

Planning Committee (Major Applications) A

Tuesday 6 June 2023

6.30 pm

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

Membership

Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Sam Dalton
Councillor Nick Johnson
Councillor Sarah King
Councillor Reginald Popoola
Councillor Cleo Soanes

Reserves

Councillor John Batteson
Councillor Ellie Cumbo
Councillor Sam Foster
Councillor Jon Hartley
Councillor Portia Mwangangye
Councillor Margy Newens
Councillor Emily Tester

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

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

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 26 May 2023



Planning Committee (Major Applications) A

Tuesday 6 June 2023

6.30 pm

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

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	DEVELOPMENT MANAGEMENT	1 - 5
	5.1. MINERVA HOUSE, 5 MONTAGUE CLOSE, LONDON, SOUTHWARK SE1 9BB	6 - 94
	5.2. 33-36 BEAR LANE, LONDON SE1 0UH	95 - 180
	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.”

Date: 26 May 2023

Planning Committee (Major Applications)

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 (major applications) is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

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

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

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any

issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

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

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

Contacts: General Enquiries
Planning Section
Environment, Neighbourhoods and Growth
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 420

Item No. 5.	Classification: Open	Date: 6 June 2023	Meeting Name: Planning Committee (Major Applications) A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committees. The matters reserved to the planning 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 Levelling Up, Housing and Communities 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

Assistant Chief Executive – Governance and Assurance

12. A resolution to grant planning permission shall mean that the director of planning and growth 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 and growth 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 and growth 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 assistant chief executive – governance and assurance, and which is satisfactory to the director of planning and growth. 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 assistant chief executive – governance and assurance. 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.
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 the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.
17. Section 143 of the Localism Act 2011 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.
18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, 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."

19. 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.

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

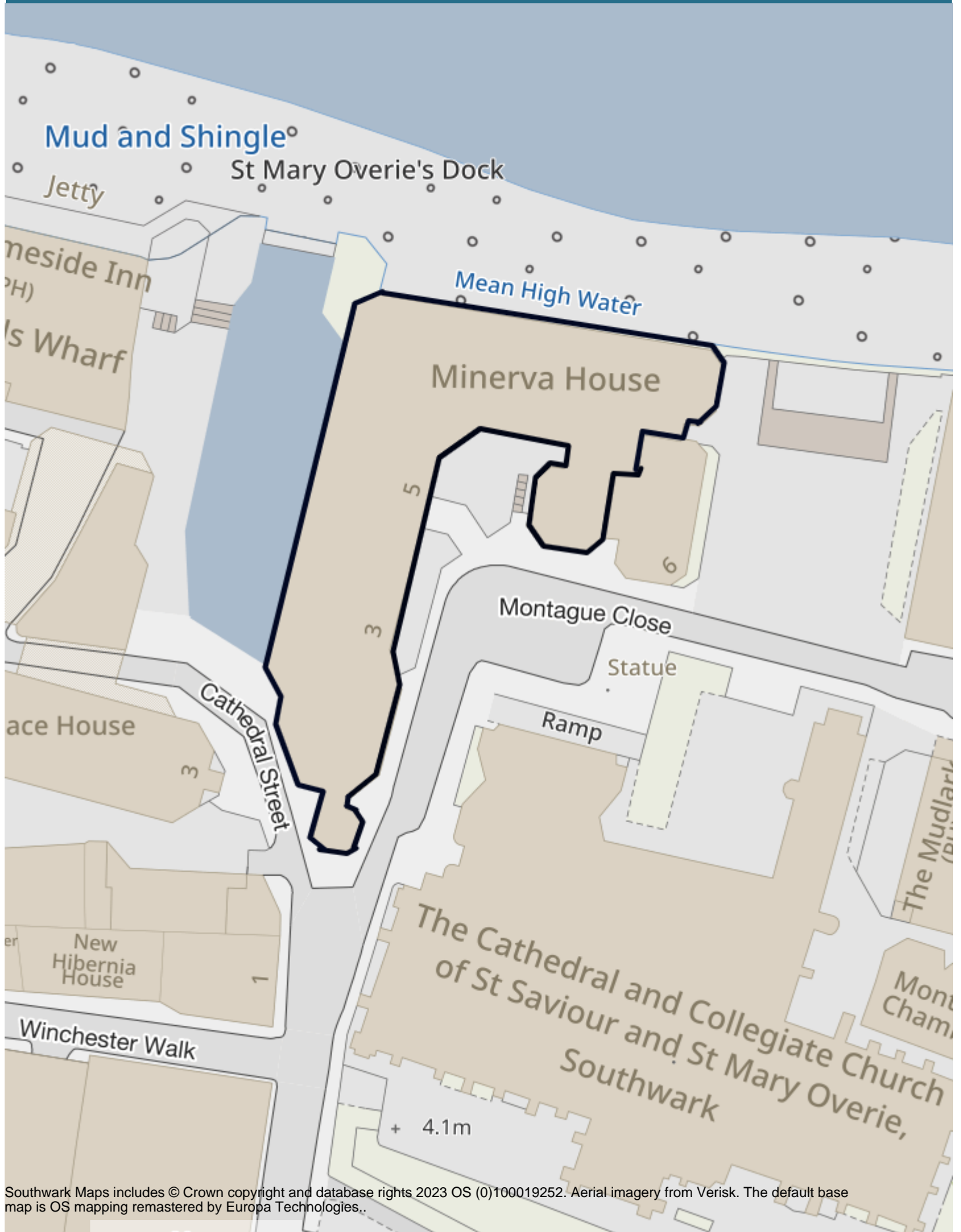
Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gerald Gohler, Constitutional Officer Nagla Stevens, Deputy Head of Law (Planning and Development)	
Version	Final	
Dated	24 May 2023	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		25 May 2023

Agenda Item 5.1



21/AP/4194

Minerva House .5 Montague Close .London



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Item No. 5.1	Classification: Open	Date: 6 June 2023	Meeting Name: Planning Committee (Major Applications) A
Report title:	Development Management planning application: Application 21/AP/4194 for: Full Planning Application Address: MINERVA HOUSE, 5 MONTAGUE CLOSE, SE1 9BB Proposal: Redevelopment of existing building including partial demolition and two storey upward extension to create eight-storey Class E building with installation of roof terraces, associated highway and landscaping works, cycle parking, refuse storage including plant facilities at roof level.		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning and Growth		
Application Start Date: 06 / 01 / 2022		PPA Expiry Date: 28 / 07 / 2023	
Earliest Decision Date: 28 / 07 / 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 6 December 2023, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 157 of this report.

BACKGROUND INFORMATION

Site location and description

3. The existing building is 6-storeys (28m at its highest point) in addition to a basement level and is predominately in office use (11,075sqm GIA). The building contains a separate residential element which comprises of 12 flats, these would be unaltered by the proposed development. The current basement level contains 35 car parking spaces, which is accessed from Montague Close.

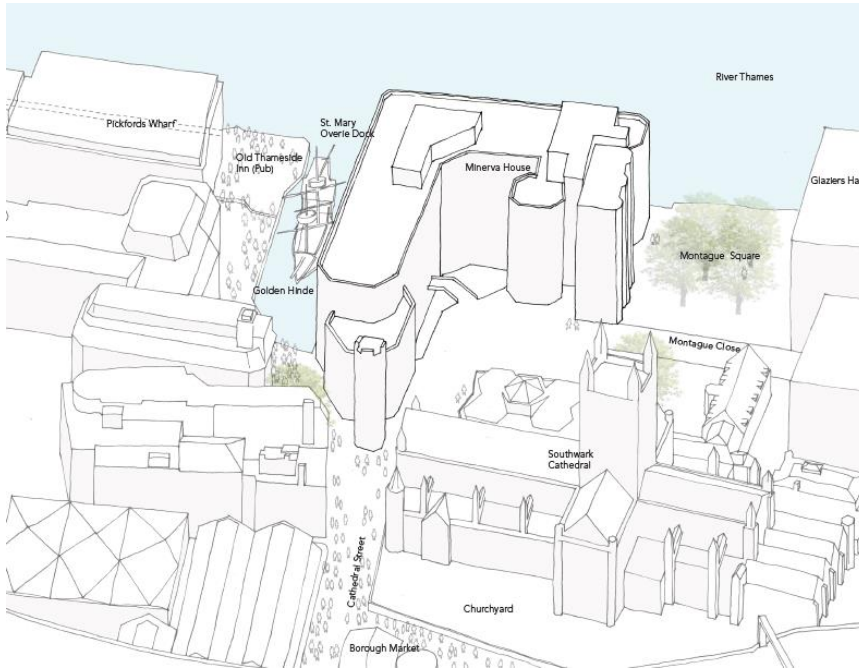
4. Aerial view

5. The site is subject to the following designations:

- *Borough High Street Conservation Area*
- *Southwark Cathedral – Grade I Listed*
- *Bridge House – Grade II Listed*
- *Glaziers Hall – Grade II Listed*
- *Street Bollards – Grade II Listed*
- *Central Activity Zone (CAZ)*
- *Bankside and Borough District Town Centre*
- *Bankside, Borough and London Bridge Opportunity Area*
- *Bankside, Borough and London Bridge Strategic Cultural Area*
- *Better Bankside BID*
- *Air Quality Management Area*
- *Thames Policy Area*
- *River Thames SINC*
- *Borough, Bermondsey and Rivers Archaeological Priority Zone*
- *Flood Zone 3*
- *PTAL 6B*
- *Controlled Parking Zone (CPZ)*
- *The background region of Protected View 2A.1 – Parliament Hill summit to St Paul’s Cathedral; and View 3A.1 – Kenwood viewing gazebo to St Paul’s Cathedral*
- *The Wider Setting Consultation Area of Borough View 2 (Nunhead Cemetery to St Paul’s Cathedral).*

6. The site lies within a busy central location and is surrounded by a mix of commercial and residential uses in buildings of various age, scale and design.

7. Surrounding site visual



Details of proposal

8. Redevelopment of existing building including partial demolition and two storey upward extension to create eight-storey Class E building with installation of roof terraces (at sixth, seventh, eighth and ninth floor level), associated highway and landscaping works, cycle parking, refuse storage including plant facilities at roof level.

Commercial

9.	Land Use	Existing GIA (sqm)	Proposed GIA (sqm)	Difference
	Class E (Office)	12 328	18 760	+6432*

*10% of GIA uplift to be provided as affordable workspace

Carbon savings and trees

10.	Criterion	Details		
	C02 savings	36.5% saving		
	Trees lost	0 x Cat A	0 x Cat B	1 x Cat C
	Trees gained	0 – although wider landscaping proposed		

Urban Greening

11.	Criterion	Existing	Proposed	Difference
	Urban Greening Factor	n/a	0.3	n/a – however is compliant with meeting UGF target of 0.3

Public consultation

12. The public consultation process includes various forms of publicity through the Council Planning Register, site notices, neighbour letters and through Press Notices across the life cycle of this application. The Council website was regularly updated with information and residents were kept informed with updated from the Planning Department. The application received 209 contributions which included 201 objections and 5 comments in support of the development which are summarised below.
13. Supportive (5)
- *The development would provide suitable office space within a Central London location*
 - *The design of the building is considered well against the backdrop of local heritage and the River Thames*
 - *The provision of affordable workspace helps support Southwark businesses*
 - *Mitigation- financial contribution to Southwark Cathedral allows them to keep continuing with important community work they undertake*

14. Objections (201)

Principle of development

- *Office and commercial development is not required within this area*
- *No Justification for the demand of office space*
- *COVID has increased remote flexible working and therefore the principle of development from previous policies is outdated*
- *The office commercial floorspace is not targeted for local businesses*

Design quality

- *Building design is too large in height and massing – dwarfing Southwark Cathedral and putting Borough market in shadows*
- *The design would severely impact the setting of the historic Southwark Cathedral*
- *The design shows no relationship to the historical SE1 area*
- *The scale of the building would harm the heritage of the area detrimentally, particularly the buildings relationship with Winchester Palace, Pickford's Wharf and Glaziers' Hall and Winchester Wharf warehouses.*

Daylight and sunlight

- *Detrimental impact upon daylight and sunlight amenity to residential premises surrounding the building*
- *The impact of light amenity to residential habitable bedrooms would be severe*

Overlooking and privacy

- *Impact upon privacy through overlooking from the building into residential flats*
- *The roof terrace would create a platform where people are able to view directly into other residential premises without restriction*

Noise pollution

- *Impact of noise during construction and disturbance from use of terrace*

- would create unreasonable harm in a residential area*
- *Noise from the plant equipment would not be acceptable, no details have been provided as to how this would be mitigated*
- *Disruption, noise and dust pollution from construction would be health risk*
- *The roof terrace would become an entertainment space for parties, sports events etc and thereby not considered to be ancillary to office facilities*
- *Increased height and orientation of existing building would exacerbate the noise tunnel effect which already exists*

Ecology and biodiversity

- *Biodiversity will suffer due to a lack of sunlight at ground level*

Other

- *Increase car deliveries and generated traffic would create pollution, the transport infrastructure around the site is not suitable for this increased traffic*
- *The streets surrounding the building are already very dark, the increased height would make these narrow streets even darker potentially raising safety risks for the public*
- *The proposal fails to demonstrate meaningful social regeneration*
- *Poor and inadequate public consultation*
- *The development would create anti-social behaviour due to increased drinking venues*
- *The development would create significant carbon impacts which would be irreversible*
- *The use of the building could easily be changed through permitted development rights, and therefore the Council would have limited control over it's use in the future*

15. You should generally summarise all objections irrespective of materiality. You can identify those that aren't material. You are the case officer reporting your view, you aren't the LPA.

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

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issues to be considered in respect of this application are:
- Principle of the proposed development
 - Affordable workspace
 - Environmental Impact Assessment
 - Quality of commercial floorspace (amenity roof terraces)
 - Design and heritage

- Archaeology
- Fire safety
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highways
- Environmental matters, including construction management, flooding and air quality
- Energy and sustainability
- Ecology and biodiversity
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)

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

Legal context

19. 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 Southwark Plan (2022) and The London Plan (2021). 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.
20. 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

21. The statutory development plans for the Borough comprise of the Southwark Plan (2022) and The London Plan (2021). The National Planning Policy Framework (2021) 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.

ASSESSMENT

Principle of proposed development

22. The application site is located within the CAZ (Central Activity Zone) and the Bankside, Borough and London Bridge Opportunity Area. Policies SD1 (Opportunity Areas), SD4 (The Central Activity Zone) and SD5 (Offices, other strategic functions and residential development within CAZ) of The London Plan (2021) and; policies P30 (Office and business development) and P31 (Affordable Workspace) of the Southwark Plan (2022) identify sites within Opportunity Areas

and the CAZ as appropriate for accommodating significant growth to meet commercial business demand for inner London. The CAZ is recognised as a significant office location (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 (Green and inclusive economy) seeks to deliver at least 460,000 sqm of new office space over the plan period (equating to c.35,500 jobs) and 80% of these new office premises to be delivered within the CAZ.

23. Policy E1 (Offices) of The London Plan (2021) supports improvements to the quality, flexibility and adaptability of office space through new provision, refurbishment and mixed use development. This provision should be focussed in town centre locations or within existing office clusters that are well connected by public transport. Whilst the site is located outside of a town centre location, policy P30 (Office and business development) of the Southwark Plan (2022) protects against the loss of existing employment floorspace within the CAZ. In addition, the Bankside, Borough and London Bridge Opportunity Area identifies this zone as suitable for delivering new offices and employment floorspace. Therefore, the additional office floorspace would contribute to meeting this identified growth opportunity in the Southwark Plan (2022).
24. These policies require developments to, at the very least maintain the existing levels of business floorspace – but where possible maximise the opportunities to increase floorspace whilst also bringing forward a mixture of other complimentary uses to enhance the officer, vitality and long-term vibrancy of inner London. The existing building comprises of c12,300 sqm of commercial floorspace. This proposal seeks to increase this floorspace by approximately 6400 sqm, which is considered acceptable.
25. The existing 12 dwellings are not part of these development proposals on the site . While the proposal does not include additional residential development, the site does appropriately maximise commercial use which complements the cluster of surroundings buildings and uses, and is appropriate in this part of the CAZ.

Affordable workspace

26. Policy E2.D (Providing suitable business space) requires proposals for new employment business floorspace greater than 2500 sqm (GEA) to provide a proportion of flexible working space suitable for micro-small and medium sized enterprises. Policies E3 (Affordable Workspace) of The London Plan (2021) and P31 (Affordable Workspace) of the Southwark Plan (2022) provide the principle of affordable commercial premises being created/available for developments of this scale.
27. P31 (Affordable Workspace) of the Southwark Plan (2022) outlines at least 10% of any uplift in office floorspace should be dedicated as affordable workspace. In order to ensure the space is attractive to potential occupiers, the following should be agreed:
 - *Deliver at least 10% of the proposed ground employment floorspace as affordable workspace on site;*

Environmental Impact Assessment

31. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts.
32. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development
33. The range of developments covered by Schedule 2 includes 'Urban development projects' where the area of the development exceeds 1 hectare which is not dwellinghouse development or the site area exceeds 5 hectares.
34. The application site less than 5 hectares and therefore does not exceed this threshold. Consideration, however, should still be given to the scale, location or nature of development, cumulative impacts and whether these or anything else are likely to give rise to significant environmental impacts. The proposed application is an extension of an existing commercial site. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.
35. It is considered that the construction and environmental impacts of the proposal would not amount to EIA development and are adequately assessed and mitigated by way of the technical reports submitted as part of the planning application.

Quality of commercial floorspace (and amenity of roof terraces)

36. The development proposes to deliver 18,750 sqm GIA of high quality, flexible commercial office floorspace. 10% of the uplift (equating to 643sqm) would be designated as affordable office workspace, which is required to encourage enterprise and ensure all residents and local businesses benefit from economic growth. The redevelopment of this building would significantly upgrade the existing premises into a modern up to date office suitable for a variety of different businesses. The developments environmental performance would be much enhanced contributing to the councils commitment to addressing climate change. The communal roof terraces would provide additional amenity space for the building users in creating a high quality environment.

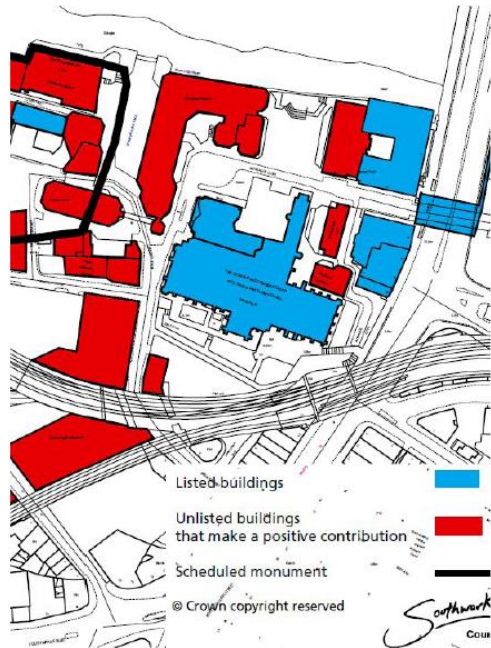
Design and Heritage

Site context

37. The proposal is for the retention, extension and alteration of an existing mixed-use modern block on a river-front site. The development affects only the

commercial part of the building and proposes the vertical extension of the building adding 3 new floors of accommodation. The elevations onto the River and the area facing onto the Golden Hinde Dock will be preserved and extended. The southern wing as well as the southern façade facing onto Montague Close will be stripped of its cladding, extended forward to align more closely with the residential block and finished in a new stone and brick cladding. A new pedestrian route is proposed under the southern wing connecting Montague Close to Cathedral Street. The topmost two new tiered floors of commercial accommodation are designed in a modern, predominantly glass and metal finish.

