Southwark Se1 4PT  
 Flat 18 Medway House Hankey Place  
 London  
 Empire Square South London SE1 4NF  
 85 Long lane London  
 157 Empire Square South London SE1

4NG  
 1 Smith Square London SW1P 3HS  
 13 Peveril London SE1 4TD  
 15 Freemantle Street London SE172JP  
 Flat 7 Eynsford House Crosby Row  
 London  
 7 Eynsford House Crosby Row London  
 Alan Camp Architects 88 Union Street  
 London  
 54 Trinity Church Square London  
 Apartment 2 Atollo, 1 Pilgrimage Street  
 London SE14GQ  
 19 Crosby Row London SE1 3YD  
 Kiosk Borough Stan London Se1 1jx  
 76 Empire Square South Empire Square  
 London  
 Flat 19 Brenley House Tabard Garden  
 Estate Tennis Street  
 Basement To First Floors 74-84 Long  
 Lane London  
 Unit 4 Gallery Court 4-10 Hankey Place  
 Flat 1 89 Long Lane London  
 Apartment 5 1 Pilgrimage Street London  
 Flat 20 Balin House Long Lane  
 Flat 76 Empire Square South Empire  
 Square  
 Flat 35 Empire Square South Empire  
 Square  
 Flat 29 Empire Square South Empire  
 Square  
 Flat 22 Empire Square South Empire  
 Square  
 149 Empire Square South London SE1  
 4NG  
 80 Crosby Row London SE1 3PT  
 6A Great Dover Street London SE1 4XW  
 Apt. 6 Atollo 1 Pilgrimage Street Borough  
 252 Empire Square Empire Square  
 London  
 229 Empire Square West London SE1  
 4NL  
 56 Corio House 12 The Grange London  
 89 Long lane London  
 Apartment 8, 1 Pilgrimage Street London  
 SE1 4GQ  
 23 Brenley House Tabard Gardens  
 Estate London  
 Apartment 2 1 Pilgrimage Street London  
 28 Pattison London

96  
 79 Empire Square East Empire Square  
 London  
 Falmouth Road London SE1  
 26 Telfords Yard E1W 2BQ  
 89 A Longlane London  
 Flat 15 Balin House Long Lane  
 Flat 60 Balin House Long Lane  
 Flat 45 Balin House Long Lane  
 1 Pilgrimage Street London SE1 4GQ  
 130 Webber Street London SE1 0JN  
 Flat 36 Balin House Long Lane  
 Flat 9 100 Long Lane London  
 16 Crosby Row London Southwark  
 Flat 23 Eynsford House Crosby Row  
 18 Vintry Court 18 Porlock Street London  
 12 Vintry Court 18 Porlock Street London  
 Flat 56 Empire Square South Empire  
 Square  
 Flat 40 Empire Square East Empire  
 Square  
 Flat 18 Empire Square South Empire  
 Square  
 Flat 2 Empire Square South Empire  
 Square  
 1 Plantain Place London Southwark  
 Flat 82 Empire Square South Empire  
 Square  
 Flat 37 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 34 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 24 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 16 Eynsford House Crosby Row  
 Flat 16 Empire Square South Empire  
 Square  
 Flat 81 Empire Square East Empire  
 Square  
 Flat 68 Empire Square South Empire  
 Square  
 17 Lockyer Estate Kipling Street London  
 7 Vintry Court 18 Porlock Street London  
 Flat 31 Empire Square South Empire  
 Square  
 Flat 5 Empire Square South Empire  
 Square  
 35 Lockyer Estate Kipling Street London  
 Flat 24 Medway House Hankey Place  
 Flat 3 Harbledown House Manciple

Street  
 32 Pilgrimage Street London Southwark  
 16 Vintry Court 18 Porlock Street London  
 Flat 2 5 Plantain Place London  
 Flat 152 Empire Square South Empire  
 Square  
 66 Crosby Row London Southwark  
 Flat 40 Brenley House Tabard Garden  
 Estate Tennis Street  
 14 Crosby Row London Southwark  
 18 Pilgrimage Street London Southwark  
 Flat 54 Balin House Long Lane  
 Flat 7 Hankey House Hankey Place  
 Flat 2 Hankey House Hankey Place  
 Flat 9 Halling House Long Lane  
 Flat 34 Harbledown House Manciple  
 Street  
 Flat 15 Eynsford House Crosby Row  
 50 Lockyer Estate Kipling Street London  
 36 Lockyer Estate Kipling Street London  
 Flat 78 Empire Square East Empire  
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 Flat 59 Empire Square South Empire  
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 Flat 51 Empire Square South Empire  
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 Flat 46 Empire Square South Empire  
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 Flat 43 Empire Square South Empire  
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 Flat 17 Empire Square East Empire  
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 1 Plantain Place Crosby Row London  
 Flat 138 Empire Square South Empire  
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 Flat 133 Empire Square South Empire  
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 Flat 23 Empire Square South Empire  
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 Flat 87 Empire Square South Empire  
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 Flat 4 5 Plantain Place London  
 Flat 30 Brenley House Tabard Garden  
 Estate Tennis Street  
 Flat 2 Brenley House Tabard Garden  
 Estate Tennis Street  
 Beormund School Crosby Row London  
 87 Long Lane London Southwark  
 Flat 2 100 Long Lane London  
 Flat 2 102 Long Lane London  
 Flat 1 Harbledown House Manciple  
 Street  
 48 Pilgrimage Street London Southwark  
 34 Pilgrimage Street London Southwark  
 Flat 9 Eynsford House Crosby Row  
 Flat 19 Eynsford House Crosby Row  
 Flat 141 Empire Square South Empire  
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 Flat 137 Empire Square South Empire  
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 Flat 127 Empire Square South Empire  
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 Flat 1 Eynsford House Crosby Row  
 32 Lockyer Estate Kipling Street London  
 24 Lockyer Estate Kipling Street London  
 13 Lockyer Estate Kipling Street London  
 Flat 15 Medway House Hankey Place  
 Flat 11 Medway House Hankey Place  
 Flat 5 Halling House Long Lane  
 68 Crosby Row London Southwark  
 56 Crosby Row London Southwark  
 Flat 9 Balin House Long Lane  
 Flat 33 Balin House Long Lane  
 Flat 3 Balin House Long Lane  
 Flat 25 Balin House Long Lane  
 Flat 55 Balin House Long Lane  
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 Apartment 4 1 Pilgrimage Street London  
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 Flat 2 1 Plantain Place London  
 Flat 1 1 Plantain Place London  
 22 Vintry Court 18 Porlock Street London  
 Flat 75 Empire Square East Empire  
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 Flat 155 Empire Square South Empire Square  
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 Flat 147 Empire Square South Empire Square  
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 Flat 20 Empire Square South Empire Square  
 Flat 87 Empire Square East Empire Square  
 Flat 26 Brenley House Tabard Garden Estate Tennis Street  
 Flat 16 Brenley House Tabard Garden Estate Tennis Street  
 Flat 3 89 Long Lane London  
 First Floor 85-87 Long Lane London  
 Unit 3 Gallery Court 4-10 Hankey Place  
 Flat 30 Harbledown House Manciple Street  
 Flat 13 Harbledown House Manciple Street  
 Flat 7 Eynsford House Crosby Row  
 49 Lockyer Estate Kipling Street London  
 44 Lockyer Estate Kipling Street London  
 37 Lockyer Estate Kipling Street London  
 Flat 3 Medway House Hankey Place  
 Flat 20 Medway House Hankey Place  
 Flat 17 Medway House Hankey Place  
 1 Daryngton House Hankey Place London  
 72 Crosby Row London Southwark  
 46 Crosby Row London Southwark  
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 Flat 8 Balin House Long Lane  
 Flat 17 Balin House Long Lane  
 21 Vintry Court 18 Porlock Street London  
 13 Vintry Court 18 Porlock Street London  
 3 Vintry Court 18 Porlock Street London  
 Vintry Court Community Centre 18A Porlock Street London  
 Flat 69 Empire Square East Empire Square  
 Flat 64 Empire Square East Empire Square  
 Flat 54 Empire Square East Empire Square  
 Flat 39 Empire Square East Empire Square

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 Second Floor Unit 2 Gallery Court Pilgrimage Street  
 Flat 73 Empire Square East Empire Square  
 Flat 135 Empire Square South Empire Square  
 Flat 95 Empire Square South Empire Square  
 Flat 1 100 Long Lane London  
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 Flat 5 Eynsford House Crosby Row  
 22 Lockyer Estate Kipling Street London  
 Flat 13 Balin House Long Lane  
 Flat 9 Hankey House Hankey Place  
 5 Southall Place London Southwark  
 Flat 157 Empire Square South Empire Square  
 Flat 19 Brenley House Tabard Garden Estate Tennis Street  
 Basement To First Floors 74-84 Long Lane London  
 Unit 4 Gallery Court 4-10 Hankey Place  
 Flat 1 89 Long Lane London  
 Apartment 5 1 Pilgrimage Street London  
 Flat 20 Balin House Long Lane  
 Flat 15 Balin House Long Lane  
 Flat 60 Balin House Long Lane  
 Flat 45 Balin House Long Lane  
 Flat 36 Balin House Long Lane  
 Flat 9 100 Long Lane London  
 16 Crosby Row London Southwark  
 Flat 23 Eynsford House Crosby Row  
 18 Vintry Court 18 Porlock Street London  
 Unit 2 First Floor Gallery Court Pilgrimage Street  
 3 Lockyer Estate Kipling Street London  
 Flat 5 100 Long Lane London  
 Flat 19 Harbledown House Manciple Street  
 Flat 18 Harbledown House Manciple Street  
 42 Pilgrimage Street London Southwark  
 26 Pilgrimage Street London Southwark  
 Flat 22 Eynsford House Crosby Row  
 29 Lockyer Estate Kipling Street London  
 Flat 3 Hankey House Hankey Place  
 Flat 2 Medway House Hankey Place  
 2 Daryngton House Hankey Place London  
 Flat 2 Halling House Long Lane  
 Flat 10 Halling House Long Lane  
 18 Crosby Row London Southwark  
 Flat 22 Balin House Long Lane  
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 2 Vintry Court 18 Porlock Street London  
 Flat 4 1 Manciple Street London  
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 17 Empire Square London Southwark  
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 Flat 41 Balin House Long Lane  
 26 Crosby Row London Southwark  
 Flat 40 Empire Square South Empire Square  
 Flat 92 Empire Square South Empire Square  
 84 Long Lane London Southwark

8 Lockyer Estate Kipling Street London  
 Flat 11 Eynsford House Crosby Row  
 23 Lockyer Estate Kipling Street London  
 Flat 18 Medway House Hankey Place  
 Flat 51 Empire Square East Empire Square  
 Flat 86 Empire Square South Empire Square  
 Flat 5 Brenley House Tabard Garden Estate Tennis Street  
 Flat 27 Brenley House Tabard Garden Estate Tennis Street  
 Flat 15 Brenley House Tabard Garden Estate Tennis Street  
 Second Floor Rear 74-84 Long Lane London  
 Flat 69 Balin House Long Lane  
 Flat 51 Balin House Long Lane  
 89A Long Lane London Southwark  
 Flat 6 102 Long Lane London  
 Flat 5 Hankey House Hankey Place  
 Flat 7 Medway House Hankey Place  
 Flat 4 Harbledown House Manciple Street  
 45 Lockyer Estate Kipling Street London  
 25 Lockyer Estate Kipling Street London  
 14 Lockyer Estate Kipling Street London  
 15 Vintry Court 18 Porlock Street London  
 12 Vintry Court 18 Porlock Street London  
 Flat 56 Empire Square South Empire Square  
 Flat 40 Empire Square East Empire Square  
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 Flat 2 Empire Square South Empire Square  
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 Flat 82 Empire Square South Empire Square  
 Flat 37 Brenley House Tabard Garden Estate Tennis Street  
 Flat 34 Brenley House Tabard Garden Estate Tennis Street  
 Flat 24 Brenley House Tabard Garden Estate Tennis Street  
 Flat 16 Brenley House Tabard Garden Estate Tennis Street  
 Flat 3 89 Long Lane London

First Floor 85-87 Long Lane London  
 Unit 3 Gallery Court 4-10 Hankey Place  
 Flat 30 Harbledown House Manciple Street  
 Flat 55 Empire Square South Empire Square  
 Flat 52 Empire Square South Empire Square  
 Flat 39 Empire Square South Empire Square  
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 Flat 33 Brenley House Tabard Garden Estate Tennis Street  
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 Unit 1 5 Plantain Place London  
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 Flat 7 Brenley House Tabard Garden Estate Tennis Street  
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 78 Crosby Row London Southwark  
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 17 Vintry Court 18 Porlock Street London  
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 21 Vintry Court 18 Porlock Street London  
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 Flat 79 Empire Square South Empire Square  
 Flat 74 Empire Square South Empire Square  
 Flat 69 Empire Square South Empire Square  
 Unit 1 Ground Floor Gallery Court 1-7 Pilgrimage Street  
 Flat 35 Brenley House Tabard Garden Estate Tennis Street  
 Flat 32 Brenley House Tabard Garden Estate Tennis Street  
 Flat 2 89 Long Lane London  
 16 Pilgrimage Street London Southwark  
 Flat 5 102 Long Lane London  
 Flat 38 Harbledown House Manciple Street  
 Flat 33 Harbledown House Manciple Street  
 89 Long Lane London Southwark  
 28 Pilgrimage Street London Southwark  
 17 Crosby Row London Southwark  
 Flat 24 Eynsford House Crosby Row  
 Flat 14 Eynsford House Crosby Row  
 43 Lockyer Estate Kipling Street London  
 20 Lockyer Estate Kipling Street London  
 Flat 8 Hankey House Hankey Place  
 Flat 8 Medway House Hankey Place  
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 Flat 7 Halling House Long Lane  
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 34 Crosby Row London Southwark  
 32 Crosby Row London Southwark  
 2-3 Plantain Place London Southwark  
 Flat 27 Balin House Long Lane  
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 14 Vintry Court 18 Porlock Street London  
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 Flat 56 Empire Square East Empire Square  
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 Flat 88 Empire Square East Empire Square  
 Ground Floor Unit 4 Plantain Place London  
 Ground Floor 21-23 Crosby Row London  
 6 Vintry Court 18 Porlock Street London  
 19 Crosby Row London Southwark  
 Flat 22 Harbledown House Manciple Street  
 Flat 23 Balin House Long Lane  
 15 Lockyer Estate Kipling Street London  
 Flat 8 Harbledown House Manciple Street

Flat 103 Empire Square South Empire Square  
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 130 Empire Square South Empire Square London  
 70 Becket House Tabard Street London  
 1 Vintry Court 18 Porlock Street London  
 Flat 68 Empire Square East Empire Square  
 Flat 58 Balin House Long Lane  
 Flat 32 Empire Square East Empire Square  
 Flat 139 Empire Square South Empire Square  
 Flat 36 Brenley House Tabard Garden Estate Tennis Street  
 Flat 12 Brenley House Tabard Garden Estate Tennis Street  
 Flat 57 Balin House Long Lane  
 Flat 48 Balin House Long Lane  
 111 Long Lane London Southwark  
 6 Lockyer Estate Kipling Street London  
 Flat 92 Empire Square South Empire Square  
 84 Long Lane London Southwark  
 8 Lockyer Estate Kipling Street London  
 Flat 11 Eynsford House Crosby Row  
 23 Lockyer Estate Kipling Street London  
 Flat 18 Medway House Hankey Place  
 Flat 51 Empire Square East Empire Square  
 Flat 86 Empire Square South Empire Square  
 Flat 5 Brenley House Tabard Garden Estate Tennis Street  
 Flat 27 Brenley House Tabard Garden Estate Tennis Street  
 Flat 15 Brenley House Tabard Garden Estate Tennis Street  
 Second Floor Rear 74-84 Long Lane London  
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 Flat 51 Balin House Long Lane  
 89A Long Lane London Southwark  
 Flat 6 102 Long Lane London  
 Flat 5 Hankey House Hankey Place  
 Flat 7 Medway House Hankey Place

Flat 4 Harbledown House Manciple Street  
 45 Lockyer Estate Kipling Street London  
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 15 Vintry Court 18 Porlock Street London  
 10 Vintry Court 18 Porlock Street London  
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 Unit 1 5 Plantain Place London  
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2 Sterry Street London Southwark  
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 Second Floor Right and Centre 74-84 Long Lane London  
 38 Pilgrimage Street London Southwark  
 Flat 17 Eynsford House Crosby Row  
 Flat 11 Harbledown House Manciple Street  
 Flat 61 Balin House Long Lane  
 Flat 129 Empire Square South Empire Square  
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 Flat 35 Harbledown House Manciple Street  
 Flat 28 Balin House Long Lane  
 36 Pilgrimage Street London Southwark  
 Flat 9 Medway House Hankey Place  
 27 Fairmount Road London SW2 2BJ  
 73 Butlers And Colonial Wharf London  
 Flat 18 41 Grange Walk London  
 Flat 8 Halling House Long Lane  
 Flat 4 Empire Square South Empire Square  
 Flat 3 Brenley House Tabard Garden Estate Tennis Street  
 Flat 23 Brenley House Tabard Garden Estate Tennis Street  
 Flat 21 Brenley House Tabard Garden Estate Tennis Street  
 Third Floor 74-84 Long Lane London  
 Unit 1 First Floor And Second Floor Gallery Court 1-7 Pilgrimage Street  
 Flat 4 Balin House Long Lane  
 Flat 29 Balin House Long Lane  
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 4 Lockyer Estate Kipling Street London  
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 Flat 12 Harbledown House Manciple Street  
 22 Crosby Row London Southwark  
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 Flat 25 Eynsford House Crosby Row  
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 Flat 6 Brenley House Tabard Garden Estate Tennis Street  
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Flat 7 100 Long Lane London  
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 Flat 28 Harbledown House Manciple Street  
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 52 Pilgrimage Street London Southwark  
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 27 Fairmount Road London SW2 2BJ  
 Flat 6 Eynsford House Crosby Row  
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 Flat 82 Empire Square East Empire Square  
 6 Sterry Street London Southwark  
 Flat 84 Empire Square South Empire Square  
 Flat 3 1 Manciple Street London  
 Flat 13 Brenley House Tabard Garden Estate Tennis Street  
 109 Long Lane London Southwark  
 85 Long Lane London Southwark  
 115 Long Lane London Southwark  
 Flat 4 102 Long Lane London  
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Street  
 Flat 21 Harbledown House Manciple Street  
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 40 Pilgrimage Street London Southwark  
 22 Pilgrimage Street London Southwark  
 Unit 3 Richer House Hankey Place  
 Flat 3 Eynsford House Crosby Row  
 41 Lockyer Estate Kipling Street London  
 16 Lockyer Estate Kipling Street London  
 Flat 4 Hankey House Hankey Place  
 Flat 4 Halling House Long Lane  
 3 Kipling Street London Southwark  
 82 Crosby Row London Southwark  
 64 Crosby Row London Southwark  
 62 Crosby Row London Southwark  
 50 Crosby Row London Southwark  
 48 Crosby Row London Southwark  
 Flat 1 Balin House Long Lane  
 Flat 68 Balin House Long Lane  
 Flat 67 Balin House Long Lane  
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 Apartment 9 1 Pilgrimage Street London  
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 19 Vintry Court 18 Porlock Street London  
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 Flat 9 102 Long Lane London  
 Flat 7 Harbledown House Manciple Street  
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 78 Crosby Row London Southwark  
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 17 Vintry Court 18 Porlock Street London  
 44 Pilgrimage Street London Southwark  
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 Porlock Hall Porlock Street London  
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 7 Lockyer Estate Kipling Street London  
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 20 Vintry Court 18 Porlock Street London  
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 70 Crosby Row London Southwark  
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 Flat 24 Empire Square South Empire  
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 Flat 8 Brenley House Tabard Garden  
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 23 PARADISE STREET London  
 8 Godfree Court 35 Long Lane London  
 24 Harbledown House Manciple Street  
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 15 Freemantle Street London SE172JP  
 Flat 7 Eynsford House Crosby Row  
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 40 Crosby Row London Southwark  
 Flat 21 Balin House Long Lane  
 Flat 16 Balin House Long Lane  
 Flat 11 Balin House Long Lane  
 Flat 64 Balin House Long Lane

**Re-consultation:**

## Internal services

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

## Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing O  
 Thames Water

## Neighbour and local groups consulted:

Flat 6, Atollo 1 Pilgrimage Street Borough 247 Empire Square West Empire Square London	80 Crosby Row 1. English/Welsh/Scottish/Northern Irish/British SE1 3PT 28 Brenley House London SE1 1YG
Flat 5, Eynsford House Crosby Row London	48 Empire Square South London SE1 4NF
93 Empire square South Empire Square London	F7 Atollo 1 Pilgrimage Street London 64 Empire Square South Sterry Street London
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32 Courthouse 70 Horseferry Road  
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87 Long lane London SE1 4PH  
Flat 128 Empire Square South Empire  
Square  
Apartment 7 1 Pilgrimage Street London  
85 Long lane London SE1 4PH  
Flat 100 130 Webber Street London  
85- 87 Long lane 1st Floor London

## National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF'), published on 20 July 2021, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development. The framework sets out a number of key principles, to help build a strong, responsive and competitive economy, to support strong, vibrant and healthy communities and to protect and enhance our natural, built and historic environment. Paragraph 2 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters of the NPPF are:

- 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
- Chapter 16 Conserving and enhancing the historic environment

## The London Plan (2021)

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

The relevant policies are:

- Policy SD1 Opportunity Areas
- Policy SD2 Collaboration in the Wider South East
- Policy SD3 Growth locations in the Wider South East and beyond
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency

- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy S1 Developing London's social infrastructure
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E8 Sector growth opportunities and clusters
- Policy E9 Retail, markets and hot food takeaways
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework
- Policy HC5 Supporting London's culture and creative industries
- 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 G8 Food growing
- Policy G9 Geodiversity
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 6 Digital connectivity infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.2 Office Parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy T9 Funding transport infrastructure through planning

## Southwark Plan 2022

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

The relevant policies are:

- SP2 Southwark Together

- SP4 A green and inclusive economy
- SP6 Climate emergency
- P13 Design of places
- P14 Design quality
- P16 Designing out crime
- P17 Tall buildings
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P22 Borough views
- P23 Archaeology
- P28 Access to employment and training
- P30 Office and business development
- P31 Affordable workspace
- P33 Business relocation
- P36 Development outside town centres
- P44 Broadband and digital infrastructure
- P45 Healthy developments
- P46 Leisure, arts and culture
- P47 Community uses
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing food risk
- P69 Sustainability standards
- P70 Energy



## Appendix 5

20/AP/0076 – ‘Demolition of the existing building and the erection of an 11 storey building together with basement to provide office space (Class B1); flexible retail space (Classes A1/A2/A3/A4/A5); new landscaping and public realm; reconfigured pedestrian and vehicular access; associated works to public highway; ancillary servicing; plant; cycle storage and associated works with ancillary facilities.’ Non-determination appeal (reference APP/A5840/W/20/3255361) DISMISSED.

19/EQ/0117 – Pre-application enquiry for: ‘Demolition of existing building and erection of a mixed use building (Various Options) together with basement to provide office space, flexible retail space (classes A1,A2,A3,A4 & A5).New landscaping and public realm associated works’.

17/AP/2122 – ‘Demolition of the existing building and the erection of a mixed-use 15 storey building comprising up to 170 co-living rooms (sui generis) with shared amenity space and ancillary residential facilities, co-working office space (Class B1) with ancillary facilities, together with basement, access, servicing, cycle storage, plant and public realm’. WITHDRAWN.

17/AP/0826 – Environmental Impact Assessment (EIA) Screening Opinion for ‘Demolition of the existing building and the erection of a 14 storey replacement building with basement, to approximately 47m in height. The proposed development would predominantly be occupied by a 220 bedroom shared living HMO use (Sui Generis) and 1450sqm of commercial/employment space on the ground and first floors. The proposed development would be car free with space for 150 cycle spaces within the basement’. A negative screening opinion was issued in March 2017 confirming that the proposal would not require an Environmental Impact Assessment to be undertaken.

03/AP/2304 - Redevelopment to provide a part three-storey, part twelve-storey building comprising 43 flats, ground and basement business (Class B1) space (356 sq.m.) and ground floor retail or hot food and drink premises (58 sq.m.) with 10 ground floor parking spaces, accessed from Pilgrim Place (revised proposal). WITHDRAWN.

02/AP/1531 (Outline application) - Redevelopment to provide a part three storey, part twelve storey building comprising class C3 (residential), class B1 office and class A1/A3 (retail/food and drink) floorspace with ancillary parking to rear. WITHDRAWN.

### Empire Square

There are a number of planning permissions for this site, but the following permission is understood to be the one which was implemented for the development which now exists on the site:

04/AP/0190 - Revisions to implemented planning permission to 02-AP-0168 for a major mixed use development to provide an additional 14 flats in Building 'B' by reconfiguring floor layouts with minor elevational changes. (567 flats and retail and leisure uses are now proposed within previously approved building envelope). GRANTED with s106 agreement on 5th May 2004.

### Empire Square south

20/AP/2893 - Change of use of part of the ground floor of Empire Square South from B1 (Offices) to Sui Generis (11x Serviced Apartments). Application GRANTED with S106 agreement on 11th

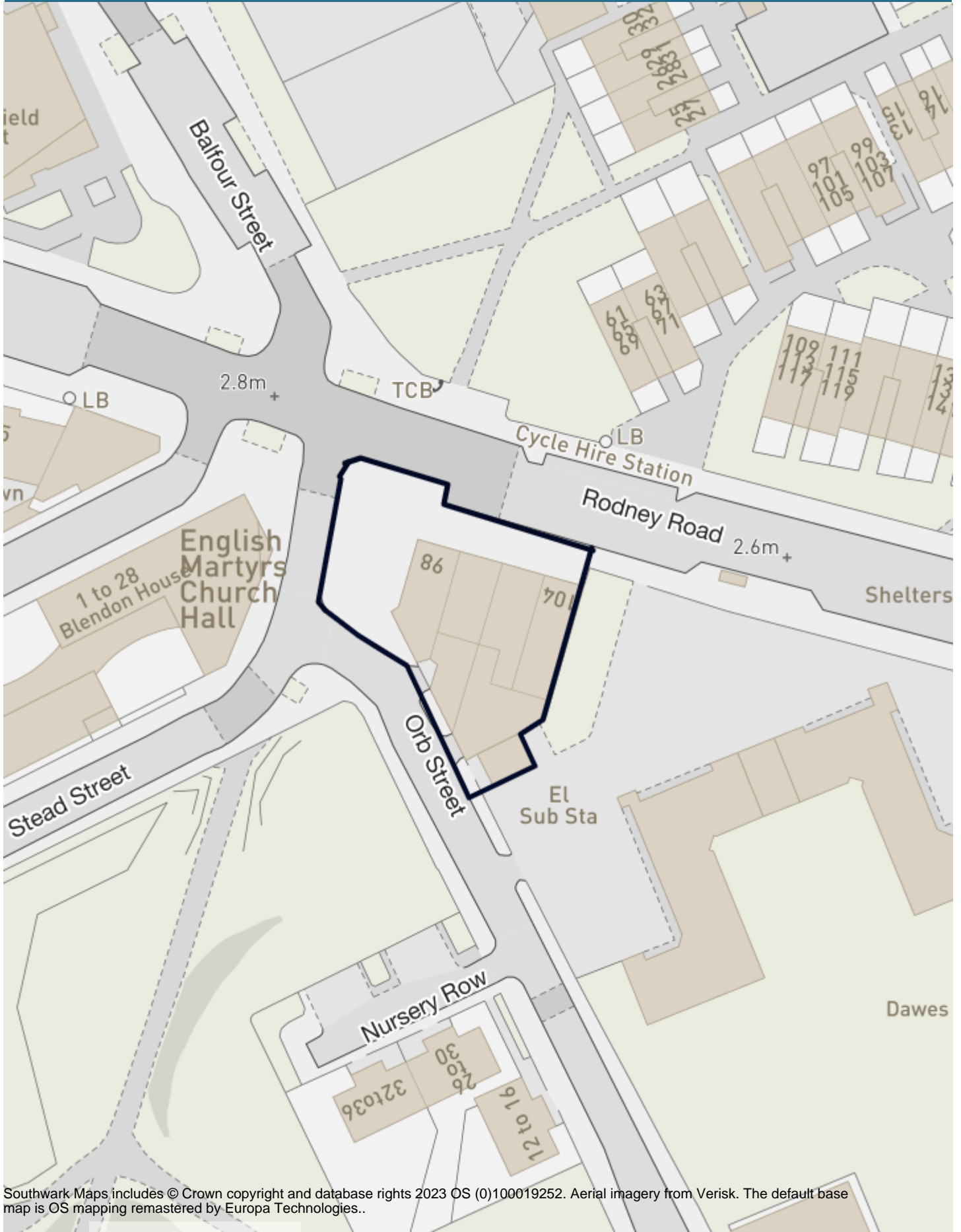
October 2021. The units subject to this application face into the Empire Square development's courtyard, and do not directly face the appeal site.

# Agenda Item 6.2



20/AP2953

98-104 Rodney Road, London, Southwark, SE17 1RA



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8-Feb-2023

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<b>Item No.</b> 6.2	<b>Classification:</b> OPEN	<b>Date:</b> 21 February 2023	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 20/AP/2953 for: Full Planning Application  <b>Address:</b> 98-104 Rodney Road, London, SE17 1RA  <b>Proposal:</b> Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel (126 bedrooms), cafe, community use, retail use and associated cycle/disabled parking, plant and landscaping.		
<b>Ward(s) or groups affected:</b>	North Walworth		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date:</b> 09/10/2020		<b>PPA Expiry Date:</b> n/a	
<b>Earliest Decision Date:</b> 08/01/2021			

## 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 (1) are not met by 28<sup>th</sup> February 2023 the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 168 of this report.

## EXECUTIVE SUMMARY

3. The proposal has been prepared on behalf of Elephant & Castle Project Ltd and SPAARC architects. The proposals is to demolish the existing single-storey buildings on site, and construct a nine-storey plus basement building for 126 hotel guestrooms with café, community and retail use on ground and first floor.
4. The hotel's intended user is Tribe Brand, which forms part of an international hotel group Accor. This would be the first Tribe Hotel in London and in England. Accor is the sixth largest hotel group in the world. Tribe is a streamlined, midscale hotel at an affordable price-point.
5. The scheme has been developed in conjunction with the Arts Network who would be the first occupier of the community use on site. The Arts Network is a charity which provides creative activities and events for people with mental ill health across south-east London. The first-floor community space will accommodate the main operational hub for the charity, in addition to providing a space for community provisions such as after schools club, public gallery space, meeting space for local tenant's association, art and creative workshops. The Arts Network

intend for 60% of the space to be made available to other community groups and like-minded charities in addition to a gallery space that would be open to the public. A memorandum has been entered where the Arts Network will be the intended end-user for a minimum of ten years. The Arts Network also hope to use the café and hotel areas as training and volunteering opportunities for its members.

6. The application site is located in the Elephant and Castle Opportunity Area (Brandon Street) character area and Central Activities Zone. The building is proposed at 28.660m AOD and falls below the threshold the 30m threshold for tall buildings.
7. The development would result in a net uplift of 4,480 sqm floor space, predominantly hotel floor space with some retail and community floor space. This would generate an estimated 32 full time equivalent (FTE) jobs for the completed development. There would also be 13 sustained jobs for Southwark residents, 11 short courses and three construction industry apprentices during the construction phase. Where these targets cannot be provided, a financial contribution would be sought to fund equivalent opportunities for employment and training in the local area.

Use Class	Existing sqm	Proposed sqm	Change +/-
Use Class E (a) to (f) retail/financial services	76	318	+242
Use Class F Community	0	354	+354
Use Class C1 Hotel	0	4,252 (126 guestrooms)	+4,252
Sui Generis	368	0	-368
Jobs	6	32	+26

8. CO2 Savings beyond part L Bldg. Regs	59.8%
Trees lost	0
Trees gained	0

	Existing	Proposed	Change +/-
Urban Greening Factor	-	0.43	-
Greenfield Run Off Rate	-	1.5l/s	-
Green/Brown Roofs	0 sqm	265 sqm	+265
EVCPS (on site)	0	1	+1
Cycle parking spaces	0	26 long stay 44 short stay	+70

10. A Section 106 agreement would be entered into to secure £282,150 for the Green Buildings fund to support carbon mitigation measures, up to £55,950 for any shortfall in sustained jobs, short courses and apprentices during the construction, and up to £55,900 for any shortfall in sustained jobs to Southwark residents post construction.

CIL (estimated)	£670,908.63
MCIL (estimated)	£280,567.64
S106	£107,850 Local Employment Requirements £282,150 carbon offset Administration costs

11. For the reasons set out in the Assessment section of this report it is recommended that planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.

## **BACKGROUND INFORMATION**

### **Site location and description**

12. The site is on the corner of Rodney Road and Stead Street. It currently comprises four single storey retail units with a primary frontage on Rodney road. Whilst the site perimeter also faces both Stead Street and Orb Street, the frontages here aren't active. The site is 516sqm in size.

### **Surroundings and designations**

13. The site is surrounded mainly by residential uses including recently built blocks of flats (Blendon House) to the south west on the corner of Stead Street and Rodney Road, rising 6 storeys in height. The English Martyr Church Hall is at the ground floor of Blendon House. There is a council block of flats to the east at Dawes House at 5 storeys. Mansfield Point to the north west on Rodney Road is also a recently completed block of flats that rises to 9 storeys. Nursery Row Park (Borough Open Land and SINC) is located immediately to the south of the site. In the surrounding areas there is also a school and some small scale retail units.



*Figure 1: Site Location Plan.*

14. The site is within the Central Activities Zone (CAZ), located on the south-eastern boundary. The surrounding area marks a transitional point between the dense urban development focussed at Elephant and Castle to a more restrained urban character.
15. The site is also within the boundary of the Walworth Neighbourhood Plan Area, located on the northern boundary. The site has a range of historic qualities and a strong local identity, with a mix of newer architectural styles and large-scale post war local authority housing developments. The area is positioned to the south of the large-scale redevelopment at Elephant Park and the recently consented development of the Elephant & Castle shopping centre, both of which are within walking distance.
16. The site also lies within the Elephant and Castle Opportunity Area (within the Brandon Street Character Area). The London Plan identifies this area as having the potential to provide 5,000 new jobs by encouraging more offices, hotels, small businesses and developing the evening economy and cultural activities. Running south-east from Elephant & Castle, Rodney Road is a link within a short distance of this important transport hub and evolving destination.
17. The site is not in a Conservation Area. Larcom Street Conservation Area is to the south-west of the site. The Mission Conservation Area is to the south east of the site. Yates Estate and Victory Conservation Area is to the north of the site and the Walworth Road Conservation area is further south of the site. There are a number



of Grade II listed buildings within the vicinity. This includes Lady Margaret Church (north on Balfour Street), the Roman Catholic Church of the English Martyrs and its Presbytery (east on Rodney Road) as well as the English Martyrs Primary School (south-east on Flint Street).

18.

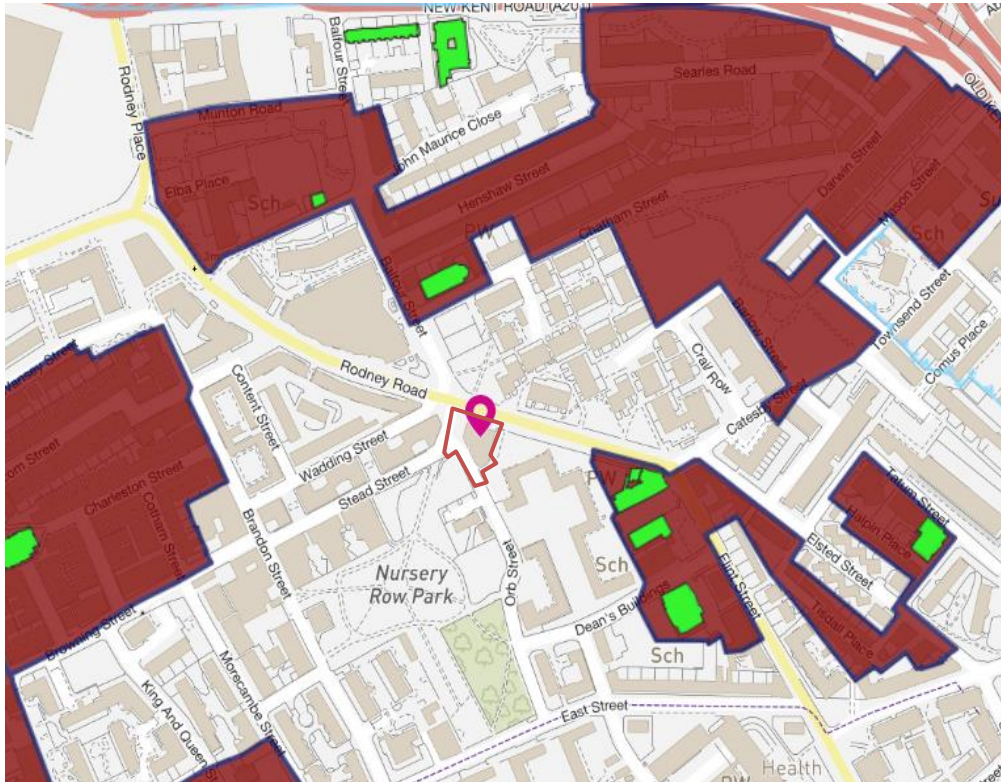


Figure 2: Heritage assets in the surrounding area.

## Details of proposal

19. The proposal is to demolish the existing single-storey buildings on site, and construct a nine-storey plus basement building for 126 hotel guestrooms with café, community and retail use on ground and first floor. The scheme has been developed in conjunction with the Arts Network who would be the first occupier of the community use on site.
20. Changes during the course of this application include:
- Removal of the changes to Orb Street initially proposed
  - Removal of the uppermost planter facing Rodney Road
  - Introduction of a setback at level 08 facing Nursery Row Park
  - Reduction of the cantilever by 1.2m facing Nursery Row Park. The cantilever is now 3.355m as shown on Proposed Schematic Section 02 RR-S-26-MF-01-02 P3
  - Increase in height on Rodney Road by 1m
  - Introduction of darker tone to the ground and first floor, including the cantilever soffit
  - Introduction of picture window facing Nursery Row Park
  - Public realm improvements within existing the pavement areas on both side of Orb Street

- Existing brick wall fronting Nursery Row Park to be removed and re-landscaped, allowing step free access to the park
- Placement of an extra disabled parking bay on Orb Street
- Reduction of the basement by 50sqm so it's the same footprint as the ground floor.
- Rodney Road taxi and delivery bays amended
- Reduction in hotel rooms from 130 to 126 rooms
- Updated floor plans because of changes for fire safety (e.g. entrance door 1600mm from 1500mm).