38. Listed and unlisted buildings within site vicinity



Heritage assets

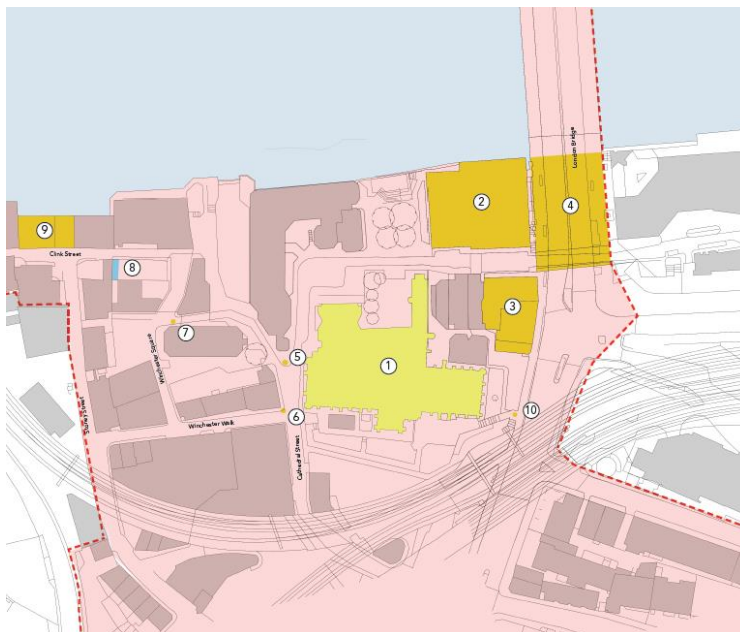
39. The property is not statutory listed but it is located in the Borough High Street Conservation Area and immediately adjacent to the Grade I Listed Southwark Cathedral.
40. Other listed buildings in the immediate area include the Grade II Listed Glaziers Hall, Nos 4, 6 8 and 10 Borough High Street. Within 100m of the site the Grade II* listed Remains of Winchester Palace and the Grade II listed buildings include the Grade II listed London Bridge, the Globe Public House on Bedale Street and Winchester Wharf on Clink Street.
41. The proposal, due to its scale and massing will affect the settings of a number of statutory listed buildings and the character and appearance of the conservation area.

Heritage assessment

42. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses.

43. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 199). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 200). Pursuant to paragraph 201, where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, permission should be refused unless certain specified criteria are met. Paragraph 202 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 203 deals with non-designated heritage assets and explains that the effect of development on such assets should be taken into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.
44. Development plan policies (London Plan Policy HC1 and Southwark Plans Policies P19, P20 and P21) echo the requirements of the NPPF in respect of heritage assets and require all development to conserve or enhance the significance and the settings of all heritage assets and avoid causing harm.
45. Taking each of the heritage assets in turn a decision-maker is required to consider whether there is any harm arising, a better understanding of the nature and order of that harm and whether there are any mitigating factors arising as a consequence of the development.
46. Heritage plan





Southwark Cathedral and nearby listed buildings

47. Southwark Cathedral is the 'crown jewel' of the borough and at Grade I is a heritage asset of the highest significance. Any harm to this property and its setting should be wholly exceptional and would be resisted. The existing building is located at the river's edge and replaced a number of former Victorian warehouses (Hibernia Wharf), demolished in the 1980s to widen the space to the north of the Cathedral and, for the first time establish a visual link between the River and the Cathedral at Minerva Square.
48. In the main the Cathedral is experienced in this location from Montague Close with the existing Minerva House behind the viewer from most angles. The southern wing of the building comes into views of the Cathedral especially where Montague Close bends southwards. The existing building does not interfere with views of the Cathedral either from Montague Close or Cathedral Street. It follows the historic street pattern of the area and remains low especially closest to the Cathedral where it remains below its parapet edge, deferring in its scale to its more significant neighbour.
49. The proposal preserves the form and structure of the existing building and includes re-cladding the existing concrete frame with a new brick and stone façade. The two added storeys are located mainly over the north wing of Minerva House closest to the river and do not intrude on any view of the Cathedral from its immediate surroundings. In this way and in the immediate context as it is experienced from Montague Close the setting of the Cathedral is largely preserved and there is no harm arising as a consequence of the proposed design. Further, the cathedral's immediate setting is enhanced to a degree by the new landscaped square replacing the parking on Montague Close.
50. When viewed from the river the setting of the Cathedral and its significance to Southwark is apparent. Its stone tower capped with four spires is a prominent landmark visible to varying degrees and from many vantage points along the River and its crossings especially in the area between London Bridge and Cannon Street Bridge. Here the gap created on the River frontage by Minerva Square contributes positively to the viewer's appreciation of the Cathedral and cements the Cathedral's link to the River. Whilst from many locations the views of the tower may be fleeting or interrupted by rooftop structures, the view through the 'gap' allows the viewer to appreciate the architectural and historic significance of the Cathedral in full. The significance of the Cathedral and its setting in the urban environment of Borough is greatly enhanced by the Miverva Square 'gap'.
51. In this location the north bank of the River includes the Hanseatic Way, a short

stretch of the River frontage from which the public is able to appreciate the historic River frontage of Southwark. The top of Cathedral's tower and its spires are visible from the Hanseatic Way over the roof of the current Minerva House. These are transient views giving the viewer a sense of the Cathedral beyond including glimpses between roof-top equipment and plant. The added floors proposed will raise the silhouette of Minerva House and will curtail views of the Cathedral tower from Hanseatic Way.

52. A series of dynamic views of the Cathedral from the north bank were tested by the Applicant and submitted to the council. These views demonstrate that the spires of the Cathedral tower will remain visible for the full length of Hanseatic Way and the 'gap' view of the Cathedral at Minerva Square is unaffected by the vertical extension of the building. The views from Hanseatic Way are not protected in any way and do not have a status at the moment. Nonetheless the two added floors are likely to introduce some limited harm to the viewer's appreciation of the Cathedral from these locations. The harm is limited to around 100m of Hanseatic Way where only the spires are visible and before the tower comes fully into view. This is at the lowest order of 'Less than Substantial' harm and can be considered in the balance capable of being justified by the public benefits arising from the development.

Grade II Listed – Glaziers Hall no's 4, 6, 8 and 10 Borough High Street

53. This group of Listed Buildings face onto the London Bridge approach where they form a coherent historic group of commercial properties leading from the Cathedral steps to the River edge. Their significance is appreciated primarily from London Bridge, Duke Street Hill and the river itself.
54. Glaziers Hall and No 4 Borough High Street have been substantially extended to the rear and means that any appreciation of their significance from Montague Close or Montague Square is severely curtailed. The views submitted with the Application demonstrate that the additional floors on Minerva House will not cause any harm to these listed buildings or their settings. Minerva House is currently visible for a short distance on London Bridge itself and when viewer is aligned with Montague Close. From this location the building is visible in the distant backdrop and beyond the modern extensions to the rear of each of the listed buildings.

Grade II* Listed – Remains of Winchester Palace

55. This nationally important heritage asset is also an Ancient Scheduled Monument placing it at the highest order of significance and where any harm should be wholly exceptional. The remains of the Palace are best appreciated from Clink Street especially travelling westward (away from the site) when the viewer is able to appreciate the main hall of the Palace and its rose window which is preserved on the surviving west wall. In the eastern approach along Clink Street the Rose window is equally impressive and can be appreciated. In this approach Minerva House can be glimpsed at the eastern end of Clink Street. Between the Palace and Minerva House is Palace House, constructed in the 1980s which ensures that Minerva House will not intrude into the immediate setting of the Palace remains. The information submitted with the Application demonstrates

that there is no impact on the significance of the Grade II* listed Remains of Winchester Palace or its setting.

Borough High Street Conservation Area

56. Minerva House is located in Sub-Area 3 - Riverside - of the Borough High Street Conservation Area. Minerva House itself is considered to be a positive contributor to the conservation area and maintains the general scale of the riverfront without the architectural character of the earlier buildings. The Appraisal notes that development around Minerva House "has opened up an excellent axial view from the north embankment of the river to the Cathedral tower."
57. This part of the conservation area is characterised by the commercial character and its close proximity with the River frontage with 4, 5 and 6-storey wharfs and warehouse buildings enclosing the street.
58. Minerva House is described as an undistinguished modern building which provides important containment for St. Mary Overie's Dock and Montague Close. With the modern rear wing of Hibernia Chambers, it also frames the new square onto the riverside at Montague Close.
59. The development will introduce a modern top to the five-storey tall Minerva House. The scale of the addition is relatively modest overall and the design ensures that each added floor is set-back in a tiered arrangement to limit its visibility from the immediate surroundings. The views submitted with the Application demonstrate that the development will be most visible on the axial view along Cathedral Street and in Montague Close itself.
60. The view from Cathedral Street, flanked by Borough Market and Winchester Walk, is a key approach to Southwark Cathedral and one of the most significant parts of the conservation area. The Cathedral is the heart of the Sub-Area and from this location its presence, including its preserved churchyard are best appreciated. The current Minerva House does not detract from this. Its L-shaped form preserves the character of the conservation area by enclosing the street. In this way Minerva House encloses the view and encourages the viewer to continue round the Cathedral and forms a subservient backdrop to Cathedral.
61. The proposed design seeks to preserve this effective enclosure of the street retains the form of the building that contributes so positively to the conservation area and the setting of the Cathedral. The projecting southern wing of Minerva House is preserved and re-clad. No additional height is proposed in this location and the added floors are set back and tiered away from this prominent edge of the development.
62. In Montague Close the additional floors will be most visible although these are set-back on each successive storey and the step back from the prominent southern wing means that the development is less overt when viewed from this location. Indeed the most significant feature of this part of the conservation once again, is the Cathedral, and from Montague Close the development will not affect the viewer's appreciation of its significance or its setting at the heart of the conservation sub-area.

63. Whilst the development preserves the form of Minerva House, its vertical extension, insofar as it will introduce a modern feature into the conservation area which will be visible especially from Cathedral Street, Clink Street and Montague Place. This visibility will introduce a limited amount of harm considered to be at the lowest order of 'Less than Substantial' because the overall form of Minerva House and its positive contribution to the conservation area are largely preserved. In the context of the conservation area as a whole it is considered that the limited harm arising to the heritage asset overall can be considered in the balance.
64. The preserved form of Minerva House, the appropriate choice of stone and brick cladding and the deliberately set-back and terraced design of the added floors, will preserve the contribution of Minerva House to the conservation area and ensure that the significance of its key heritage assets, the Cathedral, Borough Market and the Remains of Winchester Palace, are unaffected.

Conclusion on Heritage

65. By preserving and extending the existing Minerva House this proposal seeks to conserve the historic environment. The vertical extension, made up of one added floor in brick and two set-back floor in metal and glass, introduce a sensitive and recessive optimisation of the site without causing excessive harm to this sensitive historic setting. The NPPF places great weight on the conservation of the historic environment requires decision-makers to avoid harm.
66. Where harm has been identified the NPPF states in paragraph 202 that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".
67. In this case the heritage assessment has identified the lowest order of Less than Substantial harm in the impact of the development on the setting of the Grade I Listed Southwark Cathedral, affecting some views from Hanseatic Way, as well as the lowest order of Less than Substantial harm to a Sub-area 3 of the Borough High Street Conservation Area due to its limited visibility from Clink Street and Cathedral Street. The public benefits in this case to be considered in the planning balance include the high quality design of the re-clad and extended Minerva House, the new route and landscaped public square in Montague Close, as well as the affordable workspace aimed at small and medium-sized enterprises in Southwark. When the limited order of harm is considered in the balance it is considered that the public benefits provide the clear and convincing justification for the development sufficient to satisfy the test in the NPPF.

Strategic Views

68. Minerva House is included in LVMF View 12B.1 the river prospect downstream from Southwark Bridge. The guidance on this view notes the limited quality of this view which is truncated by the Cannon Street railway bridge but recognises that this "view of Southwark Cathedral, set between the tall buildings in the

London Bridge cluster, is of significance."

69. The proposed vertical extension of Minerva House was tested and adjusted at the pre-app stage to avoid impacting on this view of the Cathedral tower and resulted in the step back in height away from the southern wing closest to the Cathedral. The LVMF requires development to "preserve an appropriate relationship between the Cathedral and the developing cluster of tall buildings at London Bridge." The TVIA submitted with the application demonstrates that this important view of the Cathedral is unaffected by the development and the proposal thus conforms with the guidance in the LVMF.

70. LVMF 12B.1 view



Existing view LVMF River Prospect View 12B.1 Southwark Bridge



Proposed view LVMF River Prospect View 12B.1 Southwark Bridge

71. LWMF 11A.1



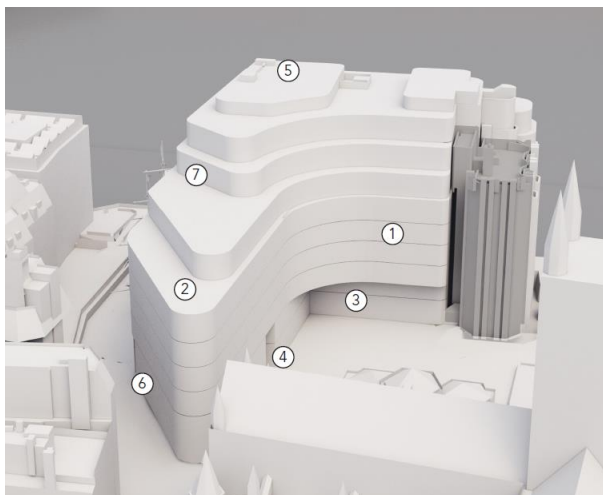
Existing view from London Bridge



Proposed view from London Bridge

Urban Design – Height, scale, massing and arrangement

72. Final massing



73. The proposal retains the L-shaped footprint of the existing building and seeks to optimise its site by infilling the courtyard at the front of the building (on Montague Close) and extending vertically. The most apparent change will be to the southern wing where the current bull-nosed stair core and tower are replaced by a retail space at the ground floor with office accommodation above and a pedestrian cut-through connecting Montague Close to Cathedral Street. At the top the proposal includes 3 new floors which have been set-back from the brick façade and stepped away from the Cathedral and the river.
74. At the ground floor a new pedestrian route is introduced across the south wing to offer a direct connection between Montage Close and Cathedral Street to the west. The route across is intended to remain open to the public at all times. It is generous (double-height) at either end, almost 9m wide and intersected by a bridge-like connection at 1st floor level to allow for passive surveillance from the offices above. This route is entirely consistent with the character of the Borough High Street Conservation Area and will enable visitors to permeate naturally across the site from Montague Close to Clink Street in a way that is not possible currently.
75. The height scale and massing is measured and retains the established building line. The court between Minerva House and the Cathedral (currently devoted to parking) is proposed to be landscaped including mature planting and trees to complement the Cathedral Garden and contribute positively to the green infrastructure of the area. In conclusion, it is considered that the proposal's height, scale, massing and arrangement comply with council's policies on urban design and ensure that it responds appropriately to its urban context and historic setting.

Architectural Design – fabric, function and composition

76. The Proposed architectural design is mannered and sensitive to the historic context. The strategy to retain and re-clad and extend the existing building is considered sound and ensures that Minerva House is sensitively repurposed. At the base of the building, the area of the existing Minerva House, the building will be clad in stone fins with brick infills. This pick up on the architectural character of the Cathedral and re-interprets it in a modern commercial language. The choice of stone and brick as well as the architectural detailing of the constructed building will be critical to the quality of the design and should be reserved by condition in order to ensure that it is appropriate for the conservation area and the setting of the Cathedral.
77. At the top, the set-back floors are designed as a set of cascading glass and metal ribbons setting back on each floor and stepping away for the Cathedral at the southern end. The design of these floors is deliberately calm and the set-back reduces their visibility further. With each set-back a landscaped terrace is proposed which will enhance the usability of the new office floor space offering amenity to occupants. The contrasting design is appropriate, reinforcing the masonry base and shoulder of the building and preserving its complementary relationship with the conservation area and the Cathedral.
78. All the office floor plates are to be upgraded with modern facilities. The

arrangement in two wings radiating from a central core ensures that the offices can be subdivided to meet the needs of a range of enterprises as well as leger businesses that may need to take up a whole floor. In conclusion, the proposal complies fully with the council's adopted architectural design policies. Its fabric, function and composition are appropriate, measures and high quality ensuring that it will be a worthy new building in the borough.

Design Review Panel

79. The proposal was presented to the Southwark DRP in April 2021 at the pre-application stage. The Panel were generally supportive of the proposal and they welcomed the wider improvements arising in the area. They requested further design refinement of the new facades, including the cut-through and the main entrance. They also encouraged further work to the massing and articulation of the glassy attic storeys and challenged the designers to do more with the landscape, public realm and sustainability in advance of a planning application.
80. The submitted scheme was updated and amended to address the comments of the Design Review Panel. The façade design was updated with a stronger emphasis on brick and a more detailed consideration of the character of the new route. The Panel's suggestion to not set-back the upper floors on the river frontage was rejected and instead the upper floors were set-back further on the southern edge in order to limit any harm to the setting of the Cathedral. The public realm was enhanced significantly with areas for mature trees included to make the most of the new public space. Officers are satisfied that the scheme was significantly enhanced following the DRP.

Archaeology

81. The site is located within the North Southwark and Roman Road Archaeological Priority Area (APA1) which is identified as a Tier 1 Zone as outlined within policy P23 (Archaeology) of the Southwark Plan (2022). This means the location is defined of very high archaeological sensitivity which is known, or strongly suspected to contain heritage assets of a national importance.
82. The submitted Archaeological Desk Based Assessment (ref: 12107, dated October 2021 by MOLA) has been reviewed by the Council's Archaeologist. The desk-based assessment 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.
83. 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.
84. As detailed in the desk-based assessment archaeological observation of any site investigation works should be the start of archaeological works within this development. It is noted that there is a potential for significant remains, in the form of early waterfront structures to be found. These would be highly instructive

as to the construction and planning of early Roman Southwark.

85. Archaeological works should progress with a combination of watching briefs over areas of breaking out to ensure archaeological remains are not impacted, and, are recorded at initial stages where encountered and excavation of areas of impact before new construction or formation of foundations or structures commences. Therefore a combined WSI to cover these types of work will be necessary. Due to the significant location of this building within the Roman town a programme of public engagement should be designed to make such information publicly accessible. The site also includes a historic plaque which is to the St Saviour's dock side of the building that should be recovered and secured as part of the new development. A listed bollard stands at the junction of Clink Street and Cathedral Street. This should be considered in any design of the required hoarding to ensure it is not inadvertently removed. Planning conditions are recommended to secure archaeological mitigation, foundation works, basement design, archaeological reporting and public engagement. A financial contribution would be secured through the S106 agreement to fund the effective monitoring of archaeological matters.

Fire safety

86. A Planning Fire Safety Strategy has been submitted to demonstrate compliance with Building Regulations and policy D12 of The London Plan (2021). 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 policy D12 of The London Plan (2021).

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

87. Policy P56 (Protection of Amenity) of the Southwark Plan states that development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. Amenity considerations which will be taken into account include privacy and outlook, overlooking, smell, noise, vibration, daylight, sunlight and wind microclimate impacts. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Overlooking and privacy

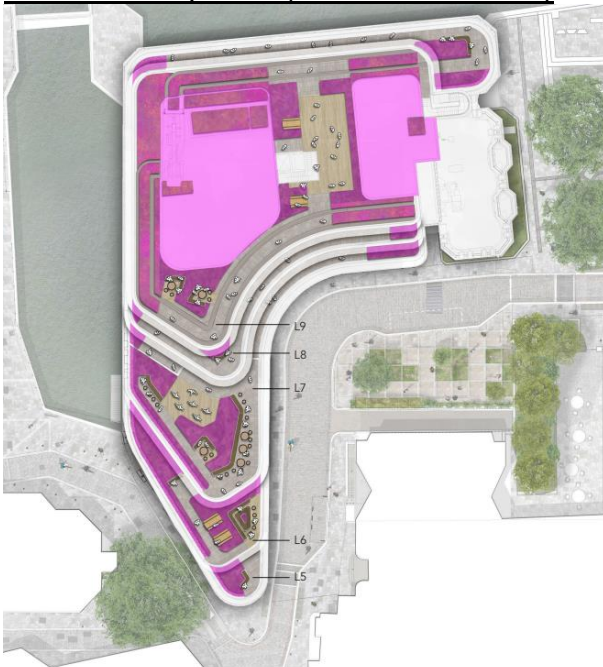
88. The proposed development would include new windows and outlook across all elevations, including 360 degree perspective views from the roof terraces at upper floor levels. The viewpoints from the floor extensions would be consistent in matching the aspects with the current floors of the existing host building. The site is on the banks of the River Thames and there are no concerns with overlooking or privacy facing north. To the south/south east is Southwark Cathedral which is a religious place of worship, there are no concerns with regards to overlooking/privacy toward this direction.