21. Additional material requested include:

- Arts Network business plan
- Energy Report Addendum including Be Seen matrix
- Full Fire Statement in accordance with the London Plan
- Urban Greening Factor (UGF) Statement
- Verified views

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

22. Three rounds of public consultation were undertaken for this application. Overall 724 neighbours were consulted. 12 objections were received during the first round of consultation. Following the first round of re-consultation in June 2021, a further 3 objections were received, including maintained objections from the Walworth Society and the Friends of Nursery Row Park. A further 1 objection and 3 supporting comments were received in the latest round of consultation in January 2023. In total, 80 comments were received comprising of 59 comments in support, 5 neutral comments and 16 objections.

23. Summarised below are the objections raised by members of the public with an officer response addressed in summary below and with further detail within the relevant sections in the report.

24. Land use:

- Insufficient creation of jobs, particularly for local people
- No local demand or need for a hotel
- Lack of public benefits

Officer response:

The Hotel Needs Assessment outlines the pipeline for hotels in the locality, and recognises that only two other hotels are currently located in the ward. This outlines a projected demand for the hotel in this location, evidencing that demand is present in this location. The expected creation of FTE jobs is 32. 13 of these will be secured within the S106 agreement to be designated to unemployed Southwark residents. Additional training and apprenticeships for Southwark residents is also included within the S106. The public benefits additionally include the use of the community space and uplift in retail and cafe use.

25. Design:

- Hotel entrance congested
- Development too high

- Out of keeping with character of area
- Poor design quality, poor choice of materials
- Overdevelopment
- Impact on views
- Limited light into proposed community room as a result of the overhang

Officer response:

The design, scale and massing is acceptable for the site as outlined in detail within the design section of this report.

26. Amenity Impacts:

- Loss of light
- Loss of privacy
- Construction impacts
- Increased anti-social behaviour, particularly for neighbouring estates

Officer response:

The daylight sunlight impacts are not such that would cause unacceptable impact to neighbouring properties in regard to BRE guidance or significantly harm residential amenity. The neighbouring residential properties are within acceptable distances from development to prevent overlooking and privacy impacts. A construction management plan is to be secured to ensure impacts during construction are minimised. The S106 agreement would require workspace and hotel management plans to be submitted for approval which would include management of the external spaces, and Secured by Design certification would require measures such as CCTV and good levels of lighting to be installed throughout the site.

27. Transport:

- Highways and transport impact – closing of Orb Street
- Loading bays and impact on footway width
- Overhang too large without licence and impact on highway

Officer response:

The overhang is not located within the applicant's ownership. Licencing will be undertaken through the S278 procedure. Following amendments to the scheme Orb Street will not be closed, and remains a thoroughfare. The loading bays have been agreed by the Council's transport and highway teams, and details would be secured through condition.

28. Public Space, Greening and Landscaping:

- Loss of trees
- Impacts of blocking up on Nursery Row Park
- Overall impacts on Nursery Row Park

Officer response:

No trees are proposed to be removed as part of this proposal. The existing trees will be protected through condition. The park boundary will be retained and the existing park wall will be removed to achieve a better connection between the hotel and the park. The design and layout of Orb Street was revised through the amendments, and there will no longer be a closure on Orb Street.

29. Environmental Impacts:

- Energy efficiency implications of design

Officer response:

The energy impacts are in line with the Southwark Plan and London Plan policy requirements. Monitoring will take place through the BREEAM and Be Seen process, to ensure energy efficiency targets are achieved.

30. Community Engagement:

- Lack of consultation in SCI with the local community

Office response:

The submitted development consultation charter outlines the consultation procedure that has taken place. The amended proposals have responded to the comments made by local community in the original consultation.

31. 59 comments of support were received during the course of this application including 13 comments received during the second round of consultation and 3 comments during the third round of consultation. Summarised below are the reasons for support raised by members of the public:

- Supportive of overall regeneration of the area
- Supportive of hotel in this location and potential to support local businesses and provide local jobs
- Supportive of height and massing
- Benefits to the community
- Blocking up of Orb Street (north end)
- Supportive of Community Use
- High quality design
- Sustainable and energy efficient development
- Suitable within the character of the local townscape
- High quality consultation procedures
- Improved commercial space opportunity
- Improvements to Nursery Row Park

32. The Walworth Society and Friends of Nursery Row Park have both commented on the application. Both of these community groups maintained their objections in response to the changes to the proposed design.

33. The Walworth Society:

- objection to the amount of daylighting into the proposed community rooms
- over-development of the site
- concern over the overhang (4m)

Officer Response: The internal daylighting of the proposed community rooms meet BRE guidance. The site is located in a site designation where increased densities are expected. The overhang has been reduced during the course of this application to 3.35m.

34. Friends of Nursery Row Park:

- Concern over the overhang (4m) and licence required
- Park refurbishment plan not supported

- Tree loss

Officer response: The overhang has been reduced during the course of this application to 3.35m and the licencing will take place as part of the s278 process. The park refurbishment plan has been developed in consultation with the Council's Park and Leisure team. No trees are proposed to be removed through this application and all trees will be protected through a condition.

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

35. There have been a number of pre-applications inquiries in respect of the site (16/EQ/0086, 16/EQ/0248, 19/EQ/0015 and 19/EQ/0348), but no planning consents or refusals.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

36. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
  - Environmental impact assessment;
  - Design, including layout, building heights, and landscaping;
  - 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.
37. These matters are discussed in detail in the 'Assessment' section of this report.

### **Legal context**

38. 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 2021 and the Southwark Plan 2022. 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.

39. 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**

40. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2021) 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.
41. The site is located within the following policy designations:
- Elephant and Castle Major Town Centre
  - Elephant and Castle Opportunity Area (within the Brandon Street Character Area)
  - Central Activities Zone (CAZ)
  - Elephant and Castle Strategic Cultural Quarter
  - Walworth Neighbourhood Plan Area
  - London Views Management Framework extended background vistas - Alexandra Palace viewing terrace to St Paul's Cathedral
  - Air Quality Management Area
  - Flood Zone 3

## **ASSESSMENT**

### **Principle of the proposed development in terms of land use**

42. Class E was introduced from 1 September 2020 to replace classes A1/A2/A3, B1, D1(a-b) and indoor sport from D2(e). The flexible land use requested for the commercial component of this application which is referred to as flexible (A1/A2/A3/B1a/D1) in the submission documents, will therefore be treated and referred to as Class E in this report.
43. Class F was introduced from 1 September 2020 to replace classes D1 and D2(e) as well as newly defined local community uses. The flexible land use requested for the community component of this application, which are referred to as D1 in the submission documents, will therefore be treated and referred to as Class F in this report. No mitigation is necessary to restrict within the Class F use, as result of the changes to the Use Class Order.
44. The proposed development would comprise of ancillary services for the hotel at basement level, café and retail units at ground floor level, the community resource centre and café space at first floor level, and hotel use across levels 2 to 8.

### **Sui generis use, retail and café use (Class E(a-b))**

Loss of sui generis and small shops

45. The site currently comprises four commercial units with primary frontage facing Rodney Road, a supermarket (Class E(a) retail) and a betting shop, a takeaway and a laundrette (sui generis). The existing sui generis use class are 108sqm, 81sqm and 179sqm in size providing a combined total of 368sqm sui generis use class to be lost as part of the proposed development.

Business relocation

46. Policy P33 of the Southwark Plan requires all small shops to be displaced by development to have a business relocation strategy, written in consultation with affected businesses, which sets out viable relocation options. Three business are currently operating at 98-104 Rodney Road. A letter of intent was provided by each of the businesses. The operator of the laundrette has confirmed they will be retiring in 2022 and therefore do not require re-location. The takeaway operator has confirmed that their short term license is expiring in 2022 and due to the impacts of covid they have decided to close this shop and offer the existing staff alternative jobs at other premises within the chain of shops. The mini market operator have confirmed that they are intending to lease the new commercial space offered as part of this development. The business re-location strategy would be facilitated through the S106 agreement.

Commercial use re-provided

47. The existing retail use on site is 76sqm and classified as a small shop protected under Southwark Plan Policy P32. The retail use on site is proposed to provide 135sqm of Class E(a) retail floor space and is feasible in terms of providing necessary storage and servicing space for the existing use as required by this policy. The proposed re-provision of retail use is therefore policy compliant and would be secured through planning condition.

Introduction of new café use

48. A new café use Class E(b) is proposed on site, comprising 182sqm, providing a combined gross uplift of 317sqm or net uplift of 241sqm of Class E. This uplift of Class E use and replacement of existing Sui Generis use is appropriate to the CAZ designation and provides an efficient use of Land. Class E uses are common near residential properties and should not result in any loss of amenity for surrounding area or hotel guests subject to conditions on hours of use and plant.

49.

Use Class	Existing floor space (GIA) sqm	Proposed floor space (GIA) sqm
Hotel (C1)	0	4,252
Cafe (Class E(b))	0	183
Retail (Class E(a))	76	135
Sui generis <ul style="list-style-type: none"> <li>• Laundrette</li> <li>• Betting office</li> </ul>	368	0

• Takeaway		
Community (Class F)	0	354
Total	444	4,924
Net Increase	4,480	

*Table 1: Proposed and existing uses (sqm)*

### Community Use (Class F)

50. A new community use is proposed be introduced at first floor level, providing a net uplift of 354sqm of Class F floor space. Considering the site's location within the major town centre, the introduction of a new community use as part of this development would be policy compliant. A first provider has been identified on the site, as Arts Network who are a mental health charity based in Southwark and Lewisham.
51. The Southwark Plan Policy P47 states that new community facilities will be permitted where provision is made for the facility to be used by all members of the community. The applicant has confirmed that space would also be available for the public and would not be restricted to use as part of the Arts Network operations.
52. One of the questions raised by officers was the viability of a community use in this location. To address this, the Arts Network have provided a proposed activities document including financials, which states that they have two years of confirmed income, in contrast to other charities who often have a confirmed income for a 6-month period. The activities proposed to take place on site by the Arts Network includes:
- The main operational hub for the charity
  - Creative workshops, including referrals from the local community health hub
  - Manage the space for community provision for other community groups to meet
53. The Arts Network intend for 60% of the space to be made available to other community groups and like-minded charities in addition to a gallery space that would be open to the public.
54. A Memorandum of Understanding has been entered into, dated 30<sup>th</sup> March 2021, between Elephant and Castle Projects Limited and the Arts Network. This confirms the intent of Arts Network to occupy the proposed first floor community space. This has specified expected income for the first year and sets out a contract specifying an initial ten-year commitment for the Arts Network to occupy the space at a subsidised rent, including fit out costs, and then at a reduced rate (market rate minus 30%) thereafter. This would all be secured within the S106 agreement.

### Hotel Use (Class C1)

55. Policy E10 of the London Plan estimates that to meet accommodation demands of tourists, London will need to build a net increase of 58,000 bedrooms of



serviced accommodation by 2041. Policy E10 supports the delivery of new hotels in town centre locations and within the CAZ. The application site is located within the CAZ and has a high public transport accessibility level of 6b (representing the highest level of accessibility). The site is approximately 950m south-east of Elephant & Castle Underground station and 850m south-east of the Elephant & Castle Thameslink railway station. There are also two bus routes with stops a few metres from the site.

56. The site is well-suited for hotel use given its excellent accessibility to public transport and close proximity to a number of major tourist attractions, particularly servicing new commercial and leisure growth to the Elephant and Castle Town Centre.
57. A Hotel Needs Assessment dated July 2019 and a Hotel Needs Assessment Addendum dated September 2020 by Avison Young were submitted as part of the application. The purpose of this was to assess whether the proposal would result in an over dominance of visitor accommodation and to adequately assess the demand for a hotel in this location.
58. Southwark as a whole has 35 hotels (with 20+ bedrooms) clustered to northern part of the borough, principally in the Southbank area. Elephant and Castle currently has only three hotels, which are two-star or below. These consist of the Eurotraveller Hotel Express (31-bedrooms, two-star), Accommodation London Bridge (44-bedrooms, limited service) and The Bridge Hotel (60-bedrooms, two-star).
59. The Hotel Needs Addendum report (September 2020) identified 30 schemes in the planning pipeline within two miles of the site, representing a potential increase of 4,912 bedrooms. Five of these projects are currently under construction (according to the AMPM Hotels Database). The two hotels nearest the site in the planning pipeline includes New Kent Road (200-bedrooms, three-star) and the Travelodge Newington Causeway (140-bedrooms, limited service). The remainder of the pipeline schemes aren't in the Elephant and Castle sub-area.
60. Considering the ongoing regeneration to the Elephant and Castle, it is reasonable to expect to see hotel accommodation provided in these areas. The number of hotel developments, both built and in the development pipeline, has increased significantly in the last decade and these are concentrated in the northern part of the borough. The limited number of hotels in this area and the growing mixture of uses, which include offices, residential and retail, establishes a reasonable demand for a hotel-use in this location.
61. Overall, given that the wider area is still very mixed, it is not felt that the proposed development would result in an over-dominance of hotels in the area, nor adversely affect the character of the area or prevent other uses from functioning successfully. Taking account of the weight of support London Plan Policy E10 and Southwark Plan Policy SP4 gives to hotel use in the CAZ, Opportunity Areas and town centres, and the importance of tourism to London's economy, and job creation the proposed hotel on this site is therefore an acceptable land use.
62. The proposed development would provide a mix of uses that are appropriate for the site's location within the CAZ, Opportunity Area, Strategic Cultural Area and

Major Town Centre. The hotel and community uses, would support the cultural and visitor functions of the area. This is in line with the Southwark Plans ambition and supports the overall transformation within the Elephant and Castle area.

63. The S106 agreement would require workspace and hotel management plans to be submitted for approval, which would include management of the external spaces. Secured by Design certification would require measures such as CCTV and good levels of lighting to be installed throughout the site. Conditions have also been included in the draft recommendation to limit plant noise and to restrict servicing hours and this is considered further in the following sections of this report.

### **Environmental Impact Assessment**

64. The development is not considered to constitute EIA development, based on a review of the scheme against the EIA Regulations. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.

### **Design, layout and impact on townscape views and heritage assets**

65. Pre-application discussions in January 2020 (20/EQ/00348) generally supported the positioning, height and massing but raised concern with the assertive architecture. Further revisions have been made to the planning application following its submission in October 2020, including to the basement, detailed massing and layout.
66. The existing shops are of a low design quality, detracting from the adjoining streetscapes. Their demolition and replacement with a building of improved architectural and townscape quality is welcome.
67. The replacement scheme is for a 9-storey building above two basement storeys, with its footprint at ground floor and 1st floors covering the previous shop site, with the upper floors cantilevering above the adjacent pavements onto Rodney Road and Orb Street and the final floor setback from Orb Street. The hotel lobby, café and community use form a free-flowing, publically accessible ground floor space. The community use extends up to the first floor with controlled public access and is designed to allow a flexible use of the space for offices, teaching rooms, gallery and studio space and a café/ lounge area. 126 hotel rooms are arranged across the remaining upper floors comprising 19 rooms per floor at level 2 to 7 and 12 rooms at level 8. A core staircase and lifts run up through the centre of the building including an evacuation lift. An existing substation is retained outside of the building footprint on the southern edge of the site, in addition to a new substation adjacent to this but within the building footprint. The basement contains ancillary services (plant and stores).
68. The proposed building is to be arranged over basement, ground and eight upper storeys with a height to the top of the parapet of 28.660m. The building is not considered a tall building for plan policy purposes as it falls below the 30 metres height threshold.
69. Policy P41 of the Southwark Plan requires the development of hotels to ensure

that the design, scale, function, parking and servicing arrangements respond positively to local character and protect the amenity of the local community and visitors to the hotel. A minimum of 10% of the total floor space must be provided as ancillary facilities in hotel developments that incorporate a range of publicly accessible daytime uses and offer employment opportunities.

### Scale, massing and height

70. The scheme has been tested in the local and wider views as well as the strategic views as set out in the London View Management Framework (2012). These accurate visual representations which comply with the requirements of the LVMF demonstrate the contribution of this proposal to the London skyline. These views are provided in section 1.4 of the Design and Access Statement Addendum by SPPARC and the Verified Views Methodology by Cityscape dated July 2020.
71. The views considered include:
- View 1 - Rodney Road looking east towards the site
  - View 2 - Balfour Street looking south towards the site
  - View 3 - Rodney Road looking west towards the site
  - View 4 - Nursery Row Park looking north towards the site
  - View 5 - Stead Street looking north-east towards the site
72. Its height would be taller than the 5-storey Dawes House (c.17m to ridge) and 3-storey housing (c.11m to ridge) around Salisbury and Hillery Close, but is lower than Mansfield Point (32m) and not much taller than Blendon House (21m) and Winch House (23m). The final floor is setback 3m from Orb Street, giving an 8-storey shoulder height of c.26m, which eases its sense of height onto Nursery Row Park (verified view 04) and in townscape views along Orb Street and especially neighbouring Stead Street (verified view 05). The final storey incorporates all plant, with the exception of the lift overrun. This brings a clean line to the roof form, which will be evident in longer street views above the surrounding tree canopy.



*Figure 3: Elevation view from Rodney Road/Balfour Street*



*Figure 4: Elevation view from Stead Street adjacent to Nursery Park Row*

73. Fronting Rodney Road, the building is scaled well with the main road and its open setting (verified views 02 and 03). The building is obscured from views from the Peabody Estate by the existing context (verified view 01). It would be similarly screened from views from the nearby Grade II listed churches and from the Larcom Street Conservation Area, and therefore would have no impact on the settings of these heritage assets, preserving their significance.

74. The building is of substantial volume relying on the cantilever to deliver functional hotel floorplates, without recourse to a tall building and uses the articulated form well. This gives the building a notable massing profile, as well as providing sheltered entrances and the opportunity for covered seating at street level. The cantilevers are evident but at 1m onto Rodney Road and at 3m onto Orb Street, are not so prominent as to appear overwhelming. The setback final storey further eases the massing. The articulated built form is supported by the two-storey base, which reads proportionate to the massing above and gives the building its strong connection to the adjoining public realm. The massing is large but not unduly bulky and overall supports the building's townscape prominence.

### Architectural Design

75. The architecture is modern, comprising banded masonry elevations that articulate and fold to form projecting planted terraces and rounded corners. The building features a double-storey base set beneath the cantilevers with large openings onto Rodney Road, Stead Street and Orb Street, and a wide picture window on the 1st floor above. The architecture has a strong design concept and a robust built form, counterbalanced by the fluidity of its façade designs and soft building corners that eases its massing and works well with the site geometry. Overall, the development would deliver an engaging design, providing a notable new building of landmark quality that responds to its prominent townscape position and interacts well with the adjacent public realm.
76. The articulated built form is reinforced by its elevational architecture, which is fluid with its undulating facades that incorporate occasional planted terraces gently projecting forward to give the massing a dynamic form. The masonry and glazing facades are arranged in bands, with the striations exaggerating the building's dynamic form, as well as reflecting the horizontal design emphasis of Dawes House nearby. The finish has sufficient solidity and gives the facades a visual richness. The façade section details (including planters and parapets) are to be confirmed by condition.
77. The masonry comprises brick in a Roman format using a stretcher bond, which adds to the horizontality of the designs. The brickwork is carried across the large window openings on the upper floors to form brise-soleil. This maintains the simple material palette and adding detail, with the brickwork in a light brown colour for the 2nd to 8th floors. A darker brown brick with a glazed finish is used for the ground and first floors and the cantilever soffits, retaining the Roman format and stretcher bond finish. This brings greater visual distinction to the base, emphasising the building's elevational hierarchy. It also presents a more robust finish to the building's public frontages. The base has a more open, transparent appearance supporting good engagement with the adjoining public realm. This conveys the sense of this being a public building and not simply a hotel. The brick is complemented by an anodised bronze framing system for the windows and doors. The final materials and the design details, including the construction of the masonry brise-soleil and window openings (incl. the provision of natural ventilation within bedrooms) should be confirmed by condition. This should also include the brickwork, which should be full brick for robustness and quality, and should be carefully selected for subtle multi-tones.

## Public realm and landscaping

78. The proposals include changes to the adjacent public realm, with the surrounding mature street trees retained and set within upgraded footways. The opportunity is being taken to improve the site's connectivity with the park opposite, with the parkland adjacent to Orb Street re-landscaped to come to grade. As stated above, the cantilever above the footway allows the opportunity for the ground floor activity to onto the footway, improving the building's sense of engagement.
79. During the course of this application, the proposed public realm scheme was amended to maintain the pavement between Nursery Row Park and Orb Street and maintain Orb Street as a two-way highway. The disabled parking bay on Orb Street will also be retained. There will be a continuous level pavement alongside the proposed building. The improvements to the public realm are concentrated within this existing pavement area.
80. The existing brick wall fronting Nursery Row Park would be removed to allow the public realm to co-habit with the neighbouring park and create a greater connection between the proposed development and the park. The Orb Street pavement alongside the development would be improved, eliminating the existing dropped curbs and entry points to create a continuous level surface for the length of the building.
81. The landscaping should fall in compliance with the 'Town Centre' designation of the Southwark Street Design Manual in terms of the palette of materials to be used. This includes footways paved with granite natural stone paving slabs with 300mm wide granite kerbs. The repaving of the footway, vehicle crossing, pedestrian crossing, reconstructing of the tree pits, street lighting, and signage to the building will be secured through a highways agreement in the S106.

## Layout and functionality

82. The building has entrances onto Rodney Road and Stead Street, activating the main frontage and street corner with Stead Street. A replacement shop further activates the main road. The café and community use have their entrances onto Orb Street, bringing activity to the street and good visual and physical connections with the park opposite. It is notable that there is no internal division at ground floor, with the hotel, café and community activities flowing into one another. Overall, the ground floor has an open, engaging quality that promotes good urban design. At first floor level, the Orb Street elevation is notable for the large picture window opening serving mainly the community use and allowing views out across the adjacent parkland. Details of the entrance doors and the picture window should be confirmed by condition to ensure their quality of design.
83. In terms of functional quality, the layout of the ground and first floors offer good flexibility and ease of access, with flush thresholds and a good-sized lift serving the first floor public use and additional lifts serving the hotel bedrooms above. The ground floor (including retail) has generous internal ceiling heights of 3.6m (soffit)

or 3.2m (clear), which should provide sufficient flexibility, whilst the first floor is 2.6m (clear), which is reasonable for an upper floor community use. Above this, the hotel accommodation is shown with 2.5m ceiling heights for the main bedroom spaces, lowering to 2.2m (clear) for the bathrooms and corridor spaces to incorporate services. The building includes extensive plant areas at basement and eighth floor level, with the setback seventh floor terrace providing a green roof, in addition to the numerous planters built into the facades. Details of the rooftop plant enclosure should be confirmed by condition to ensure it remains discreet and hidden within the roof form. Overall, the building shows good functionality and adaptability.

### Conclusion on design issues

84. Overall the replacement of the retail parade in this location, with a new building of distinctive architecture that provides a new hotel, community facility and a replacement shop, is supported in design terms. The site is prominent within the local townscape by virtue of the street pattern and open aspect created by setback building lines and adjacent Nursery Row Park.
85. The new building is large but is scaled well within the context of a variety of low and medium-rise buildings and broad thoroughfare. The massing and bulk are well-handled, with notable cantilevers, soft corners providing for a fluid form. The engaging form is matched by the elevation architecture, comprising brickwork masonry and louvred openings, large picture window and the general transparency of the ground floor. The material palette is high quality. The brickwork forms and patterns providing considerable visual richness.
86. The building will have a confident presence and a landmark quality within the local townscape, where it will form an engaging end-stop to local street views and a notable public building when seen from the park, without appearing too assertive or overwhelming. The development preserves the settings of wider heritage assets. Subject to conditions (façade details, materials, openings and roof finishes), the scheme is supported on design grounds..

### Designing out crime

87. Policy P16 of the Southwark Plan and Policy D11 of the London Plan require development proposals to reduce opportunities for crime and create and maintain safe internal and external environments.
88. The Design and Access Statement sets out the various ways in which opportunities for crime have been designed-out including:
  - creating well lit routes (using Public Rated Lighting where appropriate) with good sight lines;
  - designing-out spaces for anti-social behaviour;
  - installing CCTV and intruder detection systems within the building and the publicly-accessible external spaces;
  - installing card access speed gates and access-controlled doors;

- staffing the site 24 hours a day with security personnel;
  - designing the cycle store room to be open-plan, well-surveilled and secure;
  - providing secure and well-surveilled short-stay cycle parking; and
  - using retractable bollards within the public realm.
89. The Metropolitan Police's Secure by Design Officer has assessed the proposal and is confident that certification can be attained. To ensure certification achieved, the imposition of a two-part 'Secured by Design' condition is recommended.

### Inclusive design

90. Policy D5 of the London Plan requires development proposals to achieve the highest standards of accessible and inclusive design, requiring applications to be supported by an inclusive design statement within the Design and Access Statement. The applicant's inclusive design statement sets out the various inclusive access measures. These include:
- all surfaces at a gentle gradient and surfaced in slip-resistant treatments;
  - all uses to have step-free access through the provision of ramped or lift arrangements;
  - cycle storage provision to allow for larger cycles such as cargo cycles, purpose built cycles for disabled people and tricycles; and signage to be clear, legible and consistent
91. London Plan Policy E10 requires 10 per cent of new bedrooms to be wheelchair-accessible or 15% of new bedrooms to be wheelchair-adaptable of British Standards. The proposed development provides 13 out of the proposed 126 guestrooms to be fully wheelchair accessible (10.3%), which therefore meets the criteria in E10.

### Daylight/sunlight – community use only

92. An addendum daylight and sunlight report has been submitted in light of the revised BRE Guide 3<sup>rd</sup> edition published in June 2022, which superseded the 2<sup>nd</sup> edition 2011 Guide. The assessment is focused on the proposed community use space in accordance with the illuminance method. The assessment concluded that for all applicable room areas served directly by a window (i.e. excluding the gallery space which is expected to be lit artificially) meet a target of 300 lux over 50% of the assessment points for at least half of the daylight hours and 100 lx over 95% of the assessment points. Therefore, demonstrating an acceptable level of daylight provision for the community use at first floor.

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

### Daylight and sunlight – neighbours

93. The impact of the proposed development on neighbours' amenity has been a concern raised by some local residents. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based



on the Building Research Establishment (BRE) guidelines on daylight and sunlight. The conclusions of this state that the reductions in daylight and retained daylight levels are commensurate with this urban locality. Officers have reviewed the daylight and sunlight assessment and note that while there are some impacts on the buildings surrounding the site, these are not unusual within built up town centre locations where buildings of scale are considered to be appropriate.

94. The addendum daylight and sunlight report concludes that the methodology for testing daylight and sunlight impact on neighbouring properties has not been affected by the revised 2022 publication of BRE guidelines. Therefore, no update is required on the original report in this regard.
95. The Daylight and Sunlight assessment considers the impact on daylight for the following buildings:
- Blendon House, Rodney Road
  - Mansfield Point, Rodney Road
  - Salisbury Estate consented scheme (Car Park site, Balfour Street)
  - 61-71 Rodney Road
  - 109-119 Rodney Road
  - 121-131 Rodney Road
  - 133-143 Rodney Road
  - Dawes House, Orb Street
  - 26-30 Nursery Row

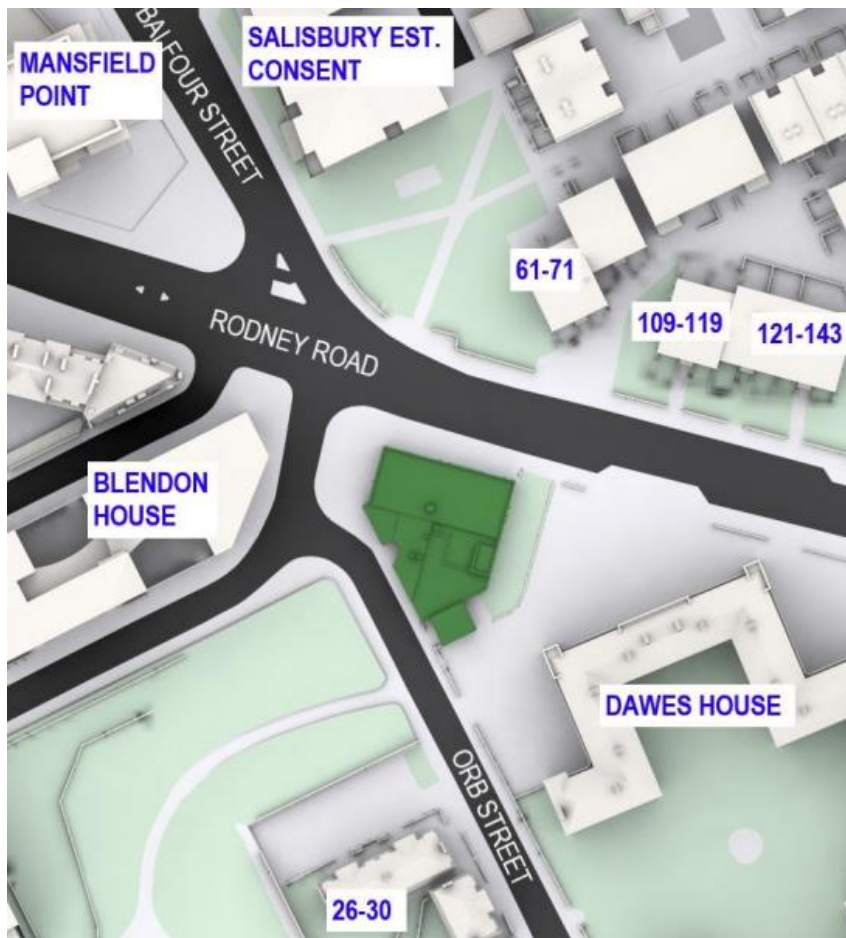


Figure 5: Plan showing the existing site and neighbouring properties.

Vertical Sky Component

Address	Total windows assessed	Meet BRE Guide	Below BRE criteria			Total affected windows
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Blendon House, Rodney Road	30	10	4	10	6	20
Mansfield Point, Rodney Road	9	9	0	0	0	0
Salisbury Estate consented scheme (Car Park site, Balfour Street)	41	41	0	0	0	0
61-71 Rodney Road	6	6	0	0	0	0
109-119 Rodney Road	6	6	0	0	0	0
121-131 Rodney Road	6	6	0	0	0	0
133-143 Rodney Road	6	6	0	0	0	0
Dawes House, Orb Street	68	53	5	6	4	15
26-30 Nursery Row	9	9	0	0	0	0

*Table 2: Summary of Vertical Sky Component calculations for the reduction in daylight to windows, resulting from the proposed development.*

Address	Total rooms assessed	Meet BRE Guide	Below BRE criteria			Total affected windows
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Blendon House, Rodney Road	30	15	4	10	1	15
Dawes House, Orb Street	68	59	7	2	0	9

*Table 3: Summary of VSC calculations for 'Without balcony / soffit' assessment*

96. VSC transgressions are entirely within Blendon House and Dawes House. Both blocks of flats have inset balconies, with balcony walls and projecting balcony soffits which result in more enclosed balcony areas. Where balconies exist on site, the BRE Guidance states that a 'without balconies' assessment provides a more reliable measure of impact from the proposed scheme, as such obstructions can already limit the available skylight. In addition, non-habitable rooms have not been included in the assessment. This includes kitchens less than 13sqm.

### Daylight Distribution (No Sky Line)

97.

Address	Total rooms assessed	Meet BRE Guide	Below BRE criteria			Total affected windows
			20-29.9% reduction (Minor)	30-39.9% reduction (Moderate)	>40% reduction (Major)	
Blendon House, Rodney Road	15	11	3	1	0	4
Mansfield Point, Rodney Road	6	6	0	0	0	0
Salisbury Estate consented scheme (Car Park site, Balfour Street)	29	29	0	0	0	0
61-71 Rodney Road	6	6	0	0	0	0
109-119 Rodney Road	6	6	0	0	0	0
121-131	6	6	0	0	0	0

Rodney Road						
133-143 Rodney Road	6	6	0	0	0	0
Dawes House, Orb Street	38	38	0	0	0	0
26-30 Nursery Row	9	9	0	0	0	0

*Table 4: Summary of Daylight Distribution (No Sky Line) calculations for the reduction in daylight to rooms, resulting from the proposed development.*

98. In cross-examining the NSL findings for Dawes House, there are no transgressions to the daylight distribution. That means the affected windows share a room with another window, meaning that while the impact on one window might be minor adverse, the impact on the room overall would not be adverse. Therefore, the overall daylight impact on these rooms will be acceptable in consideration to the proposed development.
99. NSL transgressions are entirely within Blendon House. All other neighbouring units are compliant with BRE standards in relation to NSL calculation, therefore no further assessment will be provided in these instances.

### Blendon House

100. With the exception of four bedrooms, all windows with VSC transgressions comply in overall NSL levels. That means they share a room with another window meaning that while the impact on a window might be minor adverse, the impact on the room overall would not be adverse.
101. Transgressions to NSL against BRE guidelines are limited to four bedrooms at Blendon House (R2 at first to fourth floor). These reductions range from a 66% reduction on NSL for R2 (bedroom) on the first floor, reducing the lit area from 12.41 at existing to 8.5 at proposed. A similar impact is experienced at second, third and fourth floor where NSL levels are reduced by 67% (remaining proposed lit area of 8.63), 69% (remaining proposed lit area of 8.91) and 73% (remaining proposed lit area of 9.34) for the R2 bedroom.
102. Overall, the NSL levels are considered acceptable within an urban context, and BRE guide recognises that daylight is less important to bedrooms.

### Annual Probable Sunlight Hours (APSH)

103. Blendon House, Rodney Road, Mansfield Point, Rodney Road, Salisbury Estate consented scheme (Car Park site, Balfour Street), 61-71 Rodney Road, 109-119 Rodney Road, 121-131 Rodney Road and 133-143 Rodney Road had windows located due south and were tested for APSH levels. There are no transgressions to APSH in regards to any of the neighbouring buildings, therefore there will not be a noticeable impact to sun lighting in these rooms.

## Overlooking and privacy of neighbouring properties

104. The nearest residential properties are located to the west (Blendon House) and south-east (Dawes House). These are at the greatest risk of overlooking. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear.
105. The proximity to Dawes House located to the east is within acceptable distances from the proposed development with distances between residential windows ranging from 25.2m at its most narrow distance to 28.6m. Furthermore, the majority of facade adjacencies are not direct and are at obtuse angles. There is minimal risk of overlooking to Dawes House for this reason.
106. Blendon House is located to the west of the development site within acceptable distances for residential overlooking, these range from 17.8m to 27m distance between windows. Where there is most potential for overlooking issues, the design overcomes this with a solid portion of the facade on every level and no windows. Officers are content that this will ensure no significant overlooking or loss of privacy whilst retaining a suitable level of outlook.

## Noise disturbance

107. The use of the site for an increased quantum of commercial floor space and in particular for use as a hotel is not anticipated to result in any significant additional disturbance to residents. People arriving to and leaving the hotel would use Rodney Road which is a thoroughfare. It is noted that servicing will take place from the rear and that this will be an increase on the current servicing requirements of the site however officers, in consultation with the Council's Transport Team and Environmental Protection Team, are satisfied that this would not lead to additional disturbance and can be adequately controlled by conditions.
108. A CEMP was produced by Legendre was submitted and reviewed by EPT. The plan is comprehensive and contains measures that if applied in accordance with the relevant legislation, would minimise the impact of the development on the existing environment. The developer is to liaise with Environment Protection Team to agree on the monitoring locations and S61 of the Control of Pollution Act 1974 consent.

## **Transport and Highways**

### Existing site context

109. The footway adjoining this site on Rodney Road is wide and connects westerly to Elephant & Castle train/tube station and southerly to the pedestrian routes through the nearby Burgess Park. This footway also joins with the bus stops on this road. There are existing highway safety measures around this site in the form of raised entry treatment at the junctions of Stead Street with Orb Street and Rodney Road plus a raised table at the entry point of the pedestrian/cycle route

in the adjoining Nursery Row Park on Stead Street.

110. There is a two-way cycle route on Rodney place/Rodney Road. Cycleway 17 also runs close to this site at its western side on Brandon Street. The applicant has retained the existing generous public realm abutting the northern and western peripheries of this site on Rodney Road/Stead Street and proposed a servicing bay on the adjacent section of Rodney Road plus six pedestrian entrances distributed across the Orb Street, Rodney Road and Stead Street frontages of this development as detailed on Plan No. RR-P-20-0G-01-01/P4.

### Trip generation

111. The applicant's Transport Statement predicts that the development would result in 44 additional trips one way at AM peak and 58 additional trips one way at in PM. 4 of these would be as a passenger in a car or van. The remaining trips would be using sustainable forms of transport.

Mode	AM Peak		PM Peak	
	(08:00 - 09:00)		(17:00 - 18:00)	
	Arrive	Depart	Arrive	Depart
Underground, metro, light rail or tram	+4	+4	+4	+7
Train	+3	+8	+3	+6
Bus, minibus or coach	+8	+19	+8	+14
Taxi	0	0	0	0
Motorcycle, scooter or moped	0	+1	0	+1
Driving a car or van	0	0	0	0
Passenger in a car or van	+1	+1	+1	+1
Bicycle	+1	+3	+1	+2
On foot	+4	+10	+4	+8
Other method of travel to work	0	0	0	0
<b>Total</b>	<b>+21</b>	<b>+23</b>	<b>+20</b>	<b>+38</b>

Time Period	Total Person Trips		
	Arrivals	Departures	Two-way
<b>AM Peak</b>	31	32	63
<b>PM Peak</b>	28	47	75

*Table 6: Net increase in person trips between existing and proposed uses and proposed combined person trips as a result of the new development.*

112. Notwithstanding some different estimates in terms of taxi use, officers are satisfied that the proposed levels of vehicular traffic would not have an adverse impact on the local highway network.

### Car parking

113. The proposed development is within an area of high public transport accessibility and therefore should be car-free with the exception of parking for disabled persons. Walworth CPZ provides parking control in this location weekdays from 0830hrs to 1830hrs. There is an existing disabled car parking bay on Rodney Road adjacent to the site to be retained as part of the development, in addition to

a new disabled bay to be provided on Orb Street adjacent to existing permit parking bays. A condition is recommended to ensure the applicants submit details of the proposed disabled car parking space, equipped with active electric vehicle charging points.