89. The proposed sixth, seventh, eighth and ninth floor roof terraces would overlook some of the buildings nearby, however the roof terraces would be subject to the submission of an Operational Management Plan through a pre-commencement condition. This would be tied with a compliance condition ensuring the roof terrace can only be used between the hours of 09:00 – 20:00 Monday to Friday. The terraces would also contain perimeter planting to provide some soft screening buffer at the request of neighbourhood consultation with residents. Overall the development would not significantly create more overlooking to the detriment of neighbour's privacy, and there this element of the proposed development is considered satisfactory.

90. Roof terrace visual 1



91. Roof terrace plan 1 (inaccessible area)



Sense of enclosure

92. The development is considered to be of an appropriate size to ensure it does not give rise to undue sense of enclosure or overbearingness for the majority of neighbours. The design has been amended from the pre-application to be

reduced in bulk and massing, ensuring any sense of enclosure is minimised. The development is not thought to cause significant detrimental impact through overbearingness, and has been carefully designed to ensure the amenity of commercial and residential neighbours is respected through limited impact which is considered satisfactory.

Daylight and sunlight

93. There is no specific national planning policy related to such matters however, the BRE Report “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (June 2022) is an established guidance document detailing industry standards considered appropriate for urban development analysis. The two main measures to assess the impact of daylight from the development are VSC (Vertical Sky Component) and NSL (No Skyline).
94. VSC (daylight spot) – assessment of all rooms/windows within surrounding buildings that both face and overlook the proposed development. If this Vertical Sky Component is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the Vertical Sky Component with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight. It should be noted that “notice” does not necessarily equate to the loss of light being a material reduction to the level of amenity enjoyed by the neighbouring building.
95. NSL (No Skyline) - is a measure of the distribution of diffuse daylight within a room. The NSL simply follows the division between those parts of a room that can receive some direct skylight from those that cannot. If from a point in a room on the working plane (a plane 850mm above the floor) it is possible to see some sky then that point will lie inside the NSL contour. Conversely, if no sky is visible from that point then it would lie outside the contour.
96. Two building surrounding the site have been assessed for daylight and sunlight. These are:
- *6 Montague Close (residential)*
 - *Southwark Cathedral (religious/place of worship)*
97. For the purpose of Planning, the tests within the BRE Guidelines are usually limited to habitable rooms within existing neighbouring residential buildings. A “habitable” room is defined as a Kitchen, Living Room or Bedroom. Bathrooms, hallways and corridors are excluded from this definition. Nondomestic and commercial buildings are also excluded, as it is generally accepted that these uses normally rely primarily on supplementary artificial lighting throughout the day; and are therefore not dependent on natural light for their main source of amenity.
98. For all other neighbouring buildings where records drawings have not been available, reasonable efforts and assumed room layouts for the purpose of the No Skyline Daylight Distribution Analysis were based on an external inspection and general nature and typology of the buildings.

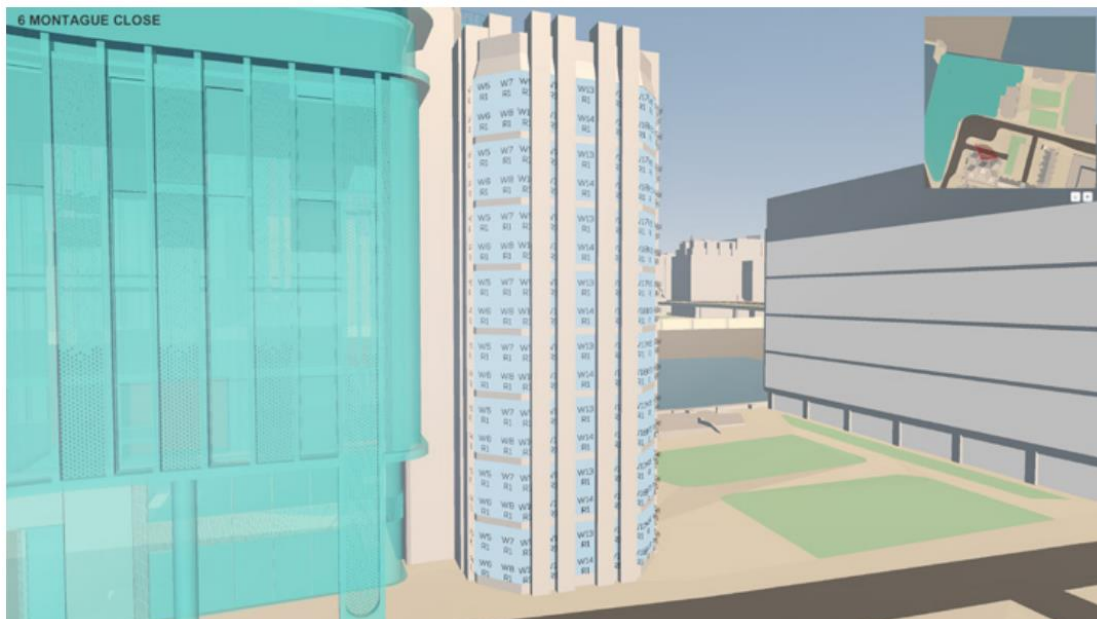
VSC Results

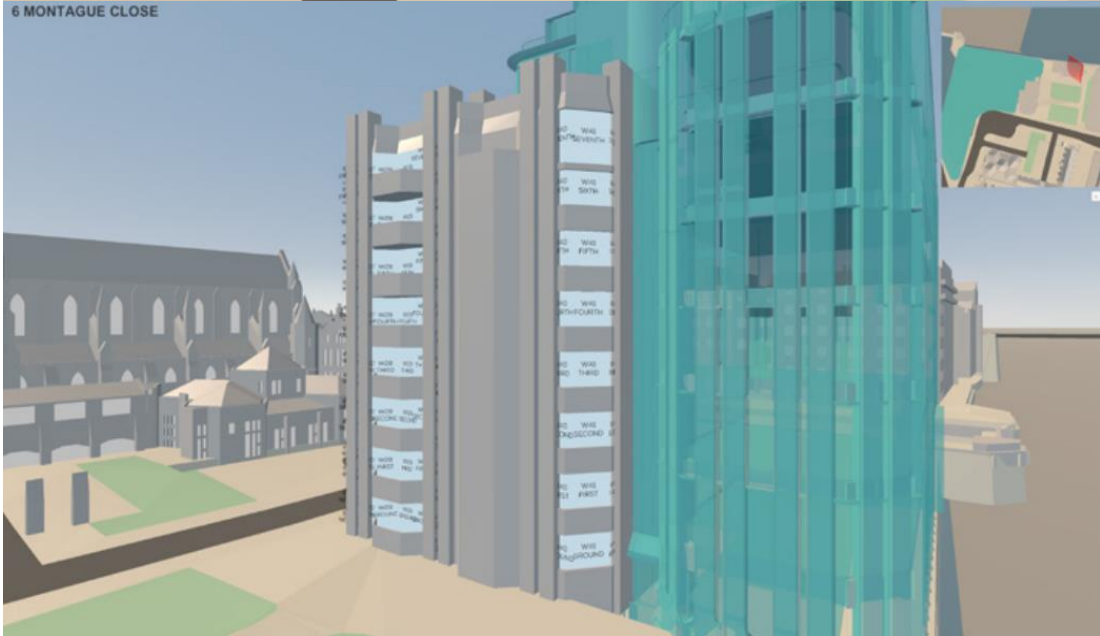
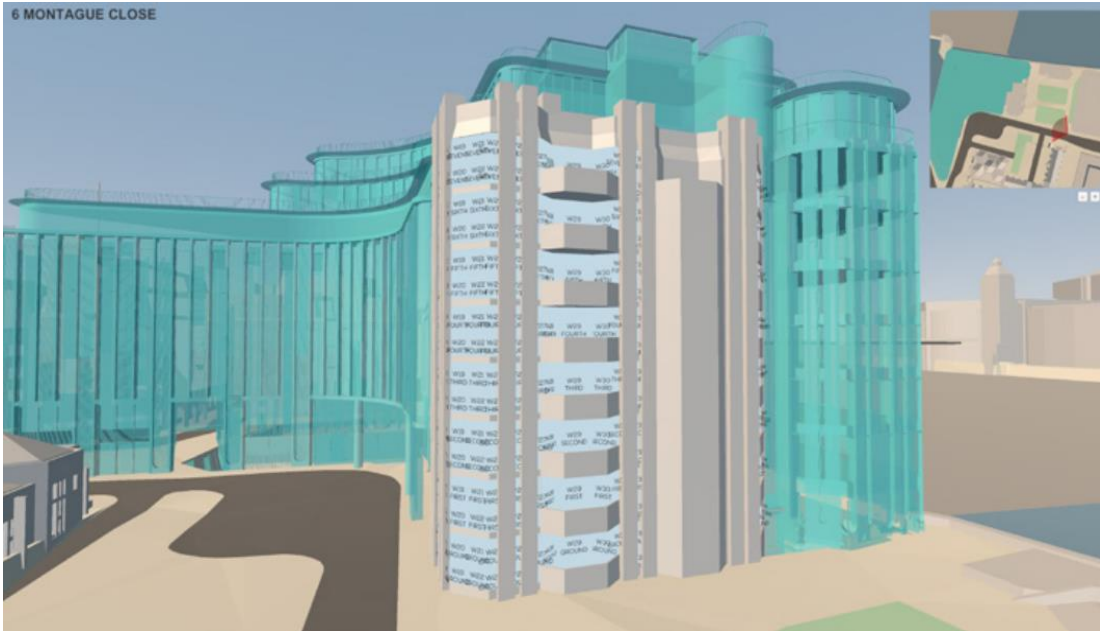
99. Address	Total windows assessed	Total meeting BRE guidance	Below BRE criteria (loss)			Total affected windows
			Minor 20 29%	-Moderate 30 - 39%	Major+ 40%	
6 Montague Close	294	80%	26	0	33	59
Southwark Cathedral	144	100%	0	0	0	0

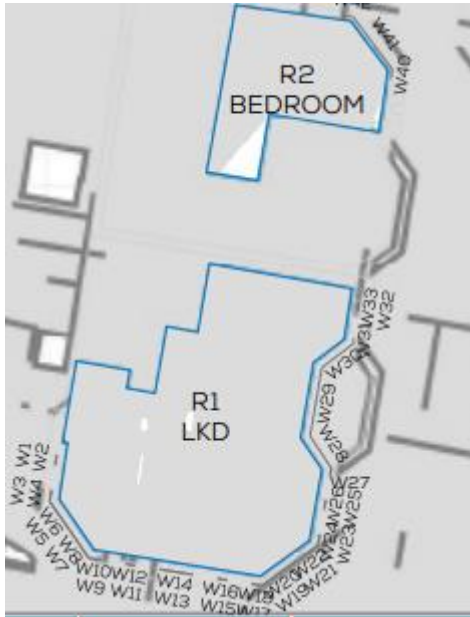
100. The VSC calculations show that some of the residential units in 6 Montague Close will experience a noticeable change to the daylight levels through some windows. Of the identified 59 windows which would note a change in daylight, 26 would be of them would be impacted to a low-minor extent. There are 33 windows which would be impacted adversely to a major extent by the proposed development (% loss):

- GF: W1 (97%), W2 (97%), W3 (51%), W4 (50%) (1 room – LKD)
- 1F: W1 (97%), W2 (97%), W3 (51%), W4 (52%) (1 room – LKD)
- 2F: W1 (97%), W2 (98%), W3 (52%), W4 (52%) (1 room – LKD)
- 3F: W1 (98%), W2 (98%), W3 (54%), W4 (53%) (1 room – LKD)
- 4F: W1 (97%), W2 (98%), W3 (55%), W4 (55%) (1 room – LKD)
- 5F: W1 (96%), W2 (97%), W3 (57%), W4 (56%) (1 room – LKD)
- 6F: W1 (94%), W2 (95%), W3 (59%), W4 (58%) (1 room – LKD)
- 7F: W1 (90%), W2 (92%), W3 (53%), W4 (57%) (1 room – LKD)
- 7F: W42 (50%) (1 room – bedroom)

101. Window maps of 6 Montague Close





102. Typical residential floorplan – 6 Montague Close

103. The severely impacted windows listed in paragraph 100, serve rooms with more than one window. The typical residential floorplan for these residential units show that the LKD rooms are served by 32 windows as shown in the diagram above. Only four of these 32 windows would suffer significant VSC measured losses. Given the majority of the windows which serve the LKD would meet or have a minor-moderate extent of impact, overall the daylight loss is considered acceptable. The windows listed above are annotated on the window maps in Appendix 5 of the Daylight and Sunlight Assessment (ref: 17277, dated April 2022 by GIA).

NSL Results

104. Address	Total rooms assessed	Total meeting BRE guidance	Below BRE criteria (loss)			Total affected windows
			Minor 20 29%	Moderate 30 - 39%	Major+ 40%	
6 Montague Close	16	16	0	0	0	0
Southwark Cathedral	4	4	0	0	0	0

105. The NSL calculations demonstrate that any reduction in daylight as a result of the proposed development would not be noticeable in accordance with the 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 these rooms would not be significant to have a detrimental impact to the amenity of those rooms. Therefore the overall impact on daylight for these rooms is considered to be acceptable.

Overshadowing

106. The BRE (2022) guidance for Daylight and Sunlight states that for an amenity area to be adequately lit, it should receive at least 2 hours sunlight over half of its area on 21st March (spring equinox). If as a result of the new development, a garden or amenity area does not achieve this and the area which can receive two hours of sunlight on the ground is reduced by more than 20%, then the loss of sunlight is likely to be noticeable.
107. The Daylight and Sunlight Assessment (ref: 17277, dated April 2022 by GIA) submitted with this application, includes an assessment on the potential for overshadowing the following outdoor amenity areas:
- Southwark Cathedral grounds
 - Glaziers Hall – Minerva pocket park space
 - Old Thameside Inn public house (outdoor seating area)
108. Sunlight hours map

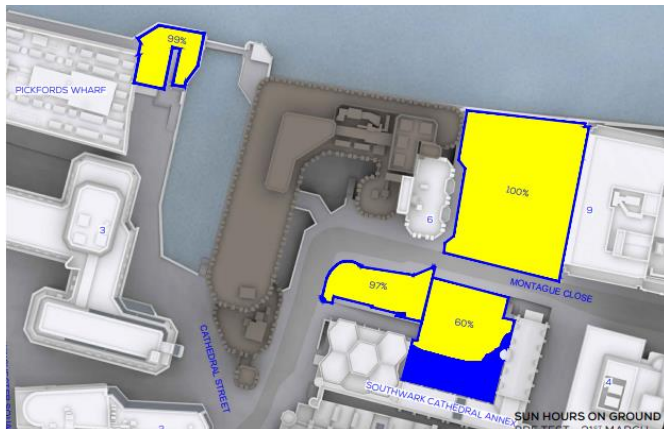


Figure 07. Existing Sun Hours on Ground

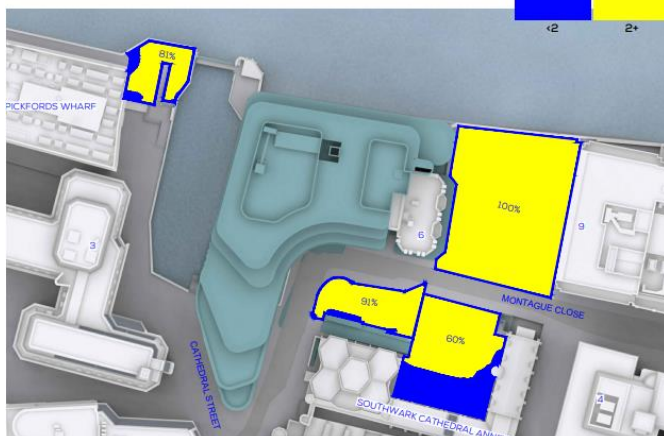


Figure 08. Proposed Sun Hours on Ground

109. All these amenity areas would still receive more than 2 hours of sunlight across 21st March (spring equinox) across more than half their areas. The figures and modelling demonstrate that the areas would exceed more than 50% of coverage, and therefore this is above the BRE guidelines. These spaces would still receive adequate sunlight if the proposed development is constructed. The results of this overshadowing assessment are modelled within Appendix 6 of the Daylight and Sunlight Assessment (ref: 17277, dated April 2022 by GIA).

Conclusion on daylight and sunlight

110. Whilst there would be significant losses of VSC for 33 windows, the NSL assessment demonstrates that the associated rooms of the impacted windows would still receive a suitable amount of daylight and sunlight. It is acknowledged that there would be a noticeable impact to some areas of the LKD however as the NSL measures meet BRE guidance the light amenity impacts are considered satisfactory in not harming residential amenity to a detrimental extent.

Noise and vibration

111. The Noise Policy Statement for England (NPSE) applies to all forms of noise including environmental noise, neighbour noise and neighbourhood noise. The Government recognises that the effective management of noise requires a co-ordinated and long-term approach that encompasses many aspects of modern society.
112. Methods for rating and assessing industrial and commercial noise is given in the BS 4142 Methods for rating and assessing industrial and commercial sound (2014). This guidance was developed for the purposes of:

- a) *investigating complaints*
- b) *assessing the sound from new, modified or additional sources of sound; and*
- c) *assessing sound at proposed new dwelling or premises used for residential purposes.*

113. Policy D14 (Noise) of the London Plan (2021) states:

In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

- 1) *avoiding significant adverse noise impacts on health and quality of life*
- 2) *reflecting the Agent of Change principle as set out in Policy D13 Agent of Change*
- 3) *mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses*
- 4) *improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)*
- 5) *separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation*
- 6) *where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles*
- 7) *promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.*

114. Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022) states that development must avoid significant adverse impacts on health and quality of life and mitigate any adverse impacts caused by noise. The Council's Environmental Protection Team (EPT) have reviewed the submitted Noise and Vibration Control Strategy (ref: 10/12320 dated October 2021 by Hoare Lea) and the Roof Terrace Noise Impact Assessment (ref: 10/12320 dated May 2022 by Hoare Lea).
115. The Noise and Vibration Control Strategy takes into account the baseline sound survey, control of external sound break-in, noise from building services plant equipment and vibration. The conclusion states that any adverse noise can be mitigated through a variety of features which includes:
- *A solid acoustic screen will surround the VRF and DX units on four sides. The extent of the screen is shown in purple in Figure 5 (of the assessment). The screen will be of the same height as the top of the VRF units (including anti-vibration mounts). The solid screen will have a minimum mass per unit area of 15kg/m² and have an acoustically absorbent finish (minimum Class A rating) facing the plant area.*
 - *The VRF units will operate in low noise mode only. This will provide an overall reduction in the noise levels from the VRF units presented in Appendix C of 3-7 dB (depending on the unit).*
 - *Noise from tenant DX units will be limited to a sound power level of 66 dB(A).*
 - *High performance in-duct attenuators will be provided for all ventilation equipment.*
 - *All plant shall be free of any tones or acoustic character as defined by guidance from BS 4142.*
 - *Anti-vibration mounts will be provided to all plant equipment.*
116. Having reviewed this assessment, the Local Planning Authority take the view that the submission is acceptable, and elements of concern regarding plant acoustic noise can be conditioned to mitigate any harmful noise impacts.
117. The Roof Terrace Assessment concludes that, noise from the roof terrace is found to cause at worst a low level impact which can be reduced to be negligible if the hours of use are restricted.
118. The assumptions for the assessment modelled a worst-case scenario where the larger roof terraces are fully occupied and at least half of the occupants are speaking simultaneously, with a raised voice. The sound levels predicted from the roof terraces have been compared against the existing ambient sound levels in the area. The results indicated that the introduction of the terraces could increase the existing sound levels by up to 1 dB. The sound from the use of the terraces is in keeping with the existing sound character of the area, which is influenced by pedestrian activity and users of the nearby restaurants and bars. It is therefore recommended that the use of the roof terrace be conditioned to certain hours to avoid noise disturbance for neighbours.
119. The acoustic mitigation details for plant noise and the restriction of hours of use condition for the roof terrace would have likely ensured that neighbours would

not adversely impacted from noise to a detrimental extent. The mitigation proposed uses acoustic technology to limit background noise and combined with appropriate planning conditions, this would have ensured protection of amenity for neighbours would not have been detrimental and sufficiently mitigated.