### Cycle parking

114. The development proposes 26 long stay cycle parking spaces in the basement for use by the hotel and community floor space. This exceeds the minimum requirement for 13 spaces. In addition, 44 short stay parking spaces would be provided in the form of Sheffield stands at street level. This falls short of the minimum requirement for 55 spaces. A minimum of 2 disabled spaces and 1 Cargo bike space would also be provided. Overall, the provision of 70 cycle parking spaces is acceptable for this site and an overprovision of secure long stay cycle parking is supported for the proposed mix of uses. There is also an existing cycle docking station on Rodney Road. The cycle parking is recommended to be secured by condition.

### Improvements to local footway and highway environment

115. The footways on Orb Street, linking to the alternative busy bus route on Walworth Road, are substandard with uneven surface and broken pavement slabs that require renewal. Vehicles can speed over the adjacent zebra crossing on the eastern side of Rodney Road, Stead Street, Balfour Street junction, when no pedestrians are immediately visible to the drivers. This is due to ineffective traffic calming measures. Therefore, it is necessary to upgrade this to a raised pedestrian crossing. These highways improvements measures would be secured through the s278 legal agreement.

### Servicing and deliveries

116. It is proposed that the servicing of the development would take place on the prevailing car parking bays on the adjacent segment of Rodney Road. The submitted Delivery and Servicing Plan (DSP) is proposed to be revised to include restricting deliveries also during school arrival and departure times of 1500hrs to 1600hrs and consolidation of deliveries and, confirm that this development's management would engage only the services of transport operators who have attained at least 'Silver' membership of Freight Operators Recognition Scheme (FORS).
117. A DSP and a CMP would be secured by condition and should be prepared in line with TfL guidance.

### Refuse

118. The refuse and recycling bin store would be positioned in the basement of the development, as shown on Plan No. RR-P-20-B1-01-01/P4. It is unclear where the temporary refuse bin holding space would be given the position of the refuse bins in the basement. This should be confirmed through a condition in consultation with the Council's Waste Management Team.

## Ecology, biodiversity and green infrastructure

119. A bat survey (September 2020 by PJC Consultancy ref: 4382E/20) and an Ecological Appraisal (September 2020 by PJC Consultancy ref: 4279E/20) has been provided for the site and found acceptable by the LBS Ecologist. Details of the green roof and ten swift bricks to be installed on site are to be secured by condition.
120. Policy G5 of the London Plan 2021 states that urban greening should be a fundamental element of site and building design. It recommends that major developments which are predominantly commercial achieve an Urban Greening Factor (UGF) score of 0.3.
121. The proposed development would achieve an urban greening factor of 0.43. This would be achieved through a combination of:
- flower-rich perennial planting, hedges and groundcover planting of 21 sqm
  - extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) for at least 265sqm
122. Southwark Plan Policy P59 requires major development to provide green infrastructure with arrangements in place for long term stewardship and maintenance funding. It is considered that the green infrastructure potential at the site has been maximised through the creation of biodiverse green roof along with tree planting and species rich planting areas. The Council's Urban Forester and the Council's Park and Leisure Team are satisfied that high quality spaces would be delivered. Details are to be secured through condition of the planters and how they will be maintained to ensure feasibility, including cross sections, soil volumes, planting schedules and automated or other grey water recycling irrigation.

## Environmental matters

### Energy use

123. Policy SI2 of the London Plan and Policy P70 of the Southwark Plan require major developments to be net carbon zero and provide an assessment of their energy demands demonstrating that the appropriate steps have been taken to reduce energy demand and usage in accordance with the energy hierarchy. Policy P70 of the Southwark Plan requires a minimum of 40% on site carbon reductions to be achieved above Part L of the Building Regulations for non-residential developments.
124. An Energy Statement and GLA Reporting Spreadsheet been submitted by the applicant. This details how the targets for carbon dioxide emissions reduction are to be met by the development. A combination of 'Lean' and 'Green' (but no 'Clean') measures have been employed in an attempt to achieve on site carbon reductions.
125. The proposal would reduce on-site regulated carbon dioxide emissions by 59.8% over Building Regulations 2013. The cumulative on-site savings equate to 147.1



tonnes of carbon dioxide. The building will produce 99.0 tonnes of carbon dioxide after the carbon saving technologies are installed calculated under the SAP 10. The carbon offset requirement is £95 per tonne carbon for a 30 year period and the required payment would be £282,300.

### Be Lean – energy efficient design and construction

126. The development proposes to incorporate a range of passive and active measures to meet Part L requirements for energy efficient design. The proposed passive measures include:
- high thermal envelope performance to reduce uncontrolled heat transfer through the building fabric (and improve the effectiveness and energy use of the mechanical ventilation system);
  - use of thermal mass and high ceilings to manage the heat within the building;
  - optimisation of the g-value of the proposed replacement glazed wall system to provide a balance between minimising heat gain and maximising natural daylight (to reduce lighting energy);
  - solar shading fitted to the building's exterior to limit the ingress of summertime solar gains; and
  - highly insulated green roofs.
127. The proposed active measures include:
- high efficiency ventilation systems including heat recovery on mechanical ventilation and air handling plant;
  - low energy and high efficacy lighting systems (at least 120 luminaire lm/cW), fittings and controls (e.g. occupancy sensors);
  - control systems to monitor and operate the plant and equipment as efficiently as possible; and
  - pumps and fans with built-in variable speed drives and sensor, allowing them to respond to variable building loads.
128. The reduction in regulated carbon emissions achieved through these 'demand reduction' measures is proposed to be 7% above 2013 Building Regulations
129. It has not been possible to meet the GLA's target for a minimum 15% reduction in carbon emissions over Part L 2013 at the Be Lean stage of the hierarchy. Nearly 76% of the energy demand is attributed to the generation of hot water, which is much higher than other non-domestic uses, making it more difficult to achieve savings at the Be Lean Stage.

### Be Clean – low carbon energy supply

130. The application site is not within an area identified for an existing or planned decentralised heat network. The development is proposed to be future-proofed to allow for connect to a community heat network should this be developed in the future. This includes through:
- Space within the hot water plant room for future community energy interfacing heat exchanger, pumps, controls etc.

- Provision to allow future community energy connecting pipework to be routed through from outside
- Spare ways on local electrical distribution boards for future electrical supplies to pumps, controls etc.

131. The proposed energy system for the site will incorporate air source heat pumps. The proposed carbon savings for this type of energy supply is calculated at the Be Green stage of the hierarchy. Therefore, no carbon savings are achieved for this step of the Energy Hierarchy.

### Be Green – renewable energy generation and storage

132. An assessment of potential on site renewable energy systems was undertaken. This discounted options for a biomass boilers, photovoltaics, solar thermal systems, or ground source heat pumps due to conflicting development proposals, site specific constraints and environmental considerations.
133. Therefore, the development proposes the use of renewable technologies in the form of an air source heat pump (ASHP) only. The ASHP's would provide 100% of the heating and cooling required for the development. This step of the energy hierarchy would achieve a total carbon reduction of 52.8% above the 2013 building regulations.

### Be Seen – monitoring, verifying and reporting energy performance

134. Introduced as part of the London Plan 2021, 'Be Seen' is the newest addition to the GLA's energy hierarchy. It requires developments to predict, monitor, verify and improve their energy performance during actual operation. In respect of 'Be Seen' measures these will be secured by condition an could include:
- conducting a predicted operational energy use analysis (TM54 modelling) during the design stage and then measuring actual operational energy use once the development is in use, benchmarked against the in-design analysis;
  - using full metered electricity and water supplies; and
  - using sub-meters to measure electricity, heating and cooling energy use (linked to the building owner's Building Energy Management System), which would feedback energy consumption to each user group/ functional space/tenancy within the development.

### Overheating

135. Policy SI4 of the London Plan and Policy P68 of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The energy statement sets out the following measures for reducing the risk of overheating, in accordance with the cooling hierarchy:
- Minimise internal heat generation through energy efficient design including minimising cold bridging, minimising heat loss from heating and hot water systems, low energy lighting, energy efficient desktop PCs, laptops, screens, energy efficient appliances
  - Reduce the amount of heat entering the building in the summer through

improved fabric 'U' values, improved air tightness, optimisation of glazing g-value, optimisation of glazing area, internal blinds

- Manage heat within the building through high ceilings
- Mechanical ventilation with high efficiency heat recovery
- Active cooling VRF systems to provide cooling to all area expected to achieve a seasonal cooling efficiency of +6.78

### BREEAM

136. Policy P69 of the Southwark Plan requires the development to achieve a BREEAM "excellent" rating. A BREEAM Pre-assessment report has been undertaken which reports a figure of 76.95. It demonstrates that "excellent" can be achieved for the commercial use types and a condition is to be applied to secure this.

### Ground conditions and contamination

137. The Environment Agency have reviewed the document 'Phase 1 Contaminated Land Assessment' by Geosmart (ref: 72986R2 dated August 2020). Although the report indicates the potential for contamination in the ground, much of this is proposed to be removed during basement construction. There is no objection made.

### Air quality

138. Air quality impacts have been assessed as part of the Air Quality Assessment submitted by Hawkins dated September 2020. This includes:
- Impacts on air quality arising from the construction project;
  - Impacts from the completed and operational development; and
  - Suitability of the site for the proposed uses.
139. During the construction phase it is recognised that there could be impacts such as dust in the air as well as dust and dirt on the highway as a result of construction vehicle movements. This can be suitably managed and mitigated through a Construction Environmental Management Plan which would be a conditioned requirement of any consent issued. The impact of construction vehicle traffic emissions is not considered to be significant and the site is designated as 'Low Risk'.
140. In terms of the completed and operational development, the predicted annual mean concentrations of NO<sub>2</sub> and particulate matter have taken into account emissions generated by road traffic and energy plant with the result being that no significant air quality effects have been identified at any of the existing surrounding receptors. The site does not exceed annual mean Air Quality objective (AQO), with the exception of nitrogen dioxide (NO<sub>2</sub>) and hourly exceedances of AQO are not expected to occur. Proposed Mechanical Ventilation with Heat Recovery systems sufficiently mitigate and will be secured by condition. The development can be considered 'Air Quality Neutral' in terms of building emissions.

141. Given that the air quality for future users of the proposed development would be acceptable, the site is considered to be suitable for the range of uses being proposed.

### Flood Risk, resilience and safety

142. A Basement Impact Assessment, Flood Risk Assessment and Drainage Strategy were provided as part of the submitted documents. The site is located within Flood Zone 3, which is an area at high risk of flooding due to the proximity of the tidal River Thames. However the site is protected by the Thames Barrier and related defences.
143. The proposal seeks to introduce sleeping accommodation on the second floor of the development, which will be above the 2100 breach flood level. A revised FRA was provided, dated August 2021 (ref: 14125) by Ivory Group, following comments from the Flood Risk Management team and would be secured by condition.
144. The Environment Agency did not object to the submitted proposal, Thames Water requested consultation with Thames Water to establish an agreed position for connecting to the water network, which has been added as an informative. The Flood Risk management team had no objection in principle as 'more vulnerable' uses were placed at second floor and above.
145. A condition requiring further information on BIA, emergency evacuation, SUDS, and proposed floor finishes have been recommended as conditions. A drainage details condition to include clarify attenuation volume figures listed in the SUDS proforma has been included.

### Light pollution

146. LBS Highways team have advised that street lighting is to be upgraded to current LBS standards (including on private roads). An investigation into the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths is recommended as part of this and all lighting should be designed to minimise light spillage onto park land with particular regard to bats and nocturnal birds. The final proposals will be agreed through the Final Lighting Strategy, to be approved by the Local Planning Authority prior to first occupation of the building. This will be secured by condition.

### Construction management

147. EPT reviewed Legendre CEMP. The plan is comprehensive and contains measures that if applied will minimise the impact of the development on the existing environment. The developer is to liaise with Environment Protection to agree on the monitoring locations and S61 of the Control of Pollution Act 1974 consent.
148. It is noted the applicant has provided a framework Construction Management Plan (CMP). However, this should contain a swept path analysis of vehicle movements

on site, the quantity of vehicles on site at each phase of construction and the vehicle routing displayed on a map. An amended construction management plan will be secured by condition.

149. The submitted construction management plan will need to be revised to include confirmation of whether or not any of the adjacent car parking bays would be suspended, agreeing crane installation method with the Council, plans showing safe diversion of pedestrians during the closure of the adjoining footways plus routing of construction lorries, penalties relating to delivery vehicles not complying with scheduled delivery times and not adhering to the agreed routing of vehicles, positions of wheel washing facilities and site management car/cycle parking provision
150. 'Balfour Street' bus stop should not be impacted during the construction of the development. Appropriate measures should be identified to prevent adverse impact on bus operations. Cycle Superhighway 2 runs along Rodney Road, as such, neither construction materials nor vehicles should block the safety and function of the cycleway.
151. In order to ensure that increases in traffic, noise and dust associated with the demolition and construction phases of the development are minimised, Final Environmental Management Plans and Final Logistics Plans are to be required by condition.

### Noise and vibration

152. A noise and vibration impact assessment was submitted by Hawkins Environmental noise assessment report (ref: H3042 rev 3) dated September 2020 and updated (rev 4) 17 November 2020. The study shows that noise from surrounding roads and the wider environment make it "High Risk" and sufficient mitigation is required. The methods to reduce noise include the provision of suitable glazing and ventilation, which will be secured through condition. Based on the results of the assessment, EPT is satisfied that using the recommended treatment to façade and acoustic design the Council noise criteria can be met, and will be conditioned.

### **Fire Safety**

153. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy as part of a Fire Statement. The fire safety strategy should address criteria outlined in Policy D12 (A).
154. A Fire Statement (ref LO20077 dated 29 September 2021 by OFR) was submitted with the application. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. Fire safety measures within the statement include:
  - an evacuation strategy;
  - commitment to providing one firefighting shafts;
  - commitment to upgrading fire safety measures throughout, to include high levels of compartmentation, sprinklers, fire alarms and PRM refuges;

- confirmation of compliance with Building Regulations Approved Document B;
  - Explanation of how the internal layout would achieve compliant travel distances.
155. The fire services would gain vehicular access to the site depending on which core the firefighters need to enter. This building can be accessed via Rodney Road Stead Street and Orb Street and the pumping truck would be expected to park within the drop-off areas.
156. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
157. The Fire Statement was produced by fire risk engineering consultancy OFR Group. A certified fire risk engineer (a Fellow of the Institute of Fire Engineers) has checked and approved the contents.

### **Socio-economic impacts**

158. London Plan Policy E11 and Southwark Plan Policy P27 require development proposals to support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases. The methodology for securing these opportunities prescribed by the Council’s Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015 with 2017 Addendum).
159. In accordance with the policy framework, there would be a requirement for this development to deliver 11 sustained jobs during the construction phase to unemployed Southwark residents, 11 short courses, and 3 construction industry apprentices. Upon completion, 13 sustained jobs for unemployed Southwark Residents would also be required. These obligations will be secured through the Section 106 Agreement.
160. In terms of direct employment, the proposed uplift in hotel and retail floor space has the potential to deliver 32 FTE positions. The workers would also generate considerable spend in shops and services in the local area, which is a major and enduring benefit of the development.

### **Planning obligations (S.106 undertaking or agreement)**

161. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that

qualifies for planning obligations. The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to 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

162. 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.

163. The following obligations are required for this scheme and would be included in the legal agreement:

Planning Obligation	Mitigation	Applicant Position
Construction phase jobs/ contributions	<p>Development to:</p> <ul style="list-style-type: none"> <li>• Deliver <b>11 sustained jobs</b> to unemployed Southwark residents,</li> <li>• Deliver <b>11 short courses</b>, and;</li> <li>• Take on <b>3 construction industry apprentices</b> during the construction phase.</li> </ul> <p>Or make the pro-rata Employment and Training Contribution which, at maximum, would be £51,950 This breaks down as:</p> <ul style="list-style-type: none"> <li>• <b>£47,300</b> against sustained jobs;</li> <li>• <b>£1,650</b> against short courses, and;</li> <li>• <b>£3,000</b> against construction industry apprenticeships.</li> </ul>	Agreed
Construction phase employment, skills and business support plan	<p>The Plan would be expected to detail:</p> <ul style="list-style-type: none"> <li>• Methodology of training, skills, support etc.</li> <li>• Targets for construction skills and employment outputs</li> <li>• Methodology for delivering apprenticeships</li> <li>• Local supply chain activity methodology</li> </ul>	Agreed
Post-completion (in-use) phase jobs and training	<p>The development is to deliver <b>13 sustained jobs</b> to unemployed Southwark residents,</p>	Agreed

	Any shortfall is to be met through the End Use Shortfall Contribution which, at maximum, would be <b>£55,900</b> . This is calculated on the basis of £4,300 per job.	
Post-completion (in-use) phase jobs/ contributions	<p>The Plan would be expected to detail:</p> <ul style="list-style-type: none"> <li>• Methodology for filling the Sustained Employment Opportunities (SEOs) and apprenticeships roles</li> <li>• Milestones and profiles for filling the SEOs and apprenticeships</li> <li>• Identified skills and training gaps to gain sustained employment in the completed development</li> </ul> <p>- Methods to encourage applications from suitable unemployed Borough residents by liaising with the local Jobcentre Plus and employment service providers</p>	Agreed
Highway impacts mitigation	<p>Prior to implementation, with the exception of any site clearance/demolition and archaeological investigative works, the developer is to submit the s278 specification and estimated costs to the Local Highways Authority for approval. This shall comprise the following works, and all shall be constructed in accordance with SSDM standards::</p> <ol style="list-style-type: none"> <li>1. Repave the footway including new kerbing fronting the development on Rodney Road, Stead Street &amp; Orb Street in accordance with the Southwark Streetscape Design Manual (SSDM) standards.</li> <li>2. Reconstruct any redundant vehicle crossovers fronting the development as footway in accordance with the SSDM standards.</li> <li>3. Reconstruct any existing tree pits fronting the development in accordance with the SSDM standards.</li> <li>4. Improve pedestrian crossings in Rodney Road and Orb Street and adjust Nursery Row Park grass to meet pavement level.</li> <li>5. Upgrade street lighting to current LBS</li> </ol>	Agreed



	<p>standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths. Please contact Perry Hazell at Perry.Hazell@southwark.gov.uk for further details.</p> <p>6. 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.</p> <p>6. Provide appropriate dropped kerbs for refuse bin collection.</p> <p>7. Promote a TRO to amend any parking arrangements. Works to include road marking and signage (if required).</p> <p>8. Refresh road markings following kerb installation.</p> <p>9. Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development to the appropriate materials as specified in our regulating plan and materials palette.</p>	
S278 agreement	Prior to commencement of the agreed highway works, the developer is to enter into a Highway Agreement under Section 278.	Agreed
Publicly-accessible realm: Detailed design	<p>Prior to implementation, the developer is to submit a Public Realm Specification for all areas of publicly-accessible realm to the Local Planning Authority and receive its approval. The Public Realm Specification shall demonstrate that the publicly-accessible realm has been designed to an adoptable standard (in accordance with the SSDM) and shall comprise:</p> <ul style="list-style-type: none"> <li>• detailed drawings (plans, sections, levels etc.);</li> <li>• details of street furniture (cycle stands, seating, bollards etc.);</li> <li>• details of planting;</li> <li>• details of external lighting and CCTV;</li> <li>• details of boundary enclosure and entry gates;</li> <li>• finishes schedules and samples of proposed materials;</li> </ul>	Agreed

	<ul style="list-style-type: none"> <li>demonstration that principles of Secured by Design have been incorporated; and</li> <li>details of the phasing and timing for delivery.</li> </ul>	
Publicly-accessible realm: Delivery and short-term management	<p>Upon receipt of a Provisional Completion Certificate from the Local Planning Authority, the developer shall open the publicly-accessible realm.</p> <p>Any defects within the first 12 months of opening are to be rectified by the developer.</p> <p>At the end of the initial 12 month period, the developer is to seek and receive from the Local Planning Authority a Final Completion Certificate.</p>	Agreed
Carbon offset payment	<p>The shortfall in carbon zero reductions on site is charged at £2,850 per tonne of carbon dioxide, based on £95 per tonne calculated over 30 years.</p> <p>The onsite reduction achieved is 59.8% over Part L which equates to 147.1 tonnes of carbon dioxide. The remaining 99 tonnes of carbon dioxide to be offset requires a payment of £282,150 to the Green Buildings Fund.</p>	Agreed
Futureproofed connection to district heat network	Prior to occupation, an Energy Strategy must be approved setting out how the development will be designed and built so that all parts of it will be capable of connecting to any future District CHP.	Agreed
Review of installed energy measures	Post-installation review to verify the carbon savings delivered with an upwards only adjustment to the carbon offset fund contribution if required.	Agreed
Reduced rents and fit-out to support community use	A contract specifying an initial ten-year commitment for the Arts Network to occupy the space at a subsidised rent, including fit out costs, and then at a reduced rate (market rate minus 30%) thereafter.	Agreed

Business relocation strategy	Support a continuity of service for the existing mini market (98 Rodney Road)	Agreed
Hotel management plan	Management plan for day-to-day operation of the hotel including the external spaces	Agreed
Community use agreement	To secure use of the ancillary facilities in the Main Block for members of the public outside of working hours in accordance with the details provided earlier in the report	Agreed
Administration	Payment to cover the costs of monitoring these necessary planning obligations (with the exception of those that have monitoring contributions already factored-in), calculated as 2% of total sum.	Agreed

164. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.

165. In the event that a satisfactory legal agreement has not been entered into by 4 April 2023, it is recommended that the director of planning and growth 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 S106 agreement, fails to ensure adequate provision of employment and training contributions, and mitigation against the adverse impacts of the development through projects or contributions that is contrary to Southwark Plan policy IP3 (‘Community Infrastructure Levy (CIL) and Section 106 Planning Obligations’), Policy DF 1 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)**

166. 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.

167. In the event that an agreement has not been completed by 1st March 2023, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

168. 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 Southwark Plan 2022 policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations'), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

169. The site is located within Southwark CIL Zone 2 and MCIL2 Band2 zone. Based on the existing floor areas provided in the agent's CIL Form1 dated 01-Oct-20 and proposed areas in Area Schedule P4 (29.09.21), the gross amount of CIL is approximately £951,476.27 consisting £280,567.64 of Mayoral CIL and £670,908.63 of Borough CIL. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained.

## **Community involvement and engagement**

170. This application was accompanied by a Statement of Community Involvement. The documents confirm that the following public consultation exercises were undertaken by the applicant prior to submission of the application:
- 22<sup>nd</sup> July 2020 and 25<sup>th</sup> July 2020 - Public exhibition
  - 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup> and 21<sup>st</sup> December 2020 – Open workshop 1
  - 6<sup>th</sup>, 13<sup>th</sup>, 19<sup>th</sup> and 26<sup>th</sup> February 2021 - Open workshop 2
171. Meetings with Councillors included:
- 14<sup>th</sup> May 2020 Cllr Rebecca Lury and Cllr Derren Merrill
  - 10/03/20 Cllr Johnson Situ
  - 31/10/19 Cllr Johnson Situ, Cllr Rebecca Lury and Cllr Derren Merrill
172. Meetings with Community Groups and neighbouring residents
- 24/2/20 Friends of nursery row park
  - 11/2/20 Rodney Road Tenants and Residents Association
  - 6/2/20 Walworth Society
  - 19/9/20 Blendon House residents
  - 19/8/20 Dawes House Residents
173. Meeting with Local businesses and current occupiers of the site
- 16/12/19 and 22/7/20 Diogenes and the Dog
  - 26/2/20 and 25/7/20 Tigris Supermarket
174. Issues and requests raised as result of the public consultation included:
- Suitability of hotel use on site
  - Height of the development and the impact on adjoining properties and Nursery Row Park
  - Relocation of existing businesses on site
  - Strong support for the provision of community resource centre
  - Strong support for reconfiguration of green space associated with Nursery Row Park

- Questions about the opening hours of the hotel bar and hours of operation during construction

175. The SCI also includes details of how the proposed development would be in keeping with the Walworth Social Regeneration Plan Promise.
176. As part of its statutory requirements, the Council sent letters to surrounding residents, issued a press notice publicising the planning application and displayed notices in the vicinity of the site. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.
177. Details of consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices. The responses received are summarised in an earlier part of this report. The main 'Assessment' part of this report addresses the issues raised.

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

178. Summarised below are the material planning considerations raised by external consultees, within the relevant sections of the report.
179. Environment Agency, Thames Water and TFL have no objection to the proposed development given necessary conditions to attach to any grant of planning permission.

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

180. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
181. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The development would have a significant benefit for wheelchair users as it would provide a facility designed for a particular need but accessible for other users too.
182. 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.
183. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
184. The proposals would result in the displacement of some business users. The applicant has provided letters of intent confirming the business user's intentions to cease trade or be retained as part of the development. The business relocation strategy will be secured through the S106.
185. The new development would provide accessible hotel accommodation and facilities for people with disabilities. The development would also provide training and employment opportunities in an area with a relatively high BAME population and would be likely to benefit those protected groups.

### **Human rights implications**

186. 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.
187. This application has the legitimate aim of delivery a nine-storey plus basement building for 126 hotel guestrooms with café, community and retail use. 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**

188. 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.
189. 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.

190. **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**

191. The principle of a hotel and community use is acceptable in this location. . Officers are satisfied that the proposal is of the highest architectural standard, and that the proposal provides an appropriate response to context and would not harm the character or setting of any nearby conservation areas or listed buildings. Careful consideration has been given to the impact of the proposal on townscape views, and the impact of the increased height is not considered to cause harm to nearby heritage assets or surrounding conservation areas.
192. Having regard to all the policies considered and any other material planning considerations it is recommended that planning permission is granted subject to conditions and the completion of a legal agreement.

**BACKGROUND INFORMATION****BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file 1088-C Application file 20/AP/2953 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**

<b>No.</b>	<b>Title</b>
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Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant Planning Policies
Appendix 3	Consultation undertaken
Appendix 4	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Gemma Perry, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	4 October 2022	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
<b>Date final report sent to Constitutional Team</b>		8 February 2023



**Appendix 1: Draft decision notice**

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

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<b>Applicant</b>	Elephant And Castle Projects Ltd	<b>Reg. Number</b>	20/AP/2953
<b>Application Type</b>	Major application		
<b>Recommendation</b>	GRANT permission	<b>Case Number</b>	1088-C

**Draft of Decision Notice**

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

Redevelopment of 98-104 Rodney Road for a 9 storey (plus basement) building for hotel (126 bedrooms) , cafe, community use, retail use and associated cycle/disabled parking, plant and landscaping.

98-104 Rodney Road London Southwark SE17 1RA

**In accordance with application received on 9 October 2020 and Applicant's Drawing Nos.:**

Existing Plans

Proposed Plans

ELEVATION 01 DEMOLITION PLAN RR-D-25-MF-01-01 REV P1 received  
09/10/2020

ELEVATION 02 DEMOLITION PLAN RR-D-25-MF-01-02 REV P1 received  
09/10/2020

ELEVATION 03 DEMOLITION PLAN RR-D-25-MF-01-03 REV P1 received  
09/10/2020

ELEVATION 04 DEMOLITION PLAN RR-D-25-MF-01-04 REV P1 received  
09/10/2020

PROPOSED ELEVATION 05 RR-P-25-MF-01-05 REV P3 received 09/06/2021

PROPOSED ELEVATION 04 RR-P-25-MF-01-04 REV P3 received 09/06/2021

PROPOSED ELEVATION 03 RR-P-25-MF-01-03 REV P3 received 09/06/2021

PROPOSED ELEVATION 02 RR-P-25-MF-01-02 REV P3 received 09/06/2021

PROPOSED ELEVATION 01 RR-P-25-MF-01-01 REV P3 received 09/06/2021

GROUND LEVEL PROPOSED FLOOR PLAN RR-P-20-OG-01-01 REV P4 received  
30/09/2021

LEVEL 01 PROPOSED FLOOR PLAN RR-P-20-01-01-01 REV P4 received  
30/09/2021

LEVEL 02 PROPOSED FLOOR PLAN RR-P-20-02-01-01 REV P4 received  
30/09/2021

TYPICAL LEVEL 03-07 PROPOSED FLOOR PLAN RR-P-20-03-01-01 REV P4  
received 30/09/2021

TYPICAL LEVEL 08 PROPOSED FLOOR PLAN RR-P-20-08-01-01 REV P4 received  
30/09/2021

BASEMENT LEVEL PROPOSED FLOOR PLAN RR-P-20-B1-01-01 REV P4 received  
30/09/2021

#### Other Documents

GROUND FLOOR DEMOLITION PLAN RR-D-20-OG-01-01 REV P1 received  
09/10/2020

TREE PROTECTION PLAN FINAL 4520/01/19-1162 REV V2 received 23/08/2021

TREE CONSTRAINTS PLAN 4520/01/19-1160 REV V1 received 23/08/2021

PROPOSED SCHEMATIC SECTION 04 RR-P-26-MF-01-04 REV P3 received  
09/06/2021

PROPOSED SCHEMATIC SECTION 03 RR-S-26-MF-01-03 REV P3 received  
09/06/2021

PROPOSED SCHEMATIC SECTION 02 RR-S-26-MF-01-02 REV P3 received  
09/06/2021

PROPOSED SCHEMATIC SECTION 01 RR-S-26-MF-01-01 REV P3 received  
09/06/2021

PROPOSED SITE PLAN RR-P-00-05-01-01 REV P4 received 30/09/2021

PROPOSED ROOF PLAN RR-P-20-OR-01-01 REV P4 received 30/09/2021

**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 Condition(s)**

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
  - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
  - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; The Southwark Plan 2022: P55 Protection of amenity; P13 Design Quality; P14 Design of Places and P56 Biodiversity.

4. No works (except for demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth 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 & Drainage Strategy' prepared by Tully De'Ath (dated September 2020, ref: 14125), as well as including the provision of biodiverse green roofs. The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and P68 (reducing flood risk) of the Southwark Plan 2022

5. To the exclusion of demolition and site clearance, once ground water levels are identified by on site ground investigation and prior to the beginning of works, the applicant shall submit an update to the Basement Impact Assessment to and be approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be carried out in accordance with the approved details. Further details on preparation of BIA's for flood risk can be found in appendix to Southwark's 2016 SFRA:  
<https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessmentsfra?chapter=2>

Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017); And to minimise the potential for the site to contribute to surface water flooding in accordance with P68 reducing flood risk of the Southwark Plan 2022, and guidance in the Sustainable Design and Construction SPD (2009)

6. No development shall take place, excluding demolition and site clearance, until a final Construction and Environmental Management Plan and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan 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. This Plan shall be in accordance with the details provided in the Construction Management Plan (prepared by Legendre dated September 2020) hereby approved and must also include the following information:

(1) A swept path analysis of vehicle movements on site, the quantity of vehicles on site at each phase of construction and the vehicle routing displayed on a map

- (2) Confirmation of whether any adjacent car parking bays would be suspended during construction
- (3) A crane installation method
- (4) Plans showing safe diversion of pedestrians during the closure of the adjoining footways
- (5) Routing of construction lorries
- (6) Penalties relating to delivery vehicles not complying with scheduled delivery times and not adhering to the agreed routing of vehicles
- (7) Positions of wheel washing facilities and site management car/cycle parking provision
- (8) Measures to prevent adverse impact on bus operations and the safety and function of the cycleway during 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:**

In order to ensure that increases in traffic, noise and dust associated with the demolition and construction phases of the development are minimised and 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, and Southwark Plan 2022 policies: P50 Highways impacts; P56 Protection of amenity; P62 Reducing waste; P64 Contaminated land and hazardous substances; P65 Improving air quality; P66 Reducing noise pollution and enhancing soundscapes.

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

7. 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, available rooting space, tree pits, 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 equivalent stem girth 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; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; P55 (Protection of Amenity), P13 (Design Quality) P14 (Design of Places and P56 (Biodiversity) of the Southwark Plan 2022.

8. 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.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and 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:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Chapters 8 (Promoting healthy and safe communities), 12 (Achieving well designed places), and 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); and Saved P55 (Protection of Amenity), P14 (Design Quality) P13 (Design of Places) and P56 (Biodiversity) of the Southwark Plan (2022).

9. Section detail-drawings at a scale of 1:5 through: the facades and balconies; parapets and roof edges; and heads, cills and jambs of all openings; Details of the entrance doors; picture window; window openings; rooftop plant; to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any above grade works hereby authorised begins; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

10. Before the first occupation of the building hereby approved, details of the



installation (including location and type) of electric vehicle charger points for each parking space within the disabled car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2021; T6 of the New London Plan 2021; P53 and P54 of the New Southwark Plan 2022.

11. 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); P51 (Walking) P53 (Cycling) P49 (public transport) P53 (car parking) Southwark Plan 2022

12. 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;

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 2021 Saved P69 Sustainability standards and P70 Energy of the Southwark Plan 2022.

13. Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission 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 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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); P14 (Design Quality) P13 (Design of Places) Southwark Plan 2022.

14. Details of 10 swift bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works of the application hereby granted permission.

No less than 10 swift bricks as outlined in Bat Survey (September 2020 by PJC Consultancy ref: 4382E/20) and an Ecological Appraisal (September 2020 by PJC Consultancy ref: 4279E/20) 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 nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and 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 the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and P60 (Biodiversity) Southwark Plan 2022

15. Confirmation of the following shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works of the application hereby granted permission, to demonstrate that either:
- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
  - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://www.thameswater.co.uk/preplanning). To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2021, P67 (reducing water use) P68 (reducing flood risk) of Southwark Plan 2022

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

16. Before the first occupation of the building hereby permitted, a detailed Delivery and Servicing Management Plan (DSMP) detailing how all elements of the site are to be serviced has been 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 The National Planning Policy Framework 2021, P49 (public transport) P50 (Highways impact) Southwark Plan 2022; T7 London Plan 2021.

17. No works, (except for demolition and site clearance) shall commence until full details of any proposed piling or any other foundation designs using penetrative methods have been submitted to and approved in writing by the Local Planning Authority, so it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

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 P67 (reducing water use) P68 (reducing flood risk) of Southwark Plan 2022

18. Prior to the commencement of use, full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the

building in accordance with The National Planning Policy Framework 2021, P55 Protection of Amenity of The Southwark Plan 2022.

19. Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

#### Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2021, SP55 Protection of Amenity and P16 Designing out crime of the Southwark Plan 2022.

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

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

#### 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 policy P55 'Protection of amenity' of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

21. The development must be carried out in accordance with the provisions of the Fire Statement (ref LO20077 dated 29 September 2021 by OFR) prepared by a suitably qualified third party assessor prepared, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

22. Internal noise levels

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

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

Living rooms- 35dB LAeq T †

Dining room - 40 dB LAeq T †

\* - Night-time - 8 hours between 23:00-07:00

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

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with P55 (Protection of amenity) P15 (residential design) of the Southwark Plan (2022), and the National Planning Policy Framework 2021.

23. 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/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 2021; and; P55 (Protection of Amenity) P62 (Waste Reduction) of The Southwark Plan 2022

24. 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.

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 and P55 (protection of amenity) Southwark Plan 2022

25. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) retail and café floor space class E (a) and E (b) hereby approved shall be used for use class E (a) and (b) purposes only as shown on ground floor plan ref: RR-P-20-0G-01-01 P5, unless otherwise agreed by way of a formal application for planning permission.

Reason: In accordance with the application details and order to ensure that the site continues to provide town centre floorspace in accordance with Southwark Plan Policy P35 (town and local centres).

## **Informatives**

- 1 The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), <https://www.southwark.gov.uk/transport-and-roads/asset-management-and-streetscape-design/southwark-streetscape-design-manual-ssdm>

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highwayst to complete the following works:

Repave the footway including new kerbing fronting the development on Rodney Road, Stead Street & Orb Street in accordance with the Southwark Streetscape Design Manual (SSDM) standards.

Reconstruct any redundant vehicle crossovers fronting the development as footway in accordance with the SSDM standards.

Reconstruct any existing tree pits fronting the development in accordance with the SSDM standards.

Improve pedestrian crossings in Rodney Road and Orb Street and adjust Nursery Row Park grass to meet pavement level.

Upgrade street lighting to current LBS standards (including on private roads). Investigate the possibility to provide lamp columns mounted to the building walls in order to improve effective footway widths. Please contact Perry Hazell at [Perry.Hazell@southwark.gov.uk](mailto:Perry.Hazell@southwark.gov.uk) for further details.

The applicant should liaise with the Waste Management Team ([Michael.Greenhalf@southwark.gov.uk](mailto:Michael.Greenhalf@southwark.gov.uk)) with regards to the waste management strategy.

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.

Provide appropriate dropped kerbs for refuse bin collection.



Promote a TRO to amend any parking arrangements. Works to include road marking and signage (if required).

Refresh road markings following kerb installation.

Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.

- 2 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.
- 3 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

- 4 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash

down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

- 5 Detailed designs and method statements (AIP) for foundations and basement structures retaining the highway (temporary and permanent) should be submitted and approved by the Highway Authority. Please contact Anthony Davis at [Anthony.Davis@southwark.gov.uk](mailto:Anthony.Davis@southwark.gov.uk).
  
- 6 As the site is at residual risk from the River Thames, a stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval prior to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. It should also provide details of how residents should respond in the event that they receive a flood warning, or become aware of a flood.

Reason: To minimise the risk of flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017)

- 7 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 or [Hernan.castano@southwark.gov.uk](mailto:Hernan.castano@southwark.gov.uk) to arrange.

## Appendix 2: Relevant Planning Policy

### National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF'), published on 20 July 2021, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development.