Transport and highways

120. The NPPF (2021) requires transport issues to be an integral consideration in the determination of development proposals. It places emphasis on locating new development within accessible and sustainable locations, maximising sustainable transport opportunities, reducing parking provision, ensuring safe and suitable access to sites can be achieved for all users and maximising opportunities to enhance access and permeability. These aims, combined with transport policies are critical to achieving high quality public realm and place-making objectives.

Site context

121. The application site has a PTAL score of 6b, which demonstrates excellent connectivity to TfL transport services. It is also located within the C1 Bankside CPZ (Controlled Parking Zone), which operates Monday to Friday between 08:00 – 18:30 and on Saturdays between 09:30 – 12:30. The existing site has 35 car parking spaces, the proposed development seeks to upgrade the existing transport arrangements on site through cycle parking, and servicing and delivery arrangements.
122. This site abuts the riverside walk-riverboat service along River Thames and, the footway next to it on Montague Close which connects easterly to London Bridge tube/train station and the busy bus routes on Tooley Street/Borough High Street. It also links with various cycle routes in its locality between the Cycle Superhighway 7 and National Cycle Network 4. The applicant has proposed an improved pedestrian environment in front of the north-easterly half of these buildings, flanking the retained residential dwellings in the form of:
- a levelled pedestrian accesses, complemented with straight east-west/north-south boundary alignment
 - a new wider east-west pedestrian route through the westerly building from Montague Close to the adjacent Cathedral Street with a raised table at its proximate southern side on Montague Close
 - an extended raised table incorporating a loading bay in the position of the existing disabled bay on the southern side of the stretch of Montague Close beside the north-eastern building
 - a new replacement disabled bay opposite the southern part of this development on Montague Close
 - the removal of the concrete blocks on the public realm adjoining the eastern side of this road
 - lift accesses including a cycle lift plus a reduced car park with adequate vehicle turning space that would enable vehicles parked therein to enter and exit it in a forward gear
 - cycle/refuse bin stores, a temporary refuse bin holding space next to the entry ramp to the basement car park and

- shower/changing facilities for cyclists in the basement

123. Moreover the footway on the western and northern sides of the segment of Montague Close flanking this site, would be widened to achieve 2 metres to 2.5 metres at most of its length. Thereby limiting the present pinch points to small sections of the footways around the south-western part of this site including that on Cathedral Street, with a generous 4.4 metres-wide public realm provided in front of the eastern building. The carriageway on the southern stretch of Montague Close would also be extended to 6 metres, to create passing places for vehicles comprising also the area of the disabled bay being re-positioned on its eastern side. It is expected that loading/unloading would take place on the new loading bay and next to the temporary refuse bin holding space on Montague Close.

Trip generation

124. The Transport Officer has reviewed the Transport Assessment (Ref: 279832-00 dated October 2021 by ARUP) provided with the submission package. With regards to the vehicle movements emanating from this development proposal, our interrogation of comparable sites' travel surveys within TRICS travel database has revealed that this building's office/restaurant expansion (6794m² GEA) would generate some additional 7 and 9 two-way vehicle movements in the morning and evening peak hours respectively, figures which are less than the applicant's consultants' projected 22 two-way vehicular traffic in any of the peak hours. We have subsequently considered that even taking into account the likely vehicle movements from other committed developments in this locality, these levels of forecasted supplementary vehicle movements would not have any noticeable adverse traffic impact on the surrounding roads. The applicant's consultants have projected that this development would produce some 182 and 172 two-way supplementary public transport trips in the morning and evening peak hours, individually plus 26 two-way service vehicle movements per day. These figures and assessments are considered to be accurate in reflecting the trip generation from this proposed development.

Servicing and Deliveries

125. A layby is proposed on the southern side of Montague Close, enabling vehicles to service the building without obstructing traffic flow. Refuse for the commercial floorspace will be stored within the basement and presented on-street (within designated presentation area) for collection. Residential waste strategy remains unaffected. Bins for both the commercial floorspace and residents will continue to be transferred from the basement to street level using a tug as in the existing arrangement. If the vehicle stops within the carriageway, the proposed wider carriageway width will ensure that refuse vehicles do not block the route for other vehicles while stopping to collect waste.

Car parking

126. Off-street parking is not afforded protection under planning policy and as the application site has a 6B PTAL rating, the net loss of 22 car parking spaces is supported to reduce the reliance on such modes of transport. The applicant has

proposed a reduction of the existing 35 basement level car parking spaces to 12 including 1 disabled bay. The prevailing disabled bay on Montague Close would be retained albeit to be relocated to its southern side, the changes and associated works for this are to be secured through a S278 Agreement.

Cycle parking

127. The applicant has proposed 292 cycle parking spaces comprising 262 long stay cycle parking spaces including 27 folding bicycle lockers and 7 Sheffield cycle racks in the basement of this development, plus 25 Sheffield cycle racks containing 50 short stay cycle parking spaces on the ground floor public realm. The quantum of cycle parking matches the 270 spaces recommended in the London Plan (2021), but is significantly less than the required 501 spaces in the Southwark Plan (2022). Whilst there are some practical constraints to providing the full quantum of 501 cycle parking spaces, given that this is the refurbishment and part extension of an existing building the applicant would be expected to contribute towards the provision of a cycle hire docking station which is to be secured through the S106 Legal Agreement. Specific design specification details of the cycle parking are recommended to be secured through a planning condition.

Highway works

128. The Highways Development Team have reviewed the proposal; it would be necessary for the developers to enter into a S278 agreement to mitigate impacts and enhance the proposed development. This works includes but is not limited to:
- Repave the western and northern footways including new kerbing fronting the development on Montague Close using Yorkstone Natural Stone slabs and 300mm wide granite kerbs
 - Install new disabled parking bay and insert loading bay on Montague Close. Works to include kerb realignment and drainage.
 - Promote a Traffic Management Order (TMO) to relocate existing disabled bay, introduce new loading bay, and amend existing waiting / loading restrictions as appropriate. Works to include signage and road markings.
 - Upgrade street lighting to current LBS standards
 - Repair any damage to the highway due to construction activities for the Development including construction work and the movement of construction vehicles
 - 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.

Environmental matters

Construction management

129. An Outline Construction Management Plan (dated July 2021) 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, including ensuring the environmental management of air quality, dust and noise disturbance during the construction period. Given the sensitive context of the site, the submission of a fully detailed Construction Management Plan is recommended to be conditioned. This is to ensure health, safety and impacts from deliveries and servicing does not cause pollution or unreasonable disturbance to neighbours and other members of the public.

Flood risk

130. The site is within a Flood Zone 3 area – a zone benefiting from some flood defence systems. Policies S112 (Flood Risk Management) of The London Plan (2021) and P68 (Reducing Flood Risk) states that development must not increase flood risk on or off site. The submitted Flood Risk Assessment and Drainage Strategy Report (ref 1114, dated April 2022 by Heyne Tillet Steel) has been reviewed by officers. The flood-risk on the site was evaluated for all potential sources of flooding and was found to be low for flooding from rivers and sea, surface water, sewers, and artificial sources. To mitigate against the risk of surface water and groundwater flooding, a new surface water network will be installed on site with attenuation systems provided and basement waterproofing measures will be employed in accordance with BS EN 8102, respectively. The suitability of different SuDS techniques was assessed in accordance with requirements set out in the London Plan. Surface water attenuation will be provided in the form of blue and blue-green roof, the extents of which have been maximised. This will reduce the surface water outflow rates by 94% for the building and 64% for the site as a whole, for the 100-year rainfall event + 40% climate change allowance.
131. The assessment, mitigation and management measures detailed within the FRA are suitable in addressing the technical requirements of building within designated Flood Zones 3. A compliance condition will be attached to ensure works are carried out in accordance with the agreed Flood Risk Assessment. Further outstanding details such as drainage are also to be secured through conditions. This includes Details of Detailed Drainage Design and a Drainage Verification Report, which have been agreed with the applicant.

Land contamination

132. In order to ensure that the development can be carried out safely without unacceptable risks from land contamination, a pre-commencement condition for Site Contamination will be attached. This has been agreed with the applicant.

Air quality

133. The site is located within an Air Quality Management Area (AQMA) and policies P65 (Improving Air Quality) of the Southwark Plan (2022) and SI 1 (Improving Air Quality) of The London Plan (2021) states that development must address the impacts of poor air quality. An Air Quality Assessment (ref: 10/12387, dated October 2021 by Hoare Lea) has been submitted to assess air quality impacts during the construction and operational phases of the development, and exposure of nearby residents and future users/occupants of the site to air pollution. The report recommends a variety of mitigation measures to cover

communications, dust, sitemanagement, monitoring, preparing and maintaining the site, operation of machinery, waste management, demolition and construction. The report is comprehensive and officers are satisfied that the proposed mitigation measures are suitable to ensure that the development addresses the impacts of poor air quality. It is recommended that the Air Quality Assessment be conditioned to ensure appropriate mitigation is implemented.

Light pollution

134. The application proposes a significant major development in a sensitive historic area and therefore details of a full external lighting scheme is required through an above grade condition. This would also include a lighting scheme for the roof terraces and ground floor walkway tunnel, the scheme should also provide details of the security surveillance proposed. This is required to ensure that the Council are satisfied that the visual amenity of the area is protected, at the same time considered the safety and security of persons using the building and around the application site.

Energy and sustainability

135. The proposed scheme has been developed in-line with the energy policies within local and regional policy. The three step Energy Hierarchy has been implemented and the estimated regulated CO2 savings on-site are 45%. This exceeds the 35% target stated within policy SI2 (Minimising greenhouse gas emissions) of The London Plan (2021). Whilst this is not a major development, it is encouraging and good practice to ensure emission savings are targeted.

Carbon emission reduction

136. Policy SI 2 (Minimising greenhouse gas emissions) of The London Plan (2021) and P70 (Energy) of the Southwark Plan (2022) 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 Policy P70 (Energy) of the Southwark Plan (2022) . At least 15% of these savings should be achieved through energy efficient measures (Be Lean).
137. An Energy Statement (Rev 2 dated 29/10/2021 by Hoare Lea) was submitted as part of the application. It is estimated that the proposed development would achieve an overall carbon saving for non-domestic emissions of 36.8%, below the Part L of the 2013 Building Regulations. 15.3% of these saving would be achieved through Be Lean measures and 21.5% through Be Green measures. The remaining tonnes of carbon emissions per annum would be offset through a £392,784 payment in lieu contribution to the Council's Green Buildings Fund.

Be Lean (use less energy)

138. This element reduces the energy demand, through the adoption of passive and active design measures and implementations. The proposed energy efficiency

measures includes solar shading to glazing and thermal mass to manage heat. The active cooling and heating demand has been minimised as far as possible through passive design measures including efficient building fabric, improved building air tightness and efficient lighting. The proposed development is anticipated to make a 15.3% decrease in CO2 emissions.

Be Clean (supply energy efficiently)

139. The feasibility of connecting to any existing district heating networks has been reviewed, but no opportunities have been identified in the vicinity of the site. Future-proofing measures will be implemented to enable connection to any future low carbon district heating network. On-site CHP is not proposed due to limited carbon reduction potential in light of recent grid decarbonisation (i.e. SAP10 carbon factors), and the adverse impact on air quality from flue emissions. Therefore, no additional carbon reductions are anticipated at the clean stage.

Be Green (Use low or carbon zero energy)

140. It is proposed that Variable Refrigerant Flow (VRF) technology will be utilised to provide space heating, cooling and domestic hot water. External terraces have been provided on the both buildings, and no available roof areas is available once VRF and other building services plant has been accommodated therefore Solar PV panels are not proposed for the Proposed Development at this time. Overall, the proposed development is anticipated to achieve a 36.8% reduction in CO2 emissions beyond the 'Gas boiler baseline' including the consideration of Low or Zero Carbon (LZC) technologies.

Be Seen (Monitor and review)

141. Following the implementation of the three previous stages of the hierarchy, a monitoring strategy will be put in place to ensure that the actual energy performance of the development can be monitored and reported post occupation.

Circular economy

142. 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 (Reducing waste and supporting the circular economy) and Southwark Plan Policy P62 (Reducing waste). 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

143. The cooling hierarchy was developed as part of the London Plan as a framework

to ensure that proposed development's reduce the impact of the urban heat island effect in London as well as avoid overheating and excessive heat generation. The following mitigation methods will be implemented within the proposed development:

144. Minimising internal heat generation through energy efficient design

The following mitigation methods will be implemented to minimise the internal heat generation through energy efficient design at the Proposed development:

- *Energy efficient lighting (i.e. LED) with low heat output.*
- *Insulation to heating and hot water pipework and minimisation of dead-legs to avoid standing heat loss.*
- *Energy efficient equipment with low heat output to reduce unnecessary heat gain.*

145. Reducing the amount of heat entering the building in summer

The following mitigation methods will be implemented to reduce the amount of heat entering the building in summer within the proposed development:

- *Facades have been developed with suitable glazing-to-solid ratios, with particular focus on south facing orientations*
- *Suitable g-values will be specified to further control solar heat gains as required; and*
- *Buildings will have the capability for internal blinds to be installed to improve occupant comfort.*

146. Manage heat gains

Opportunities to expose thermal mass to help to further regulate internal temperatures will be explored where possible, although the potential use of cross-laminated timber (CLT) slabs does mean that the main office floor soffits will be thermally lightweight.

147. Passive ventilation

The potential for passive ventilation via opening facades to facilitate a mixed-mode ventilation strategy has been considered within the facade design and will be evaluated further during the next stage of design.

148. Mechanical ventilation

Mechanical ventilation is an important element of building services, to maintain good indoor air quality throughout the day by providing fresh air and extracting vitiated air. Providing this fresh air minimises the risk of stale and stagnant air and limits the risk of condensation and mould growth as well as benefitting the occupant's physical and mental wellbeing. Heat recovery mechanisms will be provided to save heating energy. Mechanical ventilation plant will be located away from pollution sources, typically at roof level.

149. The Overheating Assessment concludes that the building would maintain

thermal comfort for all weather data demonstrating that the development will adapt to climate change. Therefore the development should not experience any overheating issues, in accordance with policy SI4 (Managing heat risk) of The London Plan (2021) and policies P14 (Design quality) and P69 (Sustainability standards) of the Southwark Plan (2022).

BREEAM

150. No BREEAM pre-assessment has been submitted, although major non-residential development should seek the proposed development to achieve at least BREEAM 'Excellent' with a score of +70% as required by policy SI5 Water Infrastructure of The London Plan (2021). It is recommended that details of this should be provided within a BREEAM pre and post construction assessment by way of a planning condition.

Ecology and Biodiversity

151. The existing site is of limited (bio) ecological value, and a new biodiverse roof, wider landscaping upon terraces and within the public realm provide a good opportunity for biodiversity net-gain.
152. The Council Ecologist has reviewed the submitted BREEAM Ecology Report (Dated October 2021 by Greengage) and is in agreement with the ecological enhancements recommended. The proposed roof terrace plans incorporate a conceptual landscaping design. This includes as aforementioned a biodiverse roof and other features such as species rich herbaceous, shrub planting, vertical greening and gravelled garden areas. The space is designed to be integrated and flexible, seen as a good and valuable amenity space to a modern office building. Features of nesting/swift bricks are also recommended, including wildlife friendly landscaping at ground level using a variety of pollinator-friendly species. These features are to be secured through conditions, and would contribute positively to the overall development in improving the urban greening of the proposed development.

Landscaping

153. The proposal would result in the loss of one Category C tree, which is in a central planter. No other trees would be affected. The loss of this x1 tree is sufficiently mitigated by proposed planting elsewhere. Details of hard and soft landscaping are recommended to be requested through a planning condition.

Planning obligations (S.106 agreement)

154. Policy IP3 (Community Infrastructure Levy (CIL) and Section 106 planning obligations) of the Southwark Plan (2022) and Policy DF1 (Delivery of the Plan and Planning Obligations) of the London Plan (2021) advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy IP3 of the Southwark Plan (2022) is reinforced by the adopted 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

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

Planning Obligation	Mitigation	Agreed
Carbon offset	£393,300 contribution to green fund	Y
Employment enterprise and	Jobs during construction	Y
Employment enterprise and	General and user end – Skills and Employment Plan	Y
Employment enterprise and	Affordable workspace – 10% of uplift (c650sqm)	Y
Public realm	Upgrade of pedestrian walkway, new public garden and external lighting strategy	Y
Transport works	Upgrading of pedestrian routes, contribution towards cycle docking station, payment of delivery and servicing bond	Y
Southwark Cathedral contribution	A financial mitigation contribution of £425,000 to Southwark Cathedral – to be used for works within curtilage of Cathedral only	Y
Highways works S278	As specified above.	Y

157. In the event that an agreement has not been completed by 6 December 2023, the committee is asked to authorise the Director of Planning and Growth to refuse permission, if appropriate, for the following reason:

158. 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 policies DF1 (Delivery of the Plan and Planning Obligations) of the London Plan (2022), policy IP3 (Community Infrastructure Levy (CIL) and Section 106 planning obligations) of the Southwark Plan (2022) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

159. 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

160. The site is located within Southwark CIL Zone 1 and MCIL2 Central London Zone. Based on the floor areas provided in the agent's CIL Form1 (GIA Info) dated 28-Oct-21 and Design & Access Statement (Section 10.11), the gross amount of CIL is approximately £1,862,016, consisting £1,263,149 of Mayoral CIL and £598,867 of Borough CIL. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked after planning approval has been obtained.

Community impact and equalities assessment

161. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
162. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
163. 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.
164. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. This development would provide a fully accessible work environment that would benefit those with disabilities. It would provide additional jobs, including through the construction phase and these would be targeted at local people. Unemployment in the borough disproportionately affects those in

BAME communities so this development would be likely to benefit those communities.

Human rights implications

165. 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.
166. This application has the legitimate aim of *commercial development*. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

167. 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.
168. 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.
169. **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

170. The refurbishment and extension of this office building would help deliver key aspirations of the Southwark Plan including an increase in office space and jobs within the north of the borough, and the delivery of sustainable development that would contribute to the council's climate change policies. The development is of

a high design quality that would enhance its setting, which includes a number of significant heritage assets. There would be some harm to neighbouring amenity in terms of daylight impacts however as set out in paragraph 103 – the majority of windows meet BRE criteria or suffer minor to moderate adverse effect. But for the reasons set out above overall these harms are considered to be acceptable when balanced against the significant benefits the scheme would deliver. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environment and Leisure and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Zaib Khan, Team Leader	
Version	Final	
Dated	22 May 2023	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		25 May 2023

Recommendation

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

This document is not a decision notice for this application.

Applicant	Pontsam Investments Ltd c/o Agent	Reg. Number	21/AP/4194
Application Type	Major application		
Recommendation		Case Number	1141-D

Draft of Decision Notice

for the following development:

Redevelopment of existing building including partial demolition and two storey upward extension to create eight-storey Class E building with installation of roof terraces, associated highway and landscaping works, cycle parking, refuse storage including plant facilities at roof level.

Minerva House 5 Montague Close London Southwark

In accordance with application received on 26 November 2021 and Applicant's Drawing Nos.:

- 1) AS APPROVED Proposed Plans

Proposed Plans

PROPOSED FOURTH FLOOR PLAN 18060-BAA-ZZ-04-PS-A-0204 received 31/10/2022

PROPOSED GROUND FLOOR PLAN 18060-BAA-ZZ-00-PS-A-0200 received 31/10/2022

SITE LOCATION PLAN 18060-BAA-ZZ-00-DR-A-0011 received 15/02/2022

SITE BLOCK PLAN 18060-BAA-ZZ-00-DR-A-0012 received 15/02/2022

Other 18060-BAA-ZZ-XX-PS-A-0403 received 31/10/2022

Other 18060-BAA-ZZ-XX-PS-A-0402 received 31/10/2022
 Other 18060-BAA-ZZ-XX-PS-A-0401 received 31/10/2022
 Other 18060-BAA-ZZ-XX-PS-A-0400. received 31/10/2022
 Other 18060-BAA-ZZ-RL-PS-A-0209 received 31/10/2022
 Other 18060-BAA-ZZ-B1-PS-A-0199 received 31/10/2022
 Other 18060-BAA-ZZ-08-PS-A-0208 received 31/10/2022
 Other 18060-BAA-ZZ-07-PS-A-0207 received 31/10/2022
 Other 18060-BAA-ZZ-06-PS-A-0206 received 31/10/2022
 Other 18060-BAA-ZZ-05-PS-A-0205 received 31/10/2022
 Other 18060-BAA-ZZ-02-PS-A-0202 received 31/10/2022
 Other 18060-BAA-ZZ-01-PS-A-0201 received 31/10/2022
 Other 18060-BAA-ZZ-00-PS-A-0600 received 31/10/2022

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. Construction Environmental Management Plan

Prior to the commencement of any development, 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
- Site waste management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

To follow current best construction practice, including the following:-

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o Section 61 of Control of Pollution Act 1974,
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'

- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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).