Paragraph 2 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters of the NPPF are:

- Chapter 2 - Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- 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
- Chapter 15 - Conserving and enhancing the natural environment

### The London Plan (2021)

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

The relevant policies are:

- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise

Policy S1 Developing London's social infrastructure  
 Policy E10 Visitor infrastructure  
 Policy E11 Skills and opportunities for all  
 Policy HC1 Heritage conservation and growth  
 Policy SI 8 Waste capacity and net waste self-sufficiency  
 Policy SI 12 Flood risk management  
 Policy SI 13 Sustainable drainage  
 Policy T1 Strategic approach to transport  
 Policy T3 Transport capacity, connectivity and safeguarding  
 Policy T4 Assessing and mitigating transport impacts  
 Policy T5 Cycling  
 Policy T6 Car parking  
 Policy T6.4 Hotel and leisure uses parking  
 Policy T6.5 Non-residential disabled persons parking  
 Policy T7 Deliveries, servicing and construction

## Southwark Plan 2022

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

SP2 Southwark Together  
 SP4 A green and inclusive economy  
 SP5 Thriving neighbourhoods and tackling health inequalities  
 SP6 Climate emergency  
 P13 Design of places  
 P14 Design quality  
 P16 Designing out crime  
 P17 Tall buildings  
 P18 Efficient use of land  
 P21 Conservation of the historic environment and natural heritage  
 P22 Borough views  
 P23 Archaeology  
 P28 Access to employment and training  
 P32 Small shops  
 P33 Business relocation  
 P35 Town and local centres  
 P41 Hotels and other visitor accommodation  
 P44 Broadband and digital infrastructure  
 P45 Healthy developments  
 P46 Leisure, arts and culture  
 P47 Community uses  
 P49 Public transport  
 P50 Highways impacts  
 P51 Walking  
 P53 Cycling

P54 Car Parking  
P55 Parking standards for disabled people and the physically impaired  
P56 Protection of amenity  
P57 Open space  
P59 Green infrastructure  
P60 Biodiversity  
P61 Trees  
P62 Reducing waste  
P64 Contaminated land and hazardous substances  
P65 Improving air quality  
P66 Reducing noise pollution and enhancing soundscapes  
P67 Reducing water use  
P68 Reducing food risk  
P69 Sustainability standards  
P70 Energy

**Appendix 3: Consultation undertaken****Site notice date:** n/a.**Press notice date:** 12/11/2020**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 09/06/2021**Internal services consulted**

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

**Statutory and non-statutory organisations**

Tree Services  
 EDF Energy  
 Environment Agency  
 London Fire & Emergency Planning Authori  
 Metropolitan Police Service (Designing O  
 Transport for London

Thames Water  
 EDF Energy  
 Environment Agency  
 London Fire & Emergency Planning Authori  
 Metropolitan Police Service (Designing O  
 Transport for London  
 Thames Water  
 Tree Services  
 London Fire & Emergency Planning Authori

**Neighbour and local groups consulted:**

Flat 10 Edward Clifford House Elsted Street	Street
Flat 7 10 Catesby Street London	Flat 13 Dawes House Rodney Estate Orb Street
Flat 10 Lock Fields House Wadding Street	Flat 91 Dawes House Rodney Estate Orb Street
Flat 20 Lock Fields House Wadding Street	Flat 4 Blendon House Wadding Street English Martyrs R C And St Veronicas Girls School Flint Street London
Flat 14 Lock Fields House Wadding Street	Meeting Room Hillery Close London
Flat 4 Lock Fields House Wadding Street	Rose And Crown 94-96 Rodney Road London
Flat 3 Blendon House Wadding Street	Block K Flat 13 Peabody Estate Rodney Road
603 Mansfield Point Rodney Road London	Flat B 25 Deans Buildings London
8 Chatham Street London Southwark	Block H Flat 9 Peabody Estate Rodney Road
Flat 107 Dawes House Rodney Estate Orb Street	Block B Flat 1 Peabody Estate Rodney Road
Flat 39 Jesson House Rodney Estate Orb Street	Block K Flat 8 Peabody Estate Rodney Road
Flat 3 Jesson House Rodney Estate Orb Street	1 Locksfield Catesby Street London
Flat 25 Jesson House Rodney Estate Orb Street	Block H Flat 1 Peabody Estate Rodney Road
Flat 23 Jesson House Rodney Estate Orb Street	201 Rodney Road London Southwark
Flat 21 Jesson House Rodney Estate Orb Street	Flat 1 10 Catesby Street London
Flat 14 Jesson House Rodney Estate Orb Street	Flat 11 Jesson House Rodney Estate Orb Street
29 Locksfield Catesby Street London	Flat 31 Dawes House Rodney Estate Orb Street
22 Locksfield Catesby Street London	102 Rodney Road London Southwark
21 Locksfield Catesby Street London	22 Hillery Close London Southwark
19 Locksfield Catesby Street London	Flat 70 Dawes House Rodney Estate Orb Street
8 Salisbury Close London Southwark	Flat 38 Jesson House Rodney Estate Orb Street
24 Hillery Close London Southwark	30 Chatham Street London Southwark
23 Hillery Close London Southwark	Flat 85 Dawes House Rodney Estate
191 Rodney Road London Southwark	
Flat 2 Dawes House Rodney Estate Orb	

Orb Street  
 34 Nursery Row London Southwark  
 20 Hillery Close London Southwark  
 Flat 82 Dawes House Rodney Estate  
 Orb Street  
 Flat 61 Dawes House Rodney Estate  
 Orb Street  
 Flat 5 Edward Clifford House Elsted  
 Street  
 Block K Flat 12 Peabody Estate Rodney  
 Road  
 Flat 35 Jesson House Rodney Estate  
 Orb Street  
 Flat 88 Dawes House Rodney Estate  
 Orb Street  
 704 Mansfield Point Rodney Road  
 London  
 30 Salisbury Close London Southwark  
 103 Rodney Road London Southwark  
 1 Stockham Court Rodney Road London  
 Block J Flat 9 Peabody Estate Rodney  
 Road  
 Flat 118 Dawes House Rodney Estate  
 Orb Street  
 11 Kennedy Walk London Southwark  
 19 Hillery Close London Southwark  
 Flat 110 Dawes House Rodney Estate  
 Orb Street  
 Flat 15 Jesson House Rodney Estate  
 Orb Street  
 15 Hemp Walk London Southwark  
 Flat 48 Dawes House Rodney Estate  
 Orb Street  
 Flat 19 Dawes House Rodney Estate  
 Orb Street  
 Flat 17 Dawes House Rodney Estate  
 Orb Street  
 Flat 58 Dawes House Rodney Estate  
 Orb Street  
 Flat 50 Dawes House Rodney Estate  
 Orb Street  
 Flat 22 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 12 Edward Clifford House Elsted  
 Street  
 13 Hillery Close London Southwark  
 155 Rodney Road London Southwark  
 Flat 11 Lock Fields House Wadding  
 Street  
 Flat 89 Dawes House Rodney Estate  
 Orb Street  
 Flat 84 Dawes House Rodney Estate  
 Orb Street  
 Flat 59 Dawes House Rodney Estate  
 Orb Street  
 167 Rodney Road London Southwark  
 157 Rodney Road London Southwark  
 153 Rodney Road London Southwark  
 93 Rodney Road London Southwark  
 81 Rodney Road London Southwark  
 135 Rodney Road London Southwark  
 Flat 49 Dawes House Rodney Estate  
 Orb Street  
 Flat 8 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 6 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 21 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 18 Atkinson House Barlow Estate  
 Barlow Street  
 13 Kennedy Walk London Southwark  
 13 Hemp Walk London Southwark  
 Block K Flat 4 Peabody Estate Rodney  
 Road  
 Block B Flat 15 Peabody Estate Rodney  
 Road  
 8 Locksfield Catesby Street London  
 Block B Flat 10 Peabody Estate Rodney  
 Road  
 Church Of The English Martyrs 142  
 Rodney Road London  
 501 Mansfield Point Rodney Road  
 London  
 302 Mansfield Point Rodney Road  
 London  
 202 Mansfield Point Rodney Road  
 London  
 103 Mansfield Point Rodney Road  
 London  
 101 Mansfield Point Rodney Road  
 London  
 Flat 28 Blendon House Wadding Street  
 Flat 5 10 Catesby Street London  
 Flat 1 Lock Fields House Wadding Street  
 Flat 6 Blendon House Wadding Street  
 206 Stockham Court Rodney Road  
 London



203 Stockham Court Rodney Road  
London  
505 Mansfield Point Rodney Road  
London  
503 Mansfield Point Rodney Road  
London  
Flat A 27 Deans Buildings London  
Flat 101 Dawes House Rodney Estate  
Orb Street  
Flat 7 Jesson House Rodney Estate Orb  
Street  
Flat 28 Jesson House Rodney Estate  
Orb Street  
Flat 12 Jesson House Rodney Estate  
Orb Street  
32 Locksfield Catesby Street London  
3 Locksfield Catesby Street London  
24 Locksfield Catesby Street London  
21 Salisbury Close London Southwark  
Flat 42 Dawes House Rodney Estate  
Orb Street  
Flat 38 Dawes House Rodney Estate  
Orb Street  
32 Hillery Close London Southwark  
10 Hillery Close London Southwark  
199 Rodney Road London Southwark  
Flat 15 Dawes House Rodney Estate  
Orb Street  
Flat 77 Dawes House Rodney Estate  
Orb Street  
Flat 56 Dawes House Rodney Estate  
Orb Street  
145 Rodney Road London Southwark  
123 Rodney Road London Southwark  
117 Rodney Road London Southwark  
101 Rodney Road London Southwark  
Flat 4 Atkinson House Barlow Estate  
Barlow Street  
Flat 13 Atkinson House Barlow Estate  
Barlow Street  
12 Kennedy Walk London Southwark  
Block A Flat 6 Peabody Estate Rodney  
Road  
7 Locksfield Catesby Street London  
Block J Flat 1 Peabody Estate Rodney  
Road  
Flat C 23 Deans Buildings London  
4 Stockham Court Rodney Road London  
605 Mansfield Point Rodney Road

London  
502 Mansfield Point Rodney Road  
London  
105 Mansfield Point Rodney Road  
London  
Flat 21 Lock Fields House Wadding  
Street  
Flat 19 Lock Fields House Wadding  
Street  
Flat 16 Lock Fields House Wadding  
Street  
Flat 16 Blendon House Wadding Street  
Flat 13 Blendon House Wadding Street  
15 Salisbury Close London Southwark  
16 Chatham Street London Southwark  
35 Orb Street London Southwark  
95 Rodney Road London Southwark  
18 Locksfield Catesby Street London  
Flat C 25 Deans Buildings London  
16 Salisbury Close London Southwark  
Flat 18 Dawes House Rodney Estate  
Orb Street  
Flat 87 Dawes House Rodney Estate  
Orb Street  
Block K Flat 5 Peabody Estate Rodney  
Road  
Block A Flat 8 Peabody Estate Rodney  
Road  
Block H Flat 2 Peabody Estate Rodney  
Road  
7 Salisbury Close London Southwark  
11 Salisbury Close London Southwark  
75 Rodney Road London Southwark  
69 Rodney Road London Southwark  
119 Rodney Road London Southwark  
Flat 99 Dawes House Rodney Estate  
Orb Street  
9 Kennedy Walk London Southwark  
34 Hillery Close London Southwark  
Flat 115 Dawes House Rodney Estate  
Orb Street  
Flat 103 Dawes House Rodney Estate  
Orb Street  
Flat 26 Dawes House Rodney Estate  
Orb Street  
Flat 78 Dawes House Rodney Estate  
Orb Street  
Flat 65 Dawes House Rodney Estate  
Orb Street

Flat 53 Dawes House Rodney Estate  
 Orb Street  
 Flat 7 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 29 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 1 Edward Clifford House Elsted  
 Street  
 97 Rodney Road London Southwark  
 Flat 17 Lock Fields House Wadding  
 Street  
 Flat 17 Blendon House Wadding Street  
 Flat 9 Blendon House Wadding Street  
 Flat 1 Blendon House Wadding Street  
 701 Mansfield Point Rodney Road  
 London  
 402 Mansfield Point Rodney Road  
 London  
 203 Mansfield Point Rodney Road  
 London  
 106 Mansfield Point Rodney Road  
 London  
 Flat 6 10 Catesby Street London  
 Flat 98 Dawes House Rodney Estate  
 Orb Street  
 Flat 102 Dawes House Rodney Estate  
 Orb Street  
 14 Locksfield Catesby Street London  
 25 Salisbury Close London Southwark  
 24 Salisbury Close London Southwark  
 7 Hillery Close London Southwark  
 189 Rodney Road London Southwark  
 Flat 93 Dawes House Rodney Estate  
 Orb Street  
 Flat 86 Dawes House Rodney Estate  
 Orb Street  
 Flat 69 Dawes House Rodney Estate  
 Orb Street  
 Flat 52 Dawes House Rodney Estate  
 Orb Street  
 151 Rodney Road London Southwark  
 127 Rodney Road London Southwark  
 Flat 10 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 4 Edward Clifford House Elsted  
 Street  
 Block H Flat 11 Peabody Estate Rodney  
 Road  
 5 Locksfield Catesby Street London  
 Block B Flat 9 Peabody Estate Rodney  
 Road  
 Block A Flat 1 Peabody Estate Rodney  
 Road  
 305 Stockham Court Rodney Road  
 London  
 801 Mansfield Point Rodney Road  
 London  
 404 Mansfield Point Rodney Road  
 London  
 104 Mansfield Point Rodney Road  
 London  
 Flat 23 Lock Fields House Wadding  
 Street  
 Flat 12 Lock Fields House Wadding  
 Street  
 Flat 26 Blendon House Wadding Street  
 30 Nursery Row London Southwark  
 63 Rodney Road London Southwark  
 10 Kennedy Walk London Southwark  
 Block A Flat 9 Peabody Estate Rodney  
 Road  
 Flat A 21 Deans Buildings London  
 Block H Flat 4 Peabody Estate Rodney  
 Road  
 Flat 104 Dawes House Rodney Estate  
 Orb Street  
 Flat C 19 Deans Buildings London  
 Block J Flat 14 Peabody Estate Rodney  
 Road  
 Block J Flat 7 Peabody Estate Rodney  
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 Block B Flat 8 Peabody Estate Rodney  
 Road  
 20 Salisbury Close London Southwark  
 131 Rodney Road London Southwark  
 Flat 120 Dawes House Rodney Estate  
 Orb Street  
 Flat 100 Dawes House Rodney Estate  
 Orb Street  
 29 Hemp Walk London Southwark  
 Flat 22 Jesson House Rodney Estate  
 Orb Street  
 Flat 28 Dawes House Rodney Estate  
 Orb Street  
 Flat 63 Dawes House Rodney Estate  
 Orb Street  
 24 Chatham Street London Southwark  
 Flat 14 Atkinson House Barlow Estate

Barlow Street  
 193 Rodney Road London Southwark  
 Flat 6 Lock Fields House Wadding Street  
 Flat 27 Blendon House Wadding Street  
 26 Chatham Street London Southwark  
 Flat 109 Dawes House Rodney Estate  
 Orb Street  
 Flat 40 Jesson House Rodney Estate  
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 Flat 34 Jesson House Rodney Estate  
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 Flat 32 Jesson House Rodney Estate  
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 Flat 16 Jesson House Rodney Estate  
 Orb Street  
 13 Locksfield Catesby Street London  
 Flat 46 Dawes House Rodney Estate  
 Orb Street  
 Flat 33 Dawes House Rodney Estate  
 Orb Street  
 Flat 30 Dawes House Rodney Estate  
 Orb Street  
 35 Hillery Close London Southwark  
 27 Hillery Close London Southwark  
 17 Hillery Close London Southwark  
 203 Rodney Road London Southwark  
 Flat 22 Dawes House Rodney Estate  
 Orb Street  
 Flat 11 Dawes House Rodney Estate  
 Orb Street  
 Flat 94 Dawes House Rodney Estate  
 Orb Street  
 Flat 74 Dawes House Rodney Estate  
 Orb Street  
 Flat 71 Dawes House Rodney Estate  
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 Flat 54 Dawes House Rodney Estate  
 Orb Street  
 165 Rodney Road London Southwark  
 159 Rodney Road London Southwark  
 87 Rodney Road London Southwark  
 67 Rodney Road London Southwark  
 141 Rodney Road London Southwark  
 129 Rodney Road London Southwark  
 121 Rodney Road London Southwark  
 8 Elsted Street London Southwark  
 Flat 26 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 2 Atkinson House Barlow Estate

Barlow Street  
 14 Hemp Walk London Southwark  
 Flat 9 Edward Clifford House Elsted  
 Street  
 Flat 7 Edward Clifford House Elsted  
 Street  
 Block K Flat 7 Peabody Estate Rodney  
 Road  
 Block J Flat 15 Peabody Estate Rodney  
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 Block J Flat 13 Peabody Estate Rodney  
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 Block J Flat 11 Peabody Estate Rodney  
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 Block H Flat 15 Peabody Estate Rodney  
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 Block H Flat 6 Peabody Estate Rodney  
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 Block H Flat 5 Peabody Estate Rodney  
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 Block H Flat 3 Peabody Estate Rodney  
 Road  
 4 Locksfield Catesby Street London  
 33 Locksfield Catesby Street London  
 Block B Flat 2 Peabody Estate Rodney  
 Road  
 703 Mansfield Point Rodney Road  
 London  
 304 Mansfield Point Rodney Road  
 London  
 Flat 18 Lock Fields House Wadding  
 Street  
 Flat 5 Lock Fields House Wadding Street  
 Flat 24 Blendon House Wadding Street  
 Flat 18 Blendon House Wadding Street  
 1 Silk Apartments Wadding Street  
 London  
 Flat 4 10 Catesby Street London  
 36 Nursery Row London Southwark  
 802 Mansfield Point Rodney Road  
 London  
 Flat 3 Atkinson House Barlow Estate  
 Barlow Street  
 27 Hemp Walk London Southwark  
 Block J Flat 5 Peabody Estate Rodney  
 Road  
 602 Mansfield Point Rodney Road  
 London  
 Flat 3 Lock Fields House Wadding Street

Flat 113 Dawes House Rodney Estate  
 Orb Street  
 206 Mansfield Point Rodney Road  
 London  
 Flat 36 Jesson House Rodney Estate  
 Orb Street  
 Flat 17 Jesson House Rodney Estate  
 Orb Street  
 185 Rodney Road London Southwark  
 Flat 24 Atkinson House Barlow Estate  
 Barlow Street  
 34 Locksfield Catesby Street London  
 30 Locksfield Catesby Street London  
 20 Locksfield Catesby Street London  
 12 Locksfield Catesby Street London  
 23 Salisbury Close London Southwark  
 17 Salisbury Close London Southwark  
 61 Rodney Road London Southwark  
 125 Rodney Road London Southwark  
 Flat 8 Jesson House Rodney Estate Orb  
 Street  
 Flat 24 Jesson House Rodney Estate  
 Orb Street  
 Flat 13 Jesson House Rodney Estate  
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 Flat 36 Dawes House Rodney Estate  
 Orb Street  
 Flat 1 Dawes House Rodney Estate Orb  
 Street  
 6 Chatham Street London Southwark  
 Flat 55 Dawes House Rodney Estate  
 Orb Street  
 Flat 25 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 12 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 1 Atkinson House Barlow Estate  
 Barlow Street  
 163 Rodney Road London Southwark  
 149 Rodney Road London Southwark  
 Flat 11 Blendon House Wadding Street  
 303 Stockham Court Rodney Road  
 London  
 5 Stockham Court Rodney Road London  
 3 Stockham Court Rodney Road London  
 405 Mansfield Point Rodney Road  
 London  
 14 Chatham Street London Southwark  
 Flat 5 Jesson House Rodney Estate Orb  
 Street  
 Flat 43 Jesson House Rodney Estate  
 Orb Street  
 11 Locksfield Catesby Street London  
 10 Locksfield Catesby Street London  
 9 Salisbury Close London Southwark  
 28 Salisbury Close London Southwark  
 27 Salisbury Close London Southwark  
 22 Salisbury Close London Southwark  
 19 Salisbury Close London Southwark  
 4 Hillery Close London Southwark  
 3 Hillery Close London Southwark  
 29 Hillery Close London Southwark  
 21 Hillery Close London Southwark  
 Flat 24 Dawes House Rodney Estate  
 Orb Street  
 Flat 20 Dawes House Rodney Estate  
 Orb Street  
 Flat 72 Dawes House Rodney Estate  
 Orb Street  
 173 Rodney Road London Southwark  
 99 Rodney Road London Southwark  
 137 Rodney Road London Southwark  
 107 Rodney Road London Southwark  
 Flat 9 Atkinson House Barlow Estate  
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 Flat 17 Atkinson House Barlow Estate  
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 Flat 15 Atkinson House Barlow Estate  
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 Block K Flat 11 Peabody Estate Rodney  
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 Block J Flat 6 Peabody Estate Rodney  
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 Block A Flat 14 Peabody Estate Rodney  
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 Block A Flat 7 Peabody Estate Rodney  
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 Block H Flat 13 Peabody Estate Rodney  
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 Block B Flat 14 Peabody Estate Rodney  
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 Flat B 19 Deans Buildings London  
 Flat 21A Dawes House Rodney Estate  
 Orb Street  
 705 Mansfield Point Rodney Road  
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702 Mansfield Point Rodney Road  
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 403 Mansfield Point Rodney Road  
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 301 Mansfield Point Rodney Road  
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 Flat 8 Lock Fields House Wadding Street  
 Flat 20 Blendon House Wadding Street  
 Flat 10 Blendon House Wadding Street  
 Flat 5 Blendon House Wadding Street  
 Flat 8 Edward Clifford House Elsted  
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 Flat 3 Edward Clifford House Elsted  
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 Flat 3 10 Catesby Street London  
 Flat 86A Dawes House Rodney Estate  
 Orb Street  
 Second Floor Flat Lady Margaret Church  
 53 Chatham Street  
 22 Chatham Street London Southwark  
 201 Stockham Court Rodney Road  
 London  
 205 Mansfield Point Rodney Road  
 London  
 Lady Margaret Vicarage Balfour Street  
 London  
 Block K Flat 15 Peabody Estate Rodney  
 Road  
 Block K Flat 10 Peabody Estate Rodney  
 Road  
 Flat C 21 Deans Buildings London  
 5 Silk Apartments Wadding Street  
 London  
 2 Silk Apartments Wadding Street  
 London  
 26 Nursery Row London Southwark  
 Flat B 27 Deans Buildings London  
 4 Silk Apartments Wadding Street  
 London  
 3 Silk Apartments Wadding Street  
 London  
 Flat 24 Lock Fields House Wadding  
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 Flat 12 Blendon House Wadding Street  
 6 Silk Apartments Wadding Street  
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 504 Mansfield Point Rodney Road  
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 204 Mansfield Point Rodney Road  
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 Flat A 19 Deans Buildings London  
 Flat A 25 Deans Buildings London  
 29 Salisbury Close London Southwark  
 26 Salisbury Close London Southwark  
 14 Salisbury Close London Southwark  
 175 Rodney Road London Southwark  
 91 Rodney Road London Southwark  
 169 Rodney Road London Southwark  
 1 Hillery Close London Southwark  
 187 Rodney Road London Southwark  
 Flat 48A Dawes House Rodney Estate  
 Orb Street  
 Flat 10A Dawes House Rodney Estate  
 Orb Street  
 Flat 2 10 Catesby Street London  
 Flat 7 Lock Fields House Wadding Street  
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 Flat 15 Lock Fields House Wadding  
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 Flat 13 Lock Fields House Wadding  
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 32 Nursery Row London Southwark  
 28 Nursery Row London Southwark  
 9 Locksfield Catesby Street London  
 Flat 21 Blendon House Wadding Street  
 Flat 19 Blendon House Wadding Street  
 32 Salisbury Close London Southwark  
 16 Locksfield Catesby Street London  
 Flat 16 Dawes House Rodney Estate  
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 115 Rodney Road London Southwark  
 Flat 5 Dawes House Rodney Estate Orb  
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 197 Rodney Road London Southwark  
 Flat 29 Dawes House Rodney Estate  
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 36 Hillery Close London Southwark  
 171 Rodney Road London Southwark  
 Flat 41 Jesson House Rodney Estate  
 Orb Street  
 Flat 20 Jesson House Rodney Estate  
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 Block B Flat 7 Peabody Estate Rodney  
 Road  
 Flat 112 Dawes House Rodney Estate  
 Orb Street  
 18 Chatham Street London Southwark  
 105 Rodney Road London Southwark

25 Hillery Close London Southwark  
 Flat 39 Dawes House Rodney Estate  
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 Flat 73 Dawes House Rodney Estate  
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 Flat 27 Atkinson House Barlow Estate  
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 Flat 16 Atkinson House Barlow Estate  
 Barlow Street  
 Flat 22 Blendon House Wadding Street  
 Flat 9 10 Catesby Street London  
 Block B Flat 12 Peabody Estate Rodney  
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 Block H Flat 10 Peabody Estate Rodney  
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 Block K Flat 6 Peabody Estate Rodney  
 Road  
 16 Orb Street London Southwark  
 Flat 6 Edward Clifford House Elsted  
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 6 Hillery Close London Southwark  
 12 Hillery Close London Southwark  
 Flat 67 Dawes House Rodney Estate  
 Orb Street  
 77 Rodney Road London Southwark  
 Block K Flat 3 Peabody Estate Rodney  
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 Block J Flat 12 Peabody Estate Rodney  
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 Block H Flat 14 Peabody Estate Rodney  
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 Block H Flat 7 Peabody Estate Rodney  
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 5 Hillery Close London Southwark  
 Flat 42 Jesson House Rodney Estate  
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 Flat 2 Jesson House Rodney Estate Orb  
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 Flat 18 Jesson House Rodney Estate  
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 Flat 3 Dawes House Rodney Estate Orb  
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 Flat 21 Dawes House Rodney Estate  
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 Flat 12 Dawes House Rodney Estate  
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 12 Chatham Street London Southwark  
 Flat 19 Atkinson House Barlow Estate  
 Barlow Street

102 Mansfield Point Rodney Road  
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 Flat 114 Dawes House Rodney Estate  
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 Flat 111 Dawes House Rodney Estate  
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 Flat 1 Jesson House Rodney Estate Orb  
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 27 Locksfield Catesby Street London  
 Flat 41 Dawes House Rodney Estate  
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 Flat 35 Dawes House Rodney Estate  
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 30 Hillery Close London Southwark  
 14 Hillery Close London Southwark  
 183 Rodney Road London Southwark  
 Flat 96 Dawes House Rodney Estate  
 Orb Street  
 Flat 64 Dawes House Rodney Estate  
 Orb Street  
 85 Rodney Road London Southwark  
 109 Rodney Road London Southwark  
 6 Elsted Street London Southwark  
 Flat 11 Atkinson House Barlow Estate  
 Barlow Street  
 16 Hemp Walk London Southwark  
 Block J Flat 8 Peabody Estate Rodney  
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 Block A Flat 12 Peabody Estate Rodney  
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 Block K Flat 1 Peabody Estate Rodney  
 Road  
 301 Stockham Court Rodney Road  
 London  
 204 Stockham Court Rodney Road  
 London  
 601 Mansfield Point Rodney Road  
 London  
 306 Mansfield Point Rodney Road  
 London  
 Flat 2 Blendon House Wadding Street

2 Locksfield Catesby Street London  
 26 Hillery Close London Southwark  
 177 Rodney Road London Southwark  
 147 Rodney Road London Southwark  
 Block J Flat 2 Peabody Estate Rodney  
 Road  
 6 Locksfield Catesby Street London  
 26 Locksfield Catesby Street London  
 Block A Flat 15 Peabody Estate Rodney  
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 Block A Flat 5 Peabody Estate Rodney  
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 Block A Flat 3 Peabody Estate Rodney  
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 Block B Flat 11 Peabody Estate Rodney  
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 Block B Flat 6 Peabody Estate Rodney  
 Road  
 139 Rodney Road London Southwark  
 4 Elsted Street London Southwark  
 31 Hillery Close London Southwark  
 28 Hillery Close London Southwark  
 Flat 6 Jesson House Rodney Estate Orb  
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 Flat 4 Jesson House Rodney Estate Orb  
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 Flat 27 Jesson House Rodney Estate  
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 Flat 6 Dawes House Rodney Estate Orb  
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 Flat 43 Dawes House Rodney Estate  
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 Flat 80 Dawes House Rodney Estate  
 Orb Street  
 Flat 60 Dawes House Rodney Estate  
 Orb Street  
 Flat 25 Lock Fields House Wadding  
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 Flat 22 Lock Fields House Wadding  
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 Flat 9 Lock Fields House Wadding Street  
 Flat 25 Blendon House Wadding Street  
 Flat 14 Blendon House Wadding Street  
 804 Mansfield Point Rodney Road  
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 305 Mansfield Point Rodney Road  
 London  
 32 Chatham Street London Southwark  
 Flat 119 Dawes House Rodney Estate  
 Orb Street  
 Flat 117 Dawes House Rodney Estate  
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 Flat 116 Dawes House Rodney Estate  
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 Flat 106 Dawes House Rodney Estate  
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 14 Orb Street London Southwark  
 Flat 19 Jesson House Rodney Estate  
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 Flat 10 Jesson House Rodney Estate  
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 31 Locksfield Catesby Street London  
 18 Salisbury Close London Southwark  
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 Flat 8 Dawes House Rodney Estate Orb  
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 Flat 47 Dawes House Rodney Estate  
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 Flat 44 Dawes House Rodney Estate  
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 9 Hillery Close London Southwark  
 33 Hillery Close London Southwark  
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 Flat 10 Dawes House Rodney Estate  
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 Flat 81 Dawes House Rodney Estate  
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 Flat 79 Dawes House Rodney Estate  
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 Flat 76 Dawes House Rodney Estate  
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 Flat 66 Dawes House Rodney Estate  
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 Flat 62 Dawes House Rodney Estate  
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 Flat 57 Dawes House Rodney Estate  
 Orb Street  
 79 Rodney Road London Southwark  
 73 Rodney Road London Southwark  
 65 Rodney Road London Southwark  
 143 Rodney Road London Southwark  
 104 Rodney Road London Southwark  
 Flat 51 Dawes House Rodney Estate  
 Orb Street  
 Flat 28 Atkinson House Barlow Estate

Barlow Street  
 Flat 23 Atkinson House Barlow Estate  
 Barlow Street  
 28 Hemp Walk London Southwark  
 26 Hemp Walk London Southwark  
 Flat 2 Edward Clifford House Elsted  
 Street  
 Flat 11 Edward Clifford House Elsted  
 Street  
 Block J Flat 10 Peabody Estate Rodney  
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 Block A Flat 4 Peabody Estate Rodney  
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 Block A Flat 2 Peabody Estate Rodney  
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 Block H Flat 8 Peabody Estate Rodney  
 Road  
 803 Mansfield Point Rodney Road  
 London  
 604 Mansfield Point Rodney Road  
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 Flat 15 Blendon House Wadding Street  
 Flat 7 Blendon House Wadding Street  
 Flat 8 10 Catesby Street London  
 133 Rodney Road London Southwark  
 Block J Flat 4 Peabody Estate Rodney  
 Road  
 Block A Flat 10 Peabody Estate Rodney  
 Road  
 Block H Flat 12 Peabody Estate Rodney  
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 Block B Flat 13 Peabody Estate Rodney  
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 83 Rodney Road London Southwark  
 111 Rodney Road London Southwark  
 Flat 108 Dawes House Rodney Estate  
 Orb Street  
 Flat 105 Dawes House Rodney Estate  
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 Flat 29 Jesson House Rodney Estate  
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 Flat 45 Dawes House Rodney Estate  
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 Flat 34 Dawes House Rodney Estate  
 Orb Street  
 Flat 83 Dawes House Rodney Estate  
 Orb Street  
 Flat 75 Dawes House Rodney Estate  
 Orb Street  
 49 Chatham Street London Southwark  
 Flat 108A Dawes House Rodney Estate  
 Orb Street  
 306 Stockham Court Rodney Road  
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 303 Mansfield Point Rodney Road  
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 51 Chatham Street London Southwark  
 4 Chatham Street London Southwark  
 28 Chatham Street London Southwark  
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 Flat 97 Dawes House Rodney Estate  
 Orb Street  
 Flat 9 Jesson House Rodney Estate Orb  
 Street  
 12 Orb Street London Southwark  
 Flat 26 Jesson House Rodney Estate  
 Orb Street  
 25 Locksfield Catesby Street London  
 17 Locksfield Catesby Street London  
 31 Salisbury Close London Southwark  
 12 Salisbury Close London Southwark  
 Flat 4 Dawes House Rodney Estate Orb  
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 Flat 32 Dawes House Rodney Estate  
 Orb Street  
 2 Hillery Close London Southwark  
 18 Hillery Close London Southwark  
 11 Hillery Close London Southwark  
 195 Rodney Road London Southwark  
 Flat 27 Dawes House Rodney Estate  
 Orb Street  
 Flat 25 Dawes House Rodney Estate  
 Orb Street  
 181 Rodney Road London Southwark  
 179 Rodney Road London Southwark  
 161 Rodney Road London Southwark  
 89 Rodney Road London Southwark  
 71 Rodney Road London Southwark  
 113 Rodney Road London Southwark  
 Block K Flat 14 Peabody Estate Rodney  
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 Block K Flat 2 Peabody Estate Rodney  
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 Block J Flat 3 Peabody Estate Rodney  
 Road  
 Block A Flat 11 Peabody Estate Rodney  
 Road  
 Block B Flat 5 Peabody Estate Rodney



Road  
Block B Flat 4 Peabody Estate Rodney  
Road  
Flat A 23 Deans Buildings London  
Flat B 23 Deans Buildings London  
Flat B 21 Deans Buildings London  
100 Rodney Road London Southwark  
304 Stockham Court Rodney Road  
London  
302 Stockham Court Rodney Road  
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205 Stockham Court Rodney Road  
London  
202 Stockham Court Rodney Road  
London  
2 Stockham Court Rodney Road London  
401 Mansfield Point Rodney Road  
London  
201 Mansfield Point Rodney Road  
London  
Flat 23 Blendon House Wadding Street  
Flat 8 Blendon House Wadding Street  
Flat 37 Dawes House Rodney Estate  
Orb Street  
Flat C 27 Deans Buildings London  
28 Locksfield Catesby Street London  
23 Locksfield Catesby Street London  
15 Locksfield Catesby Street London  
Block A Flat 13 Peabody Estate Rodney  
Road  
Block B Flat 3 Peabody Estate Rodney

198

Road  
37 Orb Street London Southwark  
8 Hillery Close London Southwark  
16 Hillery Close London Southwark  
Flat 44 Jesson House Rodney Estate  
Orb Street  
Flat 33 Jesson House Rodney Estate  
Orb Street  
Flat 30 Jesson House Rodney Estate  
Orb Street  
Flat 9 Dawes House Rodney Estate Orb  
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Flat 40 Dawes House Rodney Estate  
Orb Street  
Flat 23 Dawes House Rodney Estate  
Orb Street  
Flat 14 Dawes House Rodney Estate  
Orb Street  
Flat 95 Dawes House Rodney Estate  
Orb Street  
Flat 92 Dawes House Rodney Estate  
Orb Street  
Flat 90 Dawes House Rodney Estate  
Orb Street  
Flat 68 Dawes House Rodney Estate  
Orb Street  
Flat 5 Atkinson House Barlow Estate  
Barlow Street  
Flat 20 Atkinson House Barlow Estate  
Barlow Street

## Appendix 4: Consultation responses received

### Internal services

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

### Statutory and non-statutory organisations

Environment Agency  
 Metropolitan Police Service (Designing O  
 Environment Agency  
 London Fire & Emergency Planning Authori  
 Metropolitan Police Service (Designing O  
 Transport for London  
 Thames Water

### Neighbour and local groups consulted:

96 Rodney Road London SE17 1BG	London
41 longland court avondale sq rolls road	17 Hoptons Gardens Hopton Street
london	London
302 Mansfield Pt Rodeny rd London	37 latimer walworth london
Flat 3 Coleridge House London	24 dunnico house alvey est, east street
Flat 26 Winch House Stead Street	london
LONDON	5 Staunton House Tatum Street London
Flat 26, Winch House Stead Street	Winch House, Stead Street London

SE171BP  
 89 dowses house orb street london  
 se171rd  
 Flat 28 Jardin House Stead Street  
 London  
 Flat 28 Jardin House Stead Street  
 London  
 Flat 19 Winch House Stead Street  
 London  
 Flat 14 winch House Stead Street  
 London  
 18 ATKINSON HOUSE BARLOW  
 STREET LONDON  
 71 Harold estate, pages walk london se1  
 4hw  
 Flat 2 10 Catesby Street LONDON  
 102 Brandon Street London Southwark  
 28 Sutherland Square London SE17  
 3EQ  
 Flat 18 Winch House Stead Street  
 London  
 3, blendon house wadding street london  
 6 hemp walk , salisbury estate Walworth  
 London  
 24 winch House London Se17 1bp  
 Flat 16, Winch House, Stead Street 01  
 London  
 Flat 3 Winch House Stead Street London  
 25 Dawes House Orb Street London  
 87 wicksteed house county street  
 London  
 5 cowper house browning street london  
 flat 3 coleridge house browning street  
 london  
 302 Mansfield Point Rodney Road  
 London  
 44 Belvedere Road London E10 7NPP  
 14 colechurch house avondale square  
 london  
 2 gatonby street london se155gt  
 119 Chatham Street Walworth London  
 35 Orb st London SE17 1EP  
 10 Winch House Stead Street London  
 344 east street London Se172sx  
 11 Winch House Stead Street London  
 81 penrose house penrose st london  
 se173dy  
 2 winds point drive london se151sd  
 10 kingsley flats, old kent road london  
 se15xb  
 72c hillington street walworth road  
 london  
 30 Studland London SE17 2TW  
 10 kingsley flats, old kent road london  
 se15xb  
 Flat 23 Winch House Stead Street  
 London  
 12 NEWBOLT HOUSE BRANDON  
 STREET WALWORTH LONDON  
 Stead Street Winch House, Flat 9  
 London  
 Winch House Stead Street London  
 SE171BP  
 169 rodney road salisbury est london  
 Flat 60 Dawes House Orb Street London  
 Flat 26 Winch House Stead Street  
 London  
 29 jesson house, orb street london se17  
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 108 Brandon street LONDON  
 108 Brandon Street London SE17 1AL  
 29, Jesson House Orb Street London  
 74 Andoverfords court, Bibury close  
 London SE15 6AF  
 Flat 1 winch house Stead street London  
 31 Dawes House Orb Street Southwark  
 4B CHARLESTON STREET London  
 SE17 1NF  
 804 Mansfield Point Rodney Road  
 London  
 Flat 26 Jardin House Stead Street  
 London  
 flat 89 dawes house orb sreet london  
 3 blendon house, wadding street london  
 se17 1bb  
 37 latimer, beaconsfield road walworth  
 london  
 55 Alma Grove Bermondsey London  
 1 long walk London Se13nq  
 Arts Network 8-12 Eltham Road  
 LONDON  
 87, wicksteed house, county st london  
 se1 6rh  
 41 longland court, avondale sq rolls road  
 london  
 Chair, Friends of Nursery Row Park c/o

102 Brandon Street London  
77 Wendover, Thurlow street Walworth  
London  
90 kingsley flats, old kent road london  
se1 5ur  
9, St Stephens House, Elizabeth Est  
Phelps Street London  
Maple Court, Alvey St London SE17



**OPEN****MUNICIPAL YEAR 2022-23****COMMITTEE:****PLANNING COMMITTEE****NOTE:**

Original held in Constitutional Team; all amendments/queries to Gregory Weaver, Constitutional Team, Tel: 020 7525 3667

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Councillor Emily Tester (reserve)			
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		List Updated: 13 February 2023	