4. Demolition and Construction Vibration Management Plan (VMP)

No development shall take place, including any works of demolition, until a written VMP has been submitted to and approved in writing by the Local Planning Authority. The VMP 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:

- o A condition survey of Southwark Cathedral;
- o A thorough review of relevant legislation, British standards, code of construction practices' and relevant London best practice guidance documents;
- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Continuous automated vibration monitoring at the site perimeter and at Southwark Cathedral, locations and levels to be agreed within the VMP;
- o Engineering measures to eliminate or mitigate identified vibration impacts;

- o Arrangements for a direct and responsive site management contact during demolition and construction;
- o A post works completion survey of Southwark Cathedral

To follow current best construction practice, including the following:-

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o Section 61 of Control of Pollution Act 1974,
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance and to ensure that the architectural and historic significance of Southwark Cathedral is preserved in accordance with the Southwark Plan 2022 Policies P19 (Listed buildings and structures), P21 (Conservation of the historic environment and natural heritage) and P56 (Protection of amenity), and the National Planning Policy Framework 2021.

5. Site-Land Contamination

Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is

required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

A) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

B) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy P56 (Protection of Amenity) of the Southwark Plan (2022) and the National Planning Policy Framework (2021).

6. Operational Management Plan

Prior to the commencement of use of the roof terrace, an Operational Management Plan shall be submitted to and approved in writing by the local planning authority. The use of the roof terrace shall then, unless otherwise agreed by the local planning authority, comply with the terms of the Operational Management Plan at all times.

The Operational Management Plan shall include:

- The arrangements to manage the use of the roof terrace including oversight by a building manager;
- The arrangements to manage the number of people using the roof terrace at any one time so as to protect the amenity of neighbouring residents and to minimise noise and disturbance;

Reason

In order to ensure that the use of the terrace operates in a neighbourly way and is not harmful to the amenity of adjoining occupiers. In accordance with Policy P56 Protection of Amenity of the Southwark Plan 2022.

7. Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 13 (Sustainable drainage) of the London Plan (2021); P67 Reducing water use, P68 Reducing flood risk, P63 Land for waste management, P64 Contaminated land and hazardous substances of the Southwark Plan 2022.

8. Nesting Features

Prior to the commencement of any works, details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 20 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

9. Archaeological Public Engagement Programme

1) 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:

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

b) 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;

c) Details of at least one event, such as a heritage trail, that will be held during the fieldwork 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);

2) 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.

3) During the fieldwork phase, the event (referred to in part 1.c) shall be carried out.

4) 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 Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P67: Reducing water use; P13: Design of places; P14: Design quality; P15; P19: Listed buildings and structures; P20: Conservation areas; P21: Conservation of the historic environment and natural heritage; P23: Archaeology; P24: World heritage sites and P25 River Thames of the Southwark Plan (2022).

10. ARCHAEOLOGICAL FOUNDATION DESIGN

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ, in accordance with: the National Planning Policy Framework 2019; Policy P23 (Archaeology) of the Southwark Plan (2022).

11. PROGRAMME OF ARCHAEOLOGICAL MITIGATION

Before any work hereby authorised begins, 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 Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011); and Saved Policy 3.19 (Archaeology) of the Southwark Plan (2007).and Policy P23 Archaeology) of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

12. Lighting Scheme

Prior to above grade works, details of all external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building (including roof terraces) 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. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2020).

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 Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021); P56 Protection of amenity; P66 Reducing noise pollution and enhancing soundscapes, P15 Residential design, P16 Designing out crime, P13: Design of places and P14: Design quality of Southwark Plan (2022).

13. GREEN ROOFS FOR BIODIVERSITY

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

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

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

14. HARD AND SOFT LANDSCAPING

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; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

15. Landscaping Management

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.

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. GREEN WALLS

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 wall 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: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

17. ECOLOGICAL MANAGEMENT PLAN

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.

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.

18. SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be [presented on site/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); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

19. Detailed Design Sections

Prior to the commencement of any above grade work hereby authorised,, 1:5/10 typical section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, terraces, roof gardens, soffits, entrances (inc servicing) and shopfronts to be

used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The scope of details to be submitted to the Local Planning Authority shall be agreed prior to submission. The development shall not be carried out otherwise than in accordance with the approved details.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework 2021; Policy D4 - Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

20. CYCLE STORAGE DETAILS

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

Reason: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Policy P53 (Cycling) of the Southwark Plan (2022).

21. SECURITY MEASURES

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority. Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

22. Plant Noise - Prior to commencement of above grade works.

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

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021 and with policy P66 (Reducing noise pollution and enhancing soundscapes) the Southwark Plan 2022, and policy D14 (Noise) of The London Plan (2021).

23. BREEAM REPORT AND POST CONSTRUCTION REVIEW

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

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

Reason:

To ensure the proposal complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021); Policy P69 (Sustainability Standards) and Policy P70 (Energy) of the Southwark Plan (2022).

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

24. **SERVICE MANAGEMENT PLAN** Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason: To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

25. **ELECTRIC VEHICLE CHARGER POINTS** Before the first occupation of the building hereby approved, details of the installation (including location and type) of at least two electric vehicle charger points within the 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: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021);

Policy T6 (Car parking) of the London Plan (2021); Policy P50 (Highways Impacts) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022).

26. BREEAM Assessment

(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).

27. DETAILS OF THE SHOWERING FACILITIES Before the first occupation of the development, details of showering facilities to be provided for commercial units over 1000 sq.m shall be submitted to and approved in writing by the Local Planning Authority and thereafter the shower facilities shall be retained and the space used for no other purpose.

Reason: In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Policy P50 (Highways Impacts) and Policy P51 (Walking) of the Southwark Plan (2022).

28. Whole Life Cycle Carbon Assessment

Within 12 months of first occupation, a Whole Life Cycle Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce lifecycle carbon emissions.

Reason

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with the NPPF 2021; Policy SI2 of the London Plan 2021; Policy P69 - Sustainability Standards and policy P70 Energy of the Southwark Plan 2022.

29. 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, 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).

30. Before the first occupation of the extension hereby permitted begins, details of the arrangements for the storing commercial refuse shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P62 (Reducing Waste) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

31. Roof Terrace Hours

The commercial roof terraces (which is not restricted to servicing only) shall only be used during the hours of:

- 09:00 to 20:00 Monday to Friday.

Use of the roof terrace is not permitted on weekends or public holidays.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with policy P56 (Protection of Amenity) of the Southwark Plan (2022) and the National Planning Policy Framework (2021).

32. Hours of Operation

Any permitted use ground floor units of Use Class E(a) or Class E(b) shall only be permitted to open between the hours of:

- 0700 - 2200 Monday to Saturday and;

- 0900 - 2100 Sunday and 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).

33. Servicing hours

Any deliveries or collections shall only be between the following hours:

07.00 - 20.00hrs on Mon - Sat

10.00 - 16.00hrs on Sun

No deliveries or collections are permitted on public holidays.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2021 and policy P56 (Protection of Amenity) the Southwark Plan 2022.

34. The development must be carried out in accordance with the provisions of the Fire Statement prepared by Hoare Lea (ref: DOC-1921040-05-LC-20220920-Planning statement-Rev03), 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).

35. Air Quality Assessment

The development must be carried out in accordance with the provisions of the Air Quality Assessment (ref: 10/12387, dated October 2021 by Hoare Lea), unless otherwise approved in writing by the Local Planning Authority. The relevant mitigation

measures should be incorporated into the Construction Environmental Management Plan.

Reason

To ensure that the development incorporates the necessary air quality measures and mitigations to address the impacts of poor air quality in accordance with P65 (Improving Air Quality) of the Southwark Plan (2022) and SI 1 (Improving Air Quality) of The London Plan (2021).

36. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area 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); Policy P13 (Design of places), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

37. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

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

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

38. Removal of Permitted Development Rights

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

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Chapter 12 (Achieving good design) of the National Planning Policy Framework (2021); Policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan (2021); policy P56 (Protection of Amenity) of the Southwark Plan (2022).

39. Commercial kitchen extract ventilation maintenance- standard

All components of the extraction system shall be cleaned, serviced, maintained and replaced at sufficient intervals to prevent degradation in performance of the system's components affecting surrounding amenity, and fully in accordance with manufacturer's recommendations.

Reason

In order to ensure that that any installed kitchen extraction system will not cause a loss of amenity by reason of odour or fume, in accordance with The National Planning Policy Framework 2021 and with the Southwark Plan 2022.

Permission is subject to the following Special Condition(s)

40. Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are 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 Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P67: Reducing water use; P13: Design of places; P14: Design quality; P15; P19: Listed buildings and structures; P20: Conservation areas; P21: Conservation of the historic environment and natural heritage; P23: Archaeology; P24: World heritage sites and P25 River Thames 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 "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

3 Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-servic>

4 "The proposed development is located within 15 metres of Thames Waters underground assets and 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/Planningyour-development/Working-near-or-diverting-our-pipes>. Should you require further

information please contact Thames Water. Email:
developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday,
8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern
Road, Reading, Berkshire RG1 8DB

5 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-
yourdevelopment/Working-near-or-diverting-our-pipes](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes). Should you require further
information please contact Thames Water. Email:
developer.services@thameswater.co.uk

Relevant Planning Policy

National Planning Policy Framework (NPPF, 2021)

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

The London Plan (2021)

- Policy GG5 Growing a good economy
- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activity Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D10 Basement development
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy E1 Offices
- Policy E3 Affordable workspace
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and local views
- Policy G5 Urban greening
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI7 Reducing waste and supporting the circular economy
- Policy SI13 Sustainable drainage
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Southwark Plan (2022)

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P16 Designing out crime
- Policy P18 Efficient use of land
- Policy P19 Listed buildings and structures
- Policy P20 Conservation areas

- Policy P21 Conservation of the historic environment and natural heritage
- Policy P23 Archaeology
- Policy P25 River Thames
- Policy P30 Office and business development
- Policy P31 Affordable workspace
- Policy P50 Highway impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P55 Parking standards for disabled people and the physically impaired
- Policy P56 Protection of amenity
- Policy P57 Open Space
- Policy P62 Reducing waste
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy
- Policy IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

Planning History

Ref. No: 12/AP/1582 | Received: Wed 16 May 2012 | Validated: Fri 01 Jun 2012 | Status: Granted

Extension at roof level on eastern side of building for `sun room/gym' with creation of roof terrace for occupants of the building

Minerva House Montague Close London SE1 9DF

Ref. No: 14/AP/2744 | Received: Thu 31 Jul 2014 | Validated: Tue 09 Sep 2014 | Status: Granted

Installation of a wire suspended across the Thames between an anchor point on the roof of Minerva House and over an "A" frame anchored to the lift shafts on 1 Angel Lane for a period not exceeding 28 days for the purposes of the 'Sky Bike Challenge' event. Minerva House 5 Montague Close London SE1 9DF

Ref. No: 15/AP/4604 | Received: Tue 17 Nov 2015 | Validated: Tue 17 Nov 2015 Installation of a radio antenna on roof Minerva House 5 Montague Close London SE1 9AY

Consultation Undertaken

Site notice date: 17/01/2022

Press notice date: 30/12/2021

Case officer site visit date: n/a

Neighbour consultation letters sent: 11/11/2022

Internal services consulted

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Statutory and non-statutory organisations

Environment Agency

Great London Authority

Historic England

London Fire & Emergency Planning Authori

Metropolitan Police Service (Designing O

Transport for London

Thames Water

London Fire & Emergency Planning Authori

Neighbour and local groups consulted:

Flat 12 Minerva House Montague Close
 Flat 2 Minerva House Montague Close
 Flat 2 Victor Wharf Clink Street
 Flat 3 Victor Wharf Clink Street
 Flat 5 3 Winchester Square London
 Flat 9 Pontifex Wharf Apartments 36 Stoney Street
 Flat 7 Pontifex Wharf Apartments 36 Stoney Street
 Part First Floor And Part Second Floor 6-8 Borough High Street London
 Ground Floor And First Floor 1 Cathedral Street London
 Three Crown Square Borough Market 8 Southwark Street
 10 Horseshoe Wharf Apartments 6 Clink Street London
 15 Winchester Walk London Southwark
 1A Bedale Street London Southwark
 6 Pickfords Wharf Clink Street London
 4 Pickfords Wharf Clink Street London
 1 Pickfords Wharf Clink Street London
 Second Floor Montague Chambers Montague Close
 Railway Arches 2D And 2E Montague Close London
 Kiosk London Bridge Walk London
 Flat 3 Minerva House Montague Close
 Flat 5 Minerva House Montague Close
 Market Hall Borough Market 8 Southwark Street
 Flat 11 Minerva House Montague Close
 Flat 10 Minerva House Montague Close
 Ground And First Floor East 1 London Bridge London
 Flat 8 Victor Wharf Clink Street
 Third Floor 6-10 Borough High Street London
 Flat 4 Victor Wharf Clink Street
 Second Floor 6-10 Borough High Street London
 East London Liquor Company Borough Market 8 Southwark Street
 Flat 12 Pontifex Wharf Apartments 36 Stoney Street

Ground Floor Palace House 3 Cathedral Street
 First Floor 2 London Bridge London
 Unit C 2 London Bridge London
 9 Horseshoe Wharf Apartments 6 Clink Street London
 Part Third Floor 10 Borough High Street London
 Office A Second Floor 2 London Bridge London
 Medicare First Ltd 2 London Bridge London
 3 Bridge Arcade Green Dragon Court London
 Basement Room B11 4 Borough High Street London
 Flat 13 Evans Granary Apartments 38 Stoney Street
 Flat 11 Evans Granary Apartments 38 Stoney Street
 Flat 9 Evans Granary Apartments 38 Stoney Street
 Second Floor Minerva House Montague Close
 The Factory Winchester Wharf 4 Clink Street
 7 Tennis Court 7 Winchester Square London
 Flat 1 Winchester Wharf 5 Clink Street
 Second Floor Rear 14 Winchester Walk London
 Fifth Floor Soho Wharf 1 Clink Street
 Green Market Borough Market 8 Southwark Street
 Ground Floor Soho Wharf 1 Clink Street
 3 Pickfords Wharf Clink Street London
 2 Pickfords Wharf Clink Street London
 Flat 11 Pontifex Wharf Apartments 36 Stoney Street
 Flat 14 Evans Granary Apartments 38 Stoney Street
 Flat 6 Tennis Court 7 Winchester Square
 2 Winchester Wharf 4 Clink Street London
 10 Tennis Court 7 Winchester Square London
 Gift Shop Southwark Cathedral Montague Close
 Flat 13 Victor Wharf Clink Street
 Unit 24 Borough Market 8 Southwark Street
 Ground Floor New Hibernia House Winchester Walk
 Flat 1 16A Winchester Walk London

Penthouse Apartment Soho Wharf 1 Clink Street
 Second Floor Rear And Basement Rooms B2 And B9 4 Borough High Street London
 The Globe Tavern 8 Bedale Street London
 3 Winchester Wharf 4 Clink Street London
 Second Floor 8-10 Borough High Street London
 14 Borough High Street London Southwark
 The Mudlark Montague Close London
 Flat 1 Pontifex Wharf Apartments 36 Stoney Street
 Office B Fourth Floor 2 London Bridge London
 Golden Hinde Mooring St Mary Overies Dock Cathedral Street
 Flat 4 3 Winchester Square London
 9 Tennis Court 7 Winchester Square London
 Unit 55 Jubilee Place Borough Market 8 Southwark Street
 Unit 53 Jubilee Place Borough Market 8 Southwark Street
 Borough Market Kitchen Borough Market 8 Southwark Street
 Arch 213 Stoney Street London
 Unit 35 Borough Market 8 Southwark Street
 Arch 251 Stoney Street London
 Arch 215 Stoney Street London
 Arch 208 Stoney Street London
 Clink Prison Museum Soho Wharf 1 Clink Street
 Apartment 1 Soho Wharf 1 Clink Street
 Flat 1 Minerva House Montague Close
 Conference Rooms Southwark Cathedral Montague Close
 Flat 11 Victor Wharf Clink Street
 Flat 5 Victor Wharf Clink Street
 1 Tennis Court 7 Winchester Square London
 Second Floor Soho Wharf 1 Clink Street
 First Floor Soho Wharf 1 Clink Street
 Third Floor And Fourth Floor 4 Borough High Street London
 New Hibernia House Winchester Walk London
 Second Floor East 1 London Bridge London

Flat 4 Pontifex Wharf Apartments 36 Stoney Street
Office A Fourth Floor 2 London Bridge London
Office A1 Third Floor 2 London Bridge London
Southwark Cathedral Montague Close London
Flat 7 Evans Granary Apartments 38 Stoney Street
Flat 5 Evans Granary Apartments 38 Stoney Street
5 Tennis Court 7 Winchester Square London
Flat 6 Victor Wharf Clink Street
Unit 43 Borough Market 8 Southwark Street
Arch 207 Stoney Street London
Third Floor Soho Wharf 1 Clink Street
Second Floor 1 Cathedral Street London
Part First Floor 6-8 Borough High Street London
1-3 Tooley Street London Southwark
5 Green Dragon Court London Southwark
Part Third Floor 6-8 Borough High Street London
The Ginger Pig Borough Market 8 Southwark Street
Grocers Of Borough Market Borough Market 8 Southwark Street
Flat 1 Evans Granary Apartments 38 Stoney Street
Railway Arch 2F Montague Close London
5 Winchester Wharf 4 Clink Street London
First Floor Warehouse F Winchester Square
Flat 7 Minerva House Montague Close
Apartment 2 Soho Wharf 1 Clink Street
Flat 6 16A Winchester Walk London
Unit 16B Borough Market 8 Southwark Street
Flat 6 Pontifex Wharf Apartments 36 Stoney Street
Ground Floor 2 London Bridge London
Part First Floor West Palace House 3 Cathedral Street
Flat 2 Evans Granary Apartments 38 Stoney Street
La Cave Restaurant 6-8 Borough High Street London
Part Ground And Second Floor Palace House 3 Cathedral Street

Flat 2 Winchester Wharf 5 Clink Street
9 Winchester Square London Southwark
Railway Arch 219-221 18 Stoney Street London
Flat 12 Victor Wharf Clink Street
Good Sixty Limited Borough Market 8 Southwark Street
11-12 Horseshoe Wharf Apartments 6 Clink Street London
Unit 41 Borough Market 8 Southwark Street
Arch 205 Stoney Street London
Flat 8 Evans Granary Apartments 38 Stoney Street
Basement Ground And First Floor Minerva House 5 Montague Close
Barrowboy And Banker 6-8 Borough High Street London
Flat 4 Minerva House Montague Close
City And Farmers Market Borough Market 8 Southwark Street
2-4 Bedale Street London Southwark
4 Bridge Arcade Green Dragon Court London
Third Floor Palace House 3 Cathedral Street
Flat 4 16A Winchester Walk London
6 Horseshoe Wharf Apartments 6 Clink Street London
1 Winchester Wharf 4 Clink Street London
Second Floor Front 14 Winchester Walk London
Middle Road Market Borough Market 8 Southwark Street
Ground Floor Warehouse F Winchester Square
Office A2 Third Floor 2 London Bridge London
Unit 27A Borough Market 8 Southwark Street
Cage 34A Borough Market 8 Southwark Street
Museum Ticket Office St Mary Overy Dock Cathedral Street
Flat 13 Tennis Court 7 Winchester Square
Ground Floor West Winchester Wharf 4 Clink Street
Marias Market Cafe Borough Market 8 Southwark Street
18 Winchester Walk London Southwark
First Floor 14 Winchester Walk London
Old Thameside Inn Pickfords Wharf Clink Street

5 Pickfords Wharf Clink Street London
 Basement 1 Cathedral Street London
 3 Green Dragon Court London Southwark
 16C Winchester Walk London Southwark
 Cold Store Borough Market 8 Southwark Street
 Office B Second Floor 2 London Bridge London
 Unit 1 Victor Wharf Clink Street
 Synovate Minerva House 5 Montague Close
 6 Bridge Arcade Green Dragon Court London
 Third Floor Minerva House Montague Close
 Arch 218 Stoney Street London
 Flat 10 Pontifex Wharf Apartments 36 Stoney Street
 Unit 1 Winchester Wharf 4 Clink Street
 1 Bedale Street London Southwark
 Flat 8 Pontifex Wharf Apartments 36 Stoney Street
 Fifth Floor 2 London Bridge London
 Ground Floor Rear East Bridge House 4 Borough High Street
 Flat 6 Evans Granary Apartments 38 Stoney Street
 Flat 4 Evans Granary Apartments 38 Stoney Street
 3 Rochester Walk London Southwark
 Flat 11 Tennis Court 7 Winchester Square
 Flat 2 3 Winchester Square London
 Flat 3 Winchester Wharf 5 Clink Street
 First To Fifth Floors Pickfords Wharf Clink Street
 Ground Floor 10 Borough High Street London
 Ground Floor Front 4 Borough High Street London
 Flat 6 Minerva House Montague Close
 8 Horseshoe Wharf Apartments 6 Clink Street London
 7 Horseshoe Wharf Apartments 6 Clink Street London
 5 Horseshoe Wharf Apartments 6 Clink Street London
 2 Horseshoe Wharf Apartments 6 Clink Street London
 16 Borough High Street London Southwark

Borough Market 8 Southwark Street London
 8 Pickfords Wharf Clink Street London
 16B Winchester Walk London Southwark
 Ground Floor Rear West Bridge House 4 Borough High Street
 Part First Floor 6-10 Borough High Street London
 Flat 6 3 Winchester Square London
 Flat 3 Pontifex Wharf Apartments 36 Stoney Street
 Fifth Floor 8 Montague Close London
 Flat 12 Tennis Court 7 Winchester Square
 Flat 10 Victor Wharf Clink Street
 5 Bridge Arcade Green Dragon Court London
 Flat 1 3 Winchester Square London
 10 Montague Close London Southwark
 Fourth Floor And Fifth Floor Minerva House Montague Close
 Flat 2 16A Winchester Walk London
 Fish Cathedral Street London
 Flat 5 Pontifex Wharf Apartments 36 Stoney Street
 6 Bedale Street London Southwark
 Second Floor Front 4 Borough High Street London
 Office B Third Floor 2 London Bridge London
 Living Accommodation The Mudlark Montague Close
 Flat 14 Victor Wharf Clink Street
 Flat 8 Tennis Court 7 Winchester Square
 Le Marche Borough Market 8 Southwark Street
 Part Ground Floor Palace House 3 Cathedral Street
 Studio 30 Soho Wharf 1 Clink Street
 Apartment 3 Soho Wharf 1 Clink Street
 Basement 6-10 Borough High Street London
 Office C Second Floor 2 London Bridge London
 Living Accommodation 8 Bedale Street London
 1-2 Rochester Walk London Southwark
 4 Winchester Wharf 4 Clink Street London

Flat 9 Victor Wharf Clink Street
Flat 1 Victor Wharf Clink Street
Golden Hinde Shop St Mary Overies Dock Cathedral Street
First Floor Front 4 Borough High Street London
1 Cathedral Street London Southwark
Unit 56 Jubilee Place Borough Market 8 Southwark Street
Unit 50 Jubilee Place Borough Market 8 Southwark Street
Jubilee Car Park 6 Winchester Walk London
14 - 16 Stoney Street London Southwark
Flat 3 16A Winchester Walk London
Lower Ground Floor Soho Wharf 1 Clink Street
Flat 3 3 Winchester Square London
Flat 2 Pontifex Wharf Apartments 36 Stoney Street
Basement 10 Borough High Street London
Unit 7 Borough Market 8 Southwark Street
Unit 1 Horseshoe Wharf Apartments 6 Clink Street
4 Horseshoe Wharf Apartments 6 Clink Street London
1 Horseshoe Wharf Apartments 6 Clink Street London
Flat 9 Minerva House Montague Close
40 Stoney Street London Southwark
Refectory Southwark Cathedral Montague Close
First Floor Rear 4 Borough High Street London
Flat 3 Tennis Court 7 Winchester Square
Part Second Floor 8-10 Borough High Street London
Fourth Floor Soho Wharf 1 Clink Street
Flat 8 Minerva House Montague Close
3 Horseshoe Wharf Apartments 6 Clink Street London
13 Horseshoe Wharf Apartments 6 Clink Street London
5 Bedale Street London Southwark
Glaziers Hall 9 Montague Close London
2 Cathedral Street London Southwark
The Rake 14A Winchester Walk London

7 Pickfords Wharf Clink Street London
Flat 12 Evans Granary Apartments 38 Stoney Street
Flat 5 16A Winchester Walk London
Floral Hall Market Borough Market 8 Southwark Street
Flat 4 Winchester Wharf 5 Clink Street
Flat 10 Evans Granary Apartments 38 Stoney Street
Flat 3 Evans Granary Apartments 38 Stoney Street
Roast At The Floral Hall Borough Market 8 Southwark Street
Messrs Drinks Cage Ltd Borough Market 8 Southwark Street
2 Tennis Court 7 Winchester Square London
2 London Bridge London Southwark
Borough Market Cathedral Street London
Flat 4 Tennis Court 7 Winchester Square
Flat 7 Victor Wharf Clink Street
2 Bridge Arcade Green Dragon Court London
Fourth Floor And Fifth Floor Palace House 3 Cathedral Street
Part First Floor Palace House 3 Cathedral Street
36A-36B Stoney Street London Southwark
Mei Mei Borough Market 8 Southwark Street

Consultation Responses Received

Consultation responses received

Internal services

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Transport Policy

Urban Forester

Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing O

Transport for London

Thames Water

Neighbour and local groups consulted:

115 Whites Grounds London SE1 3JX

Studio 1, Clink Wharf, Clink Street London

11 CARDIFF ROAD LUTON BEDFORDSHIRE

32 Benbow House 24 New Globe walk London

4 Meadow Lane Witney OX28 6DN

34 Little London Court, Mill Street London

9 Horseshoe Wharf Apartments 6 Clink Street London

7 Horseshoe Wharf Apartments 6 Clink Street London
Flat 5 Pickfords Wharf Apartments Clink Street
2 Horseshoe Wharf Apartments 6 Clink Street London
7 Horseshoe Wharf Apartments 6 Clink Street London
18 Maiden Lane London SE1 9HG
8 Maiden Lane London SE1 9HG
7 Perkins Sq London SE1 9HU
7 Porter Street London SE1 9HD
77 Park Street London SE1 9EA
6 Gatehouse Sq London SE1 9HN
Flat 10, 27 Park Street London SE1 9EA
Flat 9, 27 Park Street London SE1 9EA
Flat 8, 27 Park Street London SE1 9EA
345 Devon Mansions Tooley Street London
Flat 2, 27 Park Street London SE1 9EA
Flat 1, 27 Park Street London SE1 9EA
93 Park Street London SE1 9EA
85 Park Street London SE1 9EA
89 Park Street London Se1 9EA
99 Park Street London SE1 9EA
57 Park Street London SE1 9EA
72 Pynfolds Estate Jamaica Road London
57 Park Street London SE1 9EA
Flat 1, Thorold House Pepper Street London
Flat 19, Thorold House Pepper Street London
Flat 5, Sumner Buildings Sumner Street London
Flat 27, Sumner Buildings Sumner Street London
Flat 18, Thorold House Pepper Street London
83 Park Street London SE1 9EA
Flat 17, Thorold House Pepper Street London
Flat 16, Thorold House Pepper Street London
Flat 24, Sumner Buildings Sumner Street London

Fat 20, Thorold House Pepper Street London
Flat 13, Thorold House Pepper Street London
Flat 9, Sumner Buildings Sumner Street London
Flat 3, Thorold House, Pepper Street London SE1 0EL
Flat 11, Thorold House Pepper Street London
Flat 6, Sumner Buildings Sumner Street London
Flat 12, Sumner Buildings Sumner Street London
Flat 13, Sumner Buildings Sumner Street London
5 Porter Street London SE1 9HD
Flat 20, Sumner Building Sumner Street London
Flat 22, Sumner Buildings Sumner Street London
Flat 1, Thorold House Pepper Street London
Flat 7, Sumner Buildings Sumner Street London
Flat 10, Sumner Buildings Sumner Street London
Flat 11, Sumner Buildings Sumner Street London
87 Park Street London SE1 9EA
87 Park Street London SE1 9EA
57 Park Street London SE1 9EA
Flat 14, Thorold House Pepper Street Londob
3 Porter Street London SE1 9HD
77 Park Street London SE1 9EA
Flat 7, Thorold House Pepper Street London
Flat 4, Thorold House Pepper Street London
Flat 21, Sumner Buildings Sumner Street London
Flat 28, Sumner Buildings Sumner Street London
91 Park Street London SE1 9EA
1 Porter Street London SE1 9HD
85 Park Street London SE1 9EA
87 Park Street London SE1 9EA
Flat 4 3 Winchester stables Southwark
70 Chestnut Road London SE27 9LE
80 Temple Road Oxford OX4 2EZ

Flat 10, Minerva House 6 Montague Close Southwark / London
105 Globe View High Timber Street London
68 Sefton Drive Maghull Liverpool
136 GLOBE VIEW 10 HIGH TIMBER STREET LONDON
99 Redcross Way Flat 8 Hatters Court London
Flat 6 The Stables Winchester Walk London
68 Sefton Drive Maghull Liverpool
14 jamaica Road Bermondsey SE1 2RN
London River House Royal Pier Road Gravesend, Kent
46 Cleveland Road South Woodford London
1 Perkins sq London SE1 9HU
18 Maiden lane London SE1 9HG
14 Maiden Lane London SE1 9HG
81 Park street London SE1 9EA
12 Maiden Lane London SE1 9HG
89 Park street London SE1 9EA
99 Park street London SE1 9EA
1 Porter st London SE1 9HD
91 Park Street London SE1 9EA
83 Park Street London SE1 9EA
11 Perkins Sq London SE1 9HU
1 Perkins Sq London SE1 9HU
13 Perkins Square London SE1 9HU
4 Maiden Lane London SE1 9HG
14 Maiden Lane London SE1 9HG
2 Maiden Lane London SE1 9HG
15 Perkins Sq London SE1 9HU
2 Maiden Lane London SE1 9HG
73 Park Street London SE1 9EA
4 Maiden Lane London SE1 9HG
6 Maiden Lane London SE1 9HG
6 Maiden Lane London SE1 9HG

57 Park Street London SE1 9EA
2 Maiden Lane London SE1 9HG
2 Maiden Lane London SE1 9HG
12 Maiden Lane London SE1 9HG
24 Coriander Court 20 Gainsford Street London
Winckworth Sherwood Minerva House, 5 Montague Close London
73 Park Street London SE1 9EA
Flat 7, 27 Park Street London SE1 9EA
Flat 6, 27 Park Street London SE1 9EA
Flat 5, 27 Park Street London SE1 9EA
Flat 4, 27 Park Street London SE1 9EA
77 Park Street London SE1 9EA
Flat 3, 27 Park Street London SE1 9EA
Flat 2, 27 Park Street London SE1 9EA
81 Park Street London SE1 9EA
73 Park Street London SE1 9EA
Flat 25, Sumner Buildings Sumner Street London
Flat 25, Sumner Buildings Sumner Street London
Flat 26, Sumner Buildings Sumner Street London
Flat 12, Thorold House Pepper Street London
Flat 8, Thorold House Pepper Street London
Flat 2, Thorold House Pepper Street London
Flat 24, Sumner Buildings Sumner Street London
Flat 23, Sumner Buildings Sumner Street London
Flat 6, Sumner Buildings Sumner Street London
Flat 16, Sumner Buildings Sumner Street London
Flat 22, Sumner Buildings Sumner Street London
Flat 10, Thorold House, Pepper Street London SE1 0EL
5 Porter Street London SE1 9HD
Flat 17, Thorold House Pepper Street London
Flat 20, Sumner Buildings Sumner Street London
Flat 6 Thorold House Pepper Street London

Flat 26, Sumner Buildings Sumner Street London
 Flat 29, Sumner Buildings Sumner Street London
 Flat 9, Thorold House Pepper Street London
 Flat 18, Thorold House Pepper Street London
 Flat 1, Sumner Buildings Sumner Street London
 57 Park Street London SE1 9EA
 Flat 8, Sumner Buildings Sumner Street London
 3 Porter Street London SE1 9HD
 Flat 15, Thorold House Pepper Street London
 Flat 19, Sumner Buildings Sumner Street London
 Flat 4 Winchester stables Southwark
 6 Firefall CT. The Woodlands 77380
 Woodstock Midgham Green Reading
 Flat 14, Sumner Buildings Sumner Street London
 Flat 15, Sumner Buildings Sumner Street London
 2 Sumner Street Sumner Buildings London
 5 Porter Street London SE1 9HD
 Flat 17, Sumner Buildings Sumner Street London
 Flat 18, Sumner Street Sumner Buildings London
 Flat 9, 6 montage close London Se1 9df
 Flat 5 Pickfords Wharf Apts Clink Street London
 16A Seaton Road London CR4 3ER
 11 CARDIFF ROAD, LUTON, BEDFORDSHIRE LU1 1PP
 Flat 9 6 Montague Close, London SE1 9DF
 Flat 9 6 Montague Close London
 9 Bedford Row London SE1 4GP
 Bedford Row London SE1 4GP
 419 West Argonne Drive St. Louis, MO USA 63122
 Flat 33 43 Searles Road London
 Flat 33 The Paragon 43 Searles Road London
 Flat 9 6 Montague Close London
 Flat 10, 6 Montague Close Southwark London

Studio 1 Clink Wharf Clink Street London
 Flat 5 Pickfords Wharf Apts Clink Street white male
 5 Winchester Wharf 4 Clink Street London
 2 Horseshoe Wharf Apartments 6 Clink Street London
 Flat 10 Minerva House 6 Montague Close London
 Flat 9, 6 Montague Close London SE1 9DF
 Flat 7 Pickfords Wharf Apartments Clink Street london
 Barrington 5 The Grange Walton on Thames
 Flat 5 Pickfords Wharf Apartments Clink St
 195 Rugby Road Leamington Spa Warwickshire
 6 Firefall Ct Spring, Texas USA 77380
 MALTHOUSE FARM ROCKBOURNE FORDINGBRIDGE HANTS Rockbourne
 35 Trinity Church Square london SE1 4HY
 5 THE GRANGE MIDWAY, Midway Midway Walton-on-Thames
 flat 9, 6 montague close london se1 9df
 Flat B Clink Wharf Clink Street
 Southwark Cathedral London Bridge London
 701 OXO Tower Wharf South Bank London
 Flat 9 6 Montague Close London
 Flat 9 6 Montague Close London
 35 Trinity Church Square London SE1 4HY
 Barrington 5 The Grange Walton On Thames
 14 Ocean Drive Worthing Sussex BN12 5QJ

 Cannaregio 1798, Venice 30121 Italy
 6 Firefall Court Spring TX USA
 6 Firefall Court Spring TX USA
 36 Stoney Street London
 24 Greenwood Avenue San Rafael CA USA

 Stoney Street London SE1

24 Hayles Street Elephant And Castle SE11 4SS

434 Weaver St, Larchmont NY 10538 USA

34 Holmesdale Rd London

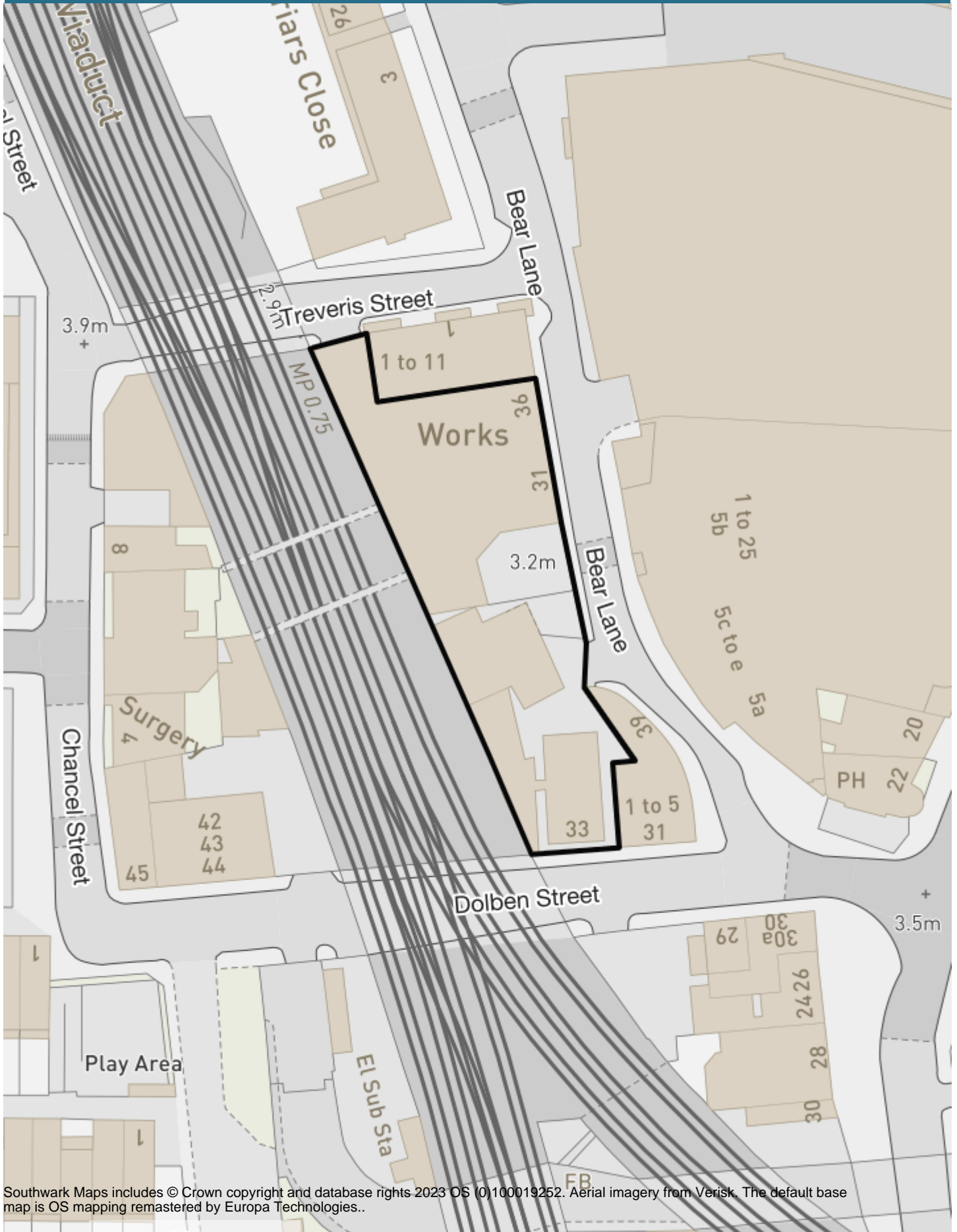
11, old theatre court 123 park Street London

7 Steep Hill Streatham SW16 1UL

36 Stoney Street London SE1 9LB

Flat B, Clink Wharf Clink Street London

Flat 6 Kingfisher Court 8 Swan Street London



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Item No. 5.2	Classification: Open	Date: 6 June 2023	Meeting Name: Planning Committee (Major Application) A
Report title:	Development Management planning application: Application 21/AP/0737 for: Full Planning Application Address: 33-36 Bear Lane, London SE1 0UH Proposal: Demolition of existing buildings to allow for the erection of a new building eight storeys in height (plus roof plant and basement) to provide Class E Use Class with office and retail floor space. The development will include improvements to the low line and public realm, cycle parking, provision of a service bay and other associated works.		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning and Growth		
Application Start Date	06/05/2021	Application Expiry Date	05/08/2021
Earliest Decision Date	29/07/2021	Time Extension Date	31/03/2023

RECOMMENDATIONS

1. That planning permission is granted, subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 October 2023.
2. If the requirements of (1.) are not met by 31 October 2023 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 255 of this report.

EXECUTIVE SUMMARY

Commercial GIA:

Use Class	Existing	Proposed	Change +/-
Class E(g)(iii) (light industrial)	1194sqm	0sqm	-1194sqm

Class E(g)(i) (offices / workspace)	0sqm	5,918sqm	+5,918sqm
E(a) Class use (Display or retail sale of goods, other than hot food)	0sqm	51sqm	+544sqm

Environmental:

4. CO2 Savings beyond part L Building Regulations	40% - non-domestic element
--	----------------------------

	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.33	+0.33
Surface water run off rates (6-hour in 100 year	112.49 l/s	2.0 l/s	110.39 l/s
Green/Brown Roofs	0sqm	508sqm	+508sqm
Cycle parking spaces	0	178 Long stay 2 Short stay	+180

CIL and S106 (Or Unilateral Undertaking):

CIL (estimated)	<ul style="list-style-type: none"> • 550,148.50
MCIL (estimated)	<ul style="list-style-type: none"> • £1,110,591
S106	<ul style="list-style-type: none"> • Carbon Offset - To be updated post decision regarding in light of transition to 2021 Part L requirements. • Archaeology - £6,778 • Cycle Hire Docking Station - £70,000

BACKGROUND INFORMATION

Site location and description

5. The subject site is a 0.126-hectare plot located within a block bordered by Bear Lane to the east, Dolben Street to the south, and Treveris Street to the north and the monumental Thameslink railway viaduct to the west. The site is not within or adjacent to any conservation area, but The Grade II Listed Rochester House, comprising 43 and 44 Dolben Street is nearby.

6. The site is subject to the following designations:
 - Central Activities Zone
 - Bankside and Borough District Town Centre
 - Bankside, Borough and London Bridge Opportunity Area
 - Bankside, Borough and London Bridge Strategic Cultural Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Better Bankside BID
 - EA Flood Zone 2 & 3
 - Air Quality Management Area
 - The site has Transport for London's (TfL) Public Transport Accessibility level (PTAL) score of 6b, which is the best PTA rating.
 - The site is within the Bankside C1 Controlled Parking Zone, operating Monday to Sunday including Bank Holidays, 08:00 – 11:00.
7. The site is comprised of commercial yard and single storey buildings, also having a part two and part three-storey London stock building with red brick dressings to the northeast corner of the site and a two-storey building adjacent to the railway arches on Treveris Street. Businesses on the site included Grand Macdonald, a silversmith business that was relocated to 64 Great Suffolk Street in March 2020; also, Blackfriars Staging Limited, a set maker. They were relocated to Charlton, London in July 2020.
8. Other land within the applicant's control is shown edged in blue above extending to the railway arches and land to the west of the viaduct.
9. Within this block that includes the site, surrounded by Bear Lane, Dolben and Treveris Street and the railway arches is 7 storey 1 Treveris Street to the north and curved green tiled 6 storey 31-32 Dolben Street to the south.
10. Bear Lane is a narrow street with a width between buildings ranging from 8.5 to 9m along most of the east elevation, widening to 12m briefly adjacent to 31-32 Dolben Street. Opposite the site is the 7 to 8 storey apartment building of 18 Great Suffolk Street and similar sized Hilton Hotel. 18 Great Suffolk Street building, steps down to The White Hart public house. Further north is the 2-8 Great Suffolk Street Hilton Hotel building. Treveris Street has a similar character to Bear Lane, primarily flats but steps down marginally towards Southwark Street.
11. The railway arches are double height and currently used for car parking, storage and light industry. Along Dolben Street there is a smaller scale of development with three storey buildings adjacent to the site and the other side of the railway is a terrace of period townhouses including Grade II Listed Rochester House that have the open aspect of Gambia Street opposite. Dolben Street then opens to the small-scale alms houses to the west before the higher density area of Blackfriars Road.

12.

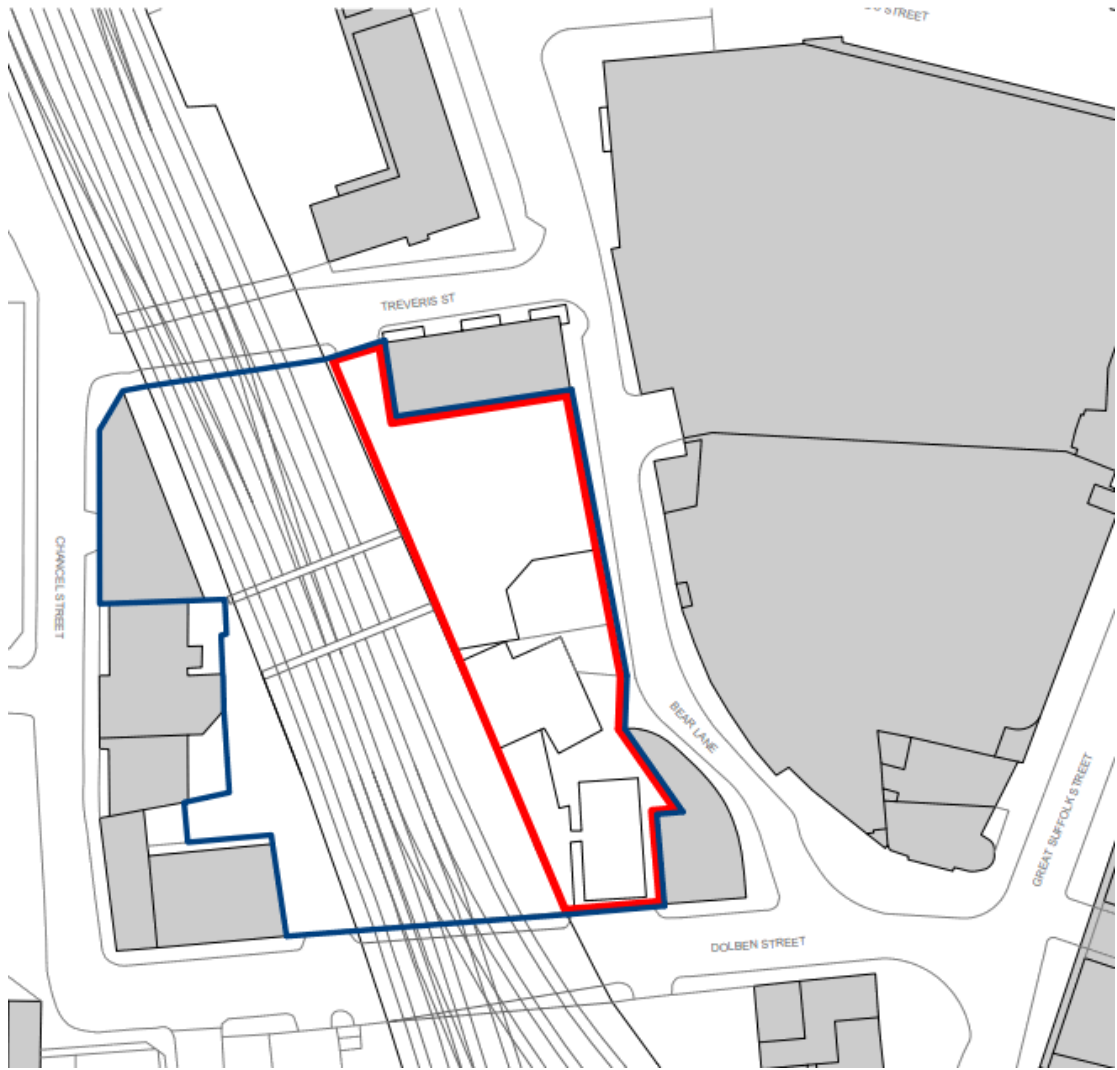


Image: Site Location

Red Line = Development site

Blue Line = Land adjacent to the site within the control of the Applicant.

13.



Image: Location of heritage assets, identifying Grade II Listed 43 & 44 Dolben Street in green.

14.



Image: Photograph of heritage assets, identifying Grade II Listed 43 & 44 Dolben Street in green. Also, 42 Dolben Street, which is not listed.

15. The Grade II Listed Rochester House, comprising 43 and 44 Dolben Street is sited just west of the viaduct along Dolben Street. The nearest part of the terrace, number 42, was rebuilt and is not included in the listing. The mansard was constructed either at the same time as No. 42 or sometime after. It is sited within North Southwark and Roman Roads Archaeological Priority Zone.
16. The subject site is located within the Central Activities Zone, Better Bankside BID area and the Bankside, Borough and London Bridge Opportunity Area and South Bank Strategic Cultural Area and Bankside and Borough District Town Centre.

Details of proposal

17. Planning permission is sought to provide an office and retail development and a new Low Line route.
18. The proposal includes demolition of all buildings on site and the construction of an 8-storey development with a single basement. The proposed maximum height of the building is 27m with a lift over-run at 28.5m. The building steps back from Bear Lane above sixth floor, which is 21m tall.

19.



Image: View of the new Low Line route (Looking south)

20.



Image: View of the new Low Line route (Looking north)

21. The development would open a new Low Line route between Dolben and Treveris Streets along the west of the site. It would be providing access to the

arches for future commercial use that have been approved with separate consents.

Revisions and Amendments

22.



23.



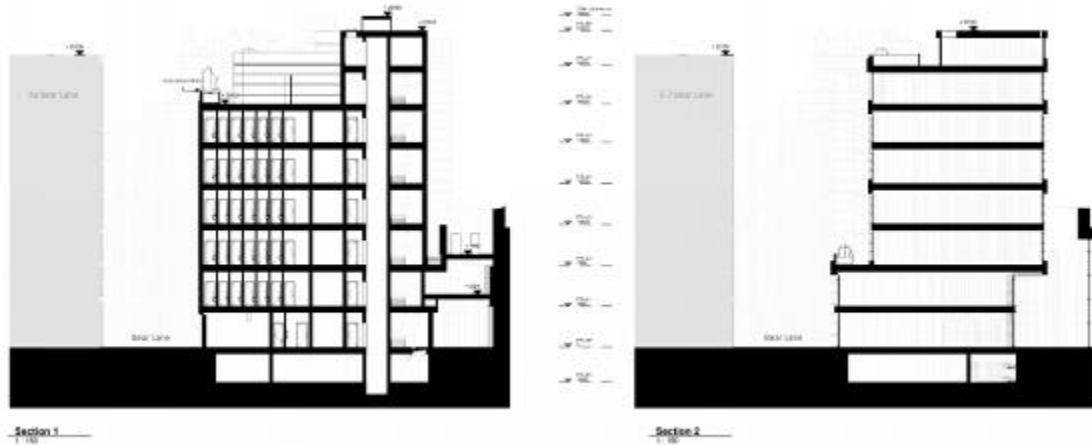
April 2021 Scheme as submitted

24. The initial scheme was submitted in April 2021. It received a significant number of objections particularly regarding loss of daylight and sunlight and concerns regarding overlooking.

25.



26.



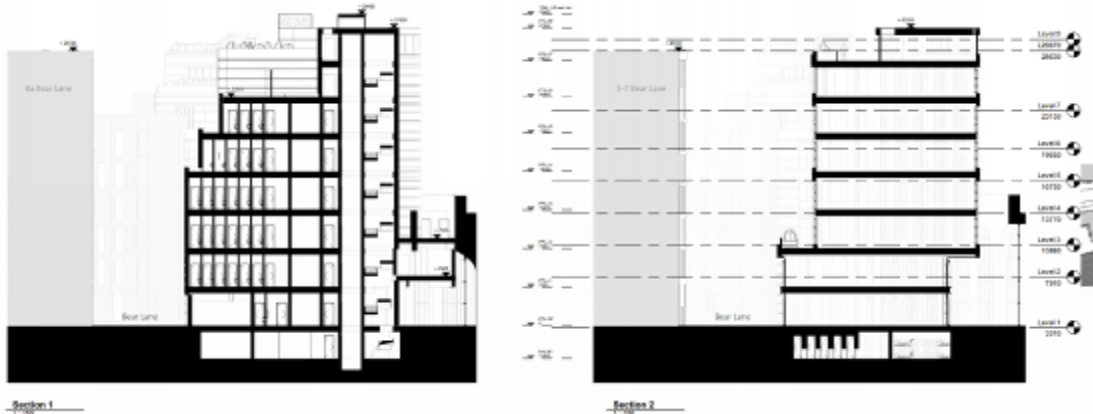
October 2022 proposal with cut back façade facing Bear Lane

27. The scheme was amended January 2022 to cut back the façade and introduce obscure glazing to windows not cut back, combined with removing pedestrian access to Bear Lane to focus pedestrian activity onto the less sensitive Low Line route.
28. Further changes were made October 2022 to introduce planting along the terrace edges to reduce the perception of overlooking.

29.



30.



April 2023 amendments providing further set back at fourth floor and setting back more at upper floors from 31 Dolben Street.

31. To further address resident's concerns, the scheme was amended again in April 2023 to step back further at fourth floor to better align with 31 Dolben Street and to set further back from its roof terrace towards the north.

Consultation

32. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Summary of consultation responses from internal, statutory and non-statutory consultees

33. This application was subject to four rounds of formal consultation with 1783 neighbour consultation letters sent. The first round of consultation for the original scheme was May 2021. A second round was undertaken following the submission of amended plans in February 2022, a third consultation took place in October 2022 and a final consultation took place 04 May 2023.

Support

34. One comment in support was received following the second consultation. The respondent said that the replacement of the existing, "mish mash" of sheds and buildings would improve the area alongside making the most of the railway

arches, into another desirable jigsaw piece in the regeneration of Bankside. They felt that the additional workspace and amenities would make the area a more attractive place to live and work. Another respondent stated that they were pleased to see bird boxes and planting on the roofs.

Objections

35. A total of 129 objections have been received with 77 objections following the first consultation, 32 following the second, 14 following the third and 6 objections following the final consultation in May 2023. The main issues raised by residents objecting to the proposed development are set out below:
36. Land Use: Concerns have been raised regarding the uses of the arches regarding whether they will include public houses, restaurants, etc. with it noted that the existing White Hart public house already causes some disturbance in the area. Loss of light industrial units providing employment space for local businesses with a Silversmith and Theatre Set Maker having been moved on. Question raised about whether there is any need for new offices in the area and why residential has not been provided. Provision should be given for small business units.
37. Officer Comment: Whereas this development opens a new access to the Low Line, the use of the arches was granted by previous applications. Comprising: 18/AP/4086, 4087 & 4088. These provide flexible use comprising Retail (A1), Financial and Profession (A2), Offices (B1), Clinic/Health Centre, Education, Training or Art Gallery (within D1), Gym or indoor climbing wall facility (within D2) or Theatrical Rehearsal Space (sui generis). The northern two arches only, Arches 11 and 12 are authorised to be drinking establishment, which was then use class A4 but is now a Sui Generis use.
38. The principle of land use on the application site has been explained in the main body of the report. The proposed E Use Class for part of the ground floor of this building would be compatible with the surrounding uses. It does not allow for any drinking establishment use.
39. Height and Massing: Concerns raised that the building, due to its height, bulk and design is overbearing to Bear Lane and the surrounding area. Suggestions made that the development should be a few storeys lower to bring it in line entirely with neighbouring properties within the block. The building has a monolithic fortress like façade along a narrow, twisting lane creating a canyon effect.
40. Officer Comment: The applicant has made several amendments to set back the building and reduce the overall bulk and scale of the building.
41. Overdevelopment: The area is becoming over-crowded with too many hotels, bars, restaurants and pubs that do not necessarily benefit local people and potential for anti-social behaviour.
42. Officer Comment: The proposal does not provide any hotel, bar, restaurant or pub use.

43. Impact on heritage assets: The existing period brick buildings on the site should be restored. These buildings are part of the texture and history of the evolved history of the area and should be integrated in the same way that the White Hart pub was. Losing these historic buildings will cause loss of the memory, charm and historic sense of the place
44. Officer Comment: Most of the buildings on the site are of limited merit and their retention would prevent the benefits of the scheme in terms of delivery of workspace including affordable workspace. Further, planning permission is not required for their demolition because they are not listed and are not within a conservation area. The new buildings have a good design that will enhance the street scene and character of the area compared to the buildings that are to be demolished most of which are low quality single storey structures.
45. Daylight and Sunlight: Residents living opposite the site along Bear Lane will suffer loss of daylight and sunlight with flats being single aspect. Concern has been raised regarding reference by the applicant to 18 Great Suffolk Street being a “bad neighbour”, stating that two wrongs do not make a right and that residents at the property have single aspect flats. Concern raised that amendments have had superficial effect on residents and that the daylight and sunlight survey is misleading.
46. Officer Comment: This is discussed further on the section on daylight and sunlight, however whilst it is recognised that there would be an adverse impact on some neighbouring residents, this is in the context of the impact being compounded in some instances by balconies and the narrowness of the street. The open nature of the site as present allows for relatively high levels of daylight and sunlight for existing residents and the scale of development is reflective of the heights and massing of development on the street. The applicant has used the mirror massing test as an alternative target and against this target, the impact of the development is much reduced.
47. The west elevation windows to 31 Dolben Street (The green tiled, curved building on the corner of Bear Lane and Dolben St adjacent to the site) will be enclosed by the new building creating a dark light well. Concerns have been raised about whether the space will be properly maintained.
48. Officer Comment: These windows, being secondary windows to habitable rooms do not need to be tested under BRE daylight / sunlight standards, noting that the windows serve a corridor to within the bedrooms. Also, the windows and elevation appear to have been designed with redevelopment of this site in mind with two east facing principal windows. Therefore, these impacts are considered acceptable. Concerns have been raised regarding access to the space for maintenance, but this would be a private party wall issue and the Freeholder of 31 Dolben Street should be able to create their own door into the space.
49. The commercial tenant at the lower floors of 18 Great Suffolk Street has requested that a day light study take place on their office.
50. Officer comment: This was provided and while the impacts are significant, the BRE guidance does not set particular targets for commercial properties. The

impact here is acceptable.

51. Privacy: Residents living opposite the site along Bear Lane will lose privacy. Residents have raised concerns that film applied to windows will have token impact with perception of overlooking remaining. Residents have requested that interlayer be provided in east facing windows to avoid overlooking. Concerns that the additional 3m setback will not cause material reduction of impact.
52. Officer comment: The scheme facing Bear Lane has either obscure windows or windows set back 12m from windows opposite, to comply with the relevant guidance... Also, planters and screens will be positioned to prevent overlooking from the roof terraces, which will also have restricted hours of use secured by condition.
53. Outlook: Residents living opposite will lose the current outlook with long views and skyline, with this being replaced by a view of the office block and views into office windows that are a short distance away. The distance between existing residential and new office windows has been perceived to be less than 10m distance.
54. Officer comment: Outlook would be affected, but window to window distance has been increased to 12m for most of the elevation. The views are not protected through planning policy.
55. Noise: Concerns raised regarding noise from plant, lifts and other mechanical and electrical plant. Concerns that the building height will exacerbate noise. Concern about noise from the open terraces.
56. Officer comment: Conditions are recommended to secure acceptable noise levels from any plant and hours of use of the terraces would mitigate this potential impact.
57. Light pollution: Concerns raised about the proposal causing light pollution with lights being left on.
58. Officer Comment: Details of lighting are to be provided and sustainability requirements set out in conditions will require automatic light turn off with movement sensors.
59. Infrastructure: Strain on surrounding infrastructure and resources.
60. Officer Comment: The development is liable for Mayoral and Southwark Community Infrastructure Levy and would make s.106 contributions towards a cycle docking station and carbon offsetting projects.
61. Sustainability: The building results in unnecessary waste that does not respond properly to the climate emergency.
62. Officer Comment: The building complies with the Council's Climate Emergency policies regarding sustainability. Measures will be secured by condition and planning obligations.

63. Transport: The development will increase traffic and put pressure on parking, also increasing the amount of pedestrian activity on a presently quiet street.
64. A preference has been raised that the new low line route be gated to allow it to be closed off at night to avoid anti-social behaviour.
65. Officer Comment: The delivery and servicing management plan would detail the servicing needs and operation. This would be via the new road adjacent to the railway, without there being access into the building from Bear Lane. Details for gating and hours of opening for the new Low Line can be required via condition, allowing for the road to be closed off after opening hours of any uses in the new building and the adjacent arches.
66. Social Benefit: The proposal does not provide community benefits.
67. Officer Comment: The development would provide 524 jobs space including 10% (677sqm) affordable workspace.
68. Ecology: Support given for providing the minimum 10% Biodiversity Net Gain having a biodiverse green roof but would like to see Swift nest boxes instead of sparrow nest box terraces because sparrows also like swift boxes.
69. Officer Comment: Nesting details will be required by condition and can be resolved during the approval of details. The condition requires no fewer than eighteen swift nesting boxes / bricks.
70. Construction Impacts: Concern raised regarding impact on the party wall regarding structure and foundation damages. Concerns raised about this development going forward whilst other large developments are also happening in the area.
71. Officer Comment: Party wall matters, and structural issues are not planning matters and covered by civil legislation and the building regulations respectively. Construction impacts will also be controlled by a Construction Environmental Management Plan details of which will be provided via condition.
72. Low Line: Objections raised regarding delivery of the Low Line in this location, encouraging more footfall to the area. The existing low density employment space is more appropriate for the townscape in this location.
73. Officer Comment: Development of the Low Line is required by planning policy and the use of these arches was established in previous planning consents. The new Low Line route merely provides an additional access to the arches, which is also being utilised to re-direct pedestrian movements from the new offices from Bear Lane onto the new Low Line route.
74. Consultation: The Developer listened to concerns at public consultation events, but they have not meaningfully incorporated the concerns of residents. Amendments that have been made are not significant enough to resolve concerns.

75. Officer Comment: This application has been assessed on its own merits by officers and while there is some harm to neighbours, these are acceptable for the reasons detailed below and outweighed by the benefits of the scheme.

Other Consultees:

76. Better Bankside: Support the proposal, welcoming this significant investment opportunity that delivers demonstrable improvements to the public realm, including pedestrian permeability through the area.
77. Environment Agency: No objection subject to a groundwater and contaminated land condition. Informatives are requested regarding surface water drainage, waste and piling.
78. Metropolitan Police Service (Designing Out Crime): No objection subject to a Secured by Design condition.

Internal Consultees:

79. The advice received from other Southwark Officers has been detailed in the relevant sections contained within this report.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

80. The main issues to be considered in respect of this application are:
- a) The principle of the proposed development in terms of land use;
 - b) Affordable workspace;
 - c) Design, layout, heritage assets including views;
 - d) Public realm, landscaping and trees;
 - e) Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - f) Regeneration impacts regarding activation of the “Low Line” use of railway arches.
 - g) Transport;
 - h) Noise and vibration;
 - i) Sustainable development implications;
 - j) Ecology;
 - k) Air quality;
 - l) Equalities and human rights;

Legal context

81. 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.

82. 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

83. The statutory development plan for the Borough comprises the London Plan (2021) and The Southwark Plan (2022). The National Planning Policy Framework (2021) constitutes material considerations but is 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.

ASSESSMENT

84. London Plan Policy SD1 (Opportunity Areas) encourages Opportunity Areas to optimise residential and non-residential output and density and contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity. Policy GG2 (Making the best use of land) of the London Plan outlines the potential to redevelop on brownfield sites within opportunity areas.

PRINCIPLE OF DEVELOPMENT IN TERMS OF LAND USE

85. London Plan Policy SD1 (Opportunity Areas) encourages Opportunity Areas to optimise residential and non-residential output and density and contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity. Policy GG2 (Making the best use of land) of the London Plan outlines the potential to redevelop on brownfield sites within opportunity areas.
86. This site is within Borough and Bankside District Town Centre. Southwark Plan Policy P35 (Town and local centres) therefore applies. The policy states that for large schemes over 1,000sqm (gross GIA) or more that retail uses Use Class E(a), (b) and (c) will be secured through the implementation of conditions and / or planning obligations. The Developer has identified a suitable site for retail at the southern end of the building of 36sqm at ground floor and a 36sqm basement below. This will be secured by condition and the retail offer will complement the Low Line route.
87. This is not a site allocated in the Southwark Plan. However, it is within the Borough, Bankside and London Bridge Opportunity Area and the Central Activity Zone, which is expected to deliver at least 10,000 new jobs between 2019 and 2036. The Central Activity Zone is also expected to provide at least 19,670sqm of retail floor space during that period.

88. The existing use on site is not an efficient use of the site within the Opportunity Area. Whereas occupied until recently it is now vacant, and the majority of the site is comprised of single, two and three storey buildings. The proposed re-development of the site would introduce a commercial building comprising of 6,774sqm of Use Class E floorspace. It is anticipated that the scheme would deliver regeneration benefits that are further discussed in the following parts of this report.

Employment re-location:

89. The site is currently vacant. Two businesses previously occupied the existing buildings. They were relocated prior to the submission of the planning application.
90. Whereas relocation information is not required for vacant sites, the following information has been provided. Grant Macdonald is a silversmith business. It was relocated to 64 Great Suffolk Street, London SE1 in March 2020. Blackfriars Staging Limited, involved in set making, was relocated to Units 1 & 2, 36-39 Westmoor Street, Charlton, London SE7 in July 2020. Both businesses fell under Use Class E(g)(iii) Industrial Processes which can be carried out in a residential area without detriment to its amenity.

Employment Provision

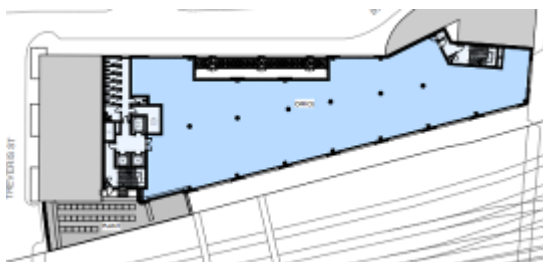
91.



Ground Floor office & retail



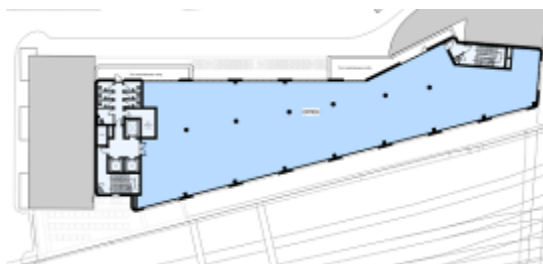
1st floor offices



Offices at Levels 02-03



4th floor offices



5th floor offices



6th floor offices



7th floor offices

92. The application proposes flexible employment space within the Class E(a) retail and flexible E Class including Commercial, business and service uses that can be carried out in a residential area without detriment to its amenity including offices, research and development and industrial processes. These uses are acceptable because they provide substantially more employment opportunities than existing and are, compliant with Southwark Plan Policy P30 (Office and Business Development).

Job Creation

93. The proposed floorspace GIA of 6,736sqm of office floorspace and 38sqm of retail, providing a substantial uplift in employment provision and delivering higher quality employment floorspace.
94. 715sqm of the floorspace will be for ancillary uses such as storage, cycle parking and plant at basement level. There will be 781sqm of reception space and retail and the remaining 5,311sqm is office space on upper floors.

Affordable Workspace

95. Policy P31 (Affordable workspace) includes a requirement for development proposing over 500sqm of employment space to include 10% of the proposed gross new employment floor space as affordable workspace on site. The affordable workspace should be secured for at least 30 years, respond to local demand and prioritise existing businesses.
96. The proposed development would deliver 3,769sqm of employment floorspace and therefore 386sqm of affordable workspace is proposed, equating to 10.24% of the total floorspace. Following discussions with the applicant, this affordable workspace would be located on the ground floor level. This space would be secured for 30 years at 25% discount and with a service charge of £4.50/sqm.

97.

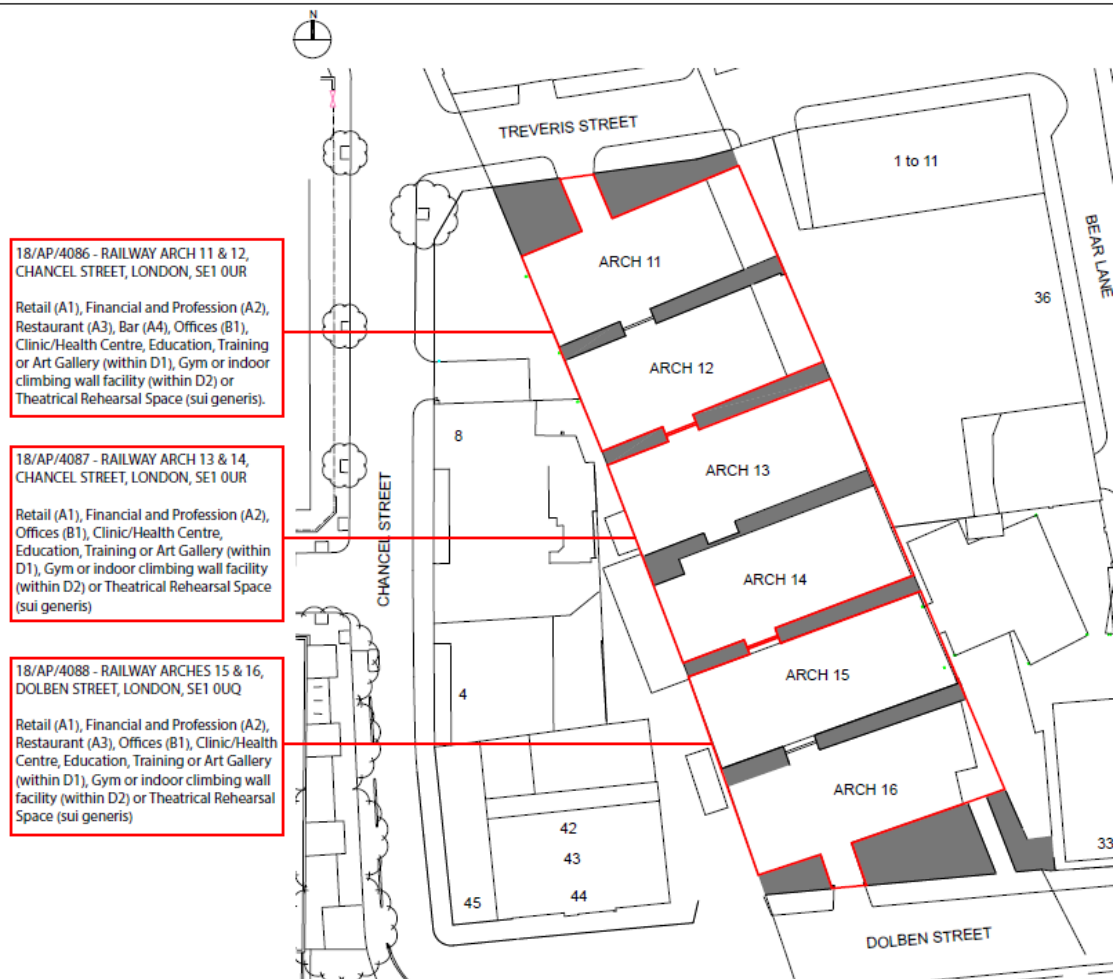


Image: Existing consents for the adjacent railway arches.

98. The scheme also delivers additional Low Line access to the adjacent railway arches to comply with Southwark Plan Policy P52 (Low Line route), helping to facilitate their conversion to alternative commercial uses. Whereas these new uses were previously consented with existing access to the west, (see image above for details), the new eastern route will facilitate enhanced use of the arches, delivering further access to high quality employment space.
99. Concern has been raised by residents regarding the use of the arches. However, the use of the arches has been established by a number of previous consents, 18/AP/4086, 4087 & 4088, which have been implemented. These provide flexible use comprising Retail (A1), Financial and Profession (A2), Offices (B1), Clinic/Health Centre, Education, Training or Art Gallery (within D1), Gym or indoor climbing wall facility (within D2) or Theatrical Rehearsal Space (sui generis).). The northern two arches only, Arches 11 and 12 are authorised to be drinking establishments.
100. These uses will be serviced to the east and not on this site but will have pedestrian access to the new walkway on the east side of the tracks that is within this site.

Conclusions on Land Use

101. The scheme would deliver major regeneration benefits, including a contribution

to the borough's employment targets, inclusion of affordable workspace, the introduction of high quality commercial floorspace, Low Line delivery and additional retail. It is therefore considered that the proposed land use contributes significantly to the positive development of this area in line with the land use policies of the Southwark Plan and London Plan.

DESIGN CONSIDERATIONS

102. Policy P13 (Design of places) of the Southwark Plan states that development should ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context. Policy P14 (Design quality) requires developments to have high standards of design including building fabric, function and composition, along with innovative design solutions that are specific to the site's historic context, topography and constraints.

Site Layout

103.



Image: Proposed site layout including new road adjacent to railway arches.

104. The proposed building removes built form away from the adjacent arches to provide a new road to allow for servicing and access to the rear of the building, also facilitating access to the adjoining arches, access to which will be protected via the s.106 agreement.
105. The proposal then steps slightly back from Bear Lane to provide a wider pavement that varies from 1.5m and 4m depth.
106. The building then steps back at second and upper floors to provide 12m window to window spacing for much of the façade before stepping forward to adjoining buildings. The 7th floor then steps back further to maintain reasonable daylight and sunlight impacts.
107. Greening would be provided at the second-floor podium alongside substantial additional green roofing and planting along the edges of terraces.

Height and Massing

108.

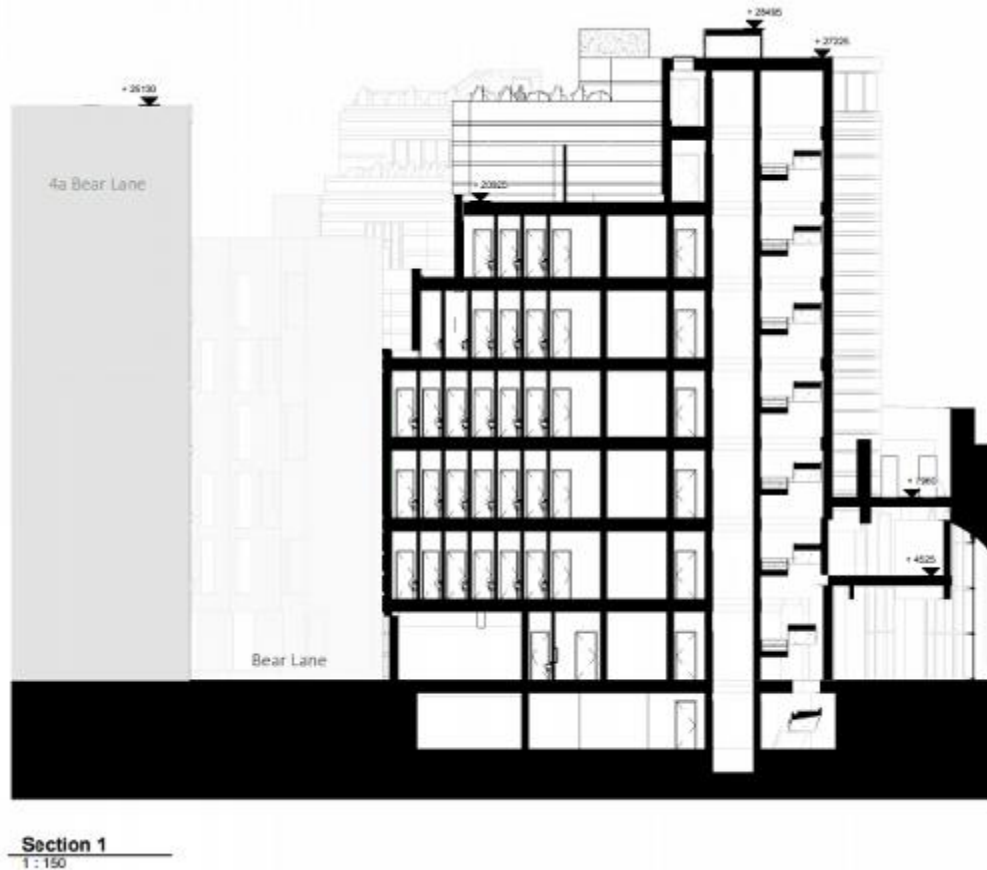


Image: Section through building showing set back

109. As well as pulling buildings back from the road, the central massing of the building is set back to achieve at least 12m window to window distance with further set back at the top floor in an attempt to strike a balance between efficient use of the land and impact on neighbour amenity. However, the two pavilions to either side of the set-back return to the established building line as does the central section at first and second floor with circa 9m window to window, the windows will be obscure glazed on the two pavilion elements up to 5th floor.
110. The east elevation has been modified further to set it back further at the top floors to bring the building in line with adjoining buildings and to reduce overall massing with some improvements on daylight and sunlight, particularly to the roof terrace at 31 Bear Lane.
111. There is also a double height set back from the railway arches to activate the Low Line route and allow for servicing to the rear. The green blocks in the image show a cut through at ground floor that has been filled in, re-orientating access to the rear, reducing pedestrian activity on Bear Lane with all pedestrian accesses removed from Bear Lane to reduce activity on Bear Lane so as to protect amenity.

112.



Image: Render of the lower part of the front elevation facing Bear Lane, with recessed and with a wider pavement provided.

113. The proposed development has been stepped back from Bear Lane to reduce the impact on daylight and sunlight and privacy on the residential building opposite. Massing is further softened by soft landscaping at the second floor podium with trees provided.

Architectural Design and Materiality

114. The façade of the building was altered substantially following pre-application negotiations. The design respects the industrial nature of the area, with a strong brick based façade framing set-back double height curtain wall bays. The materials used combine with textured banding to provide a design that complements adjoining buildings and the adjacent monumental arches.
115. The strong industrial design has been softened by soft landscaping at the second floor podium with trees provided and planters located at the edges of terraces.

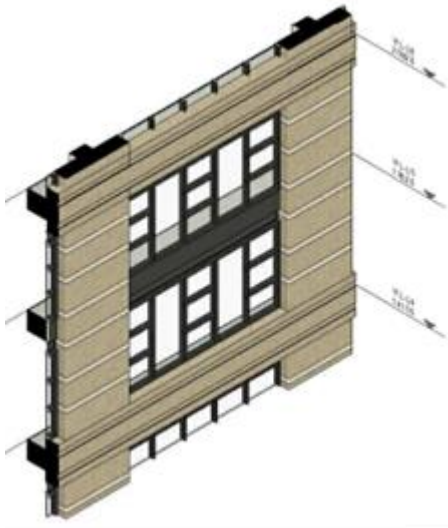
116.

Bear Lane Frontage Study
Updated Facade Treatment



Image: Frontage onto Bear Lane.

117.



3rd & 4th floors bay study.



Ground & 1st floor bay study.

118. Note, the image above shows doors that have been removed from this elevation to prevent additional pedestrian activity along Bear Lane.

Landscaping

119.

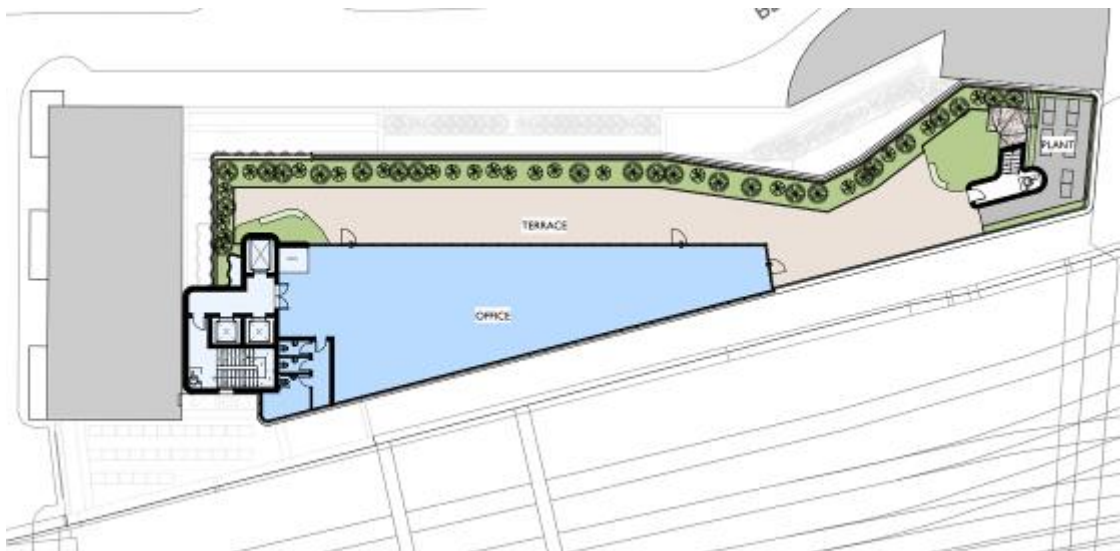


Image: Landscaping plan

120.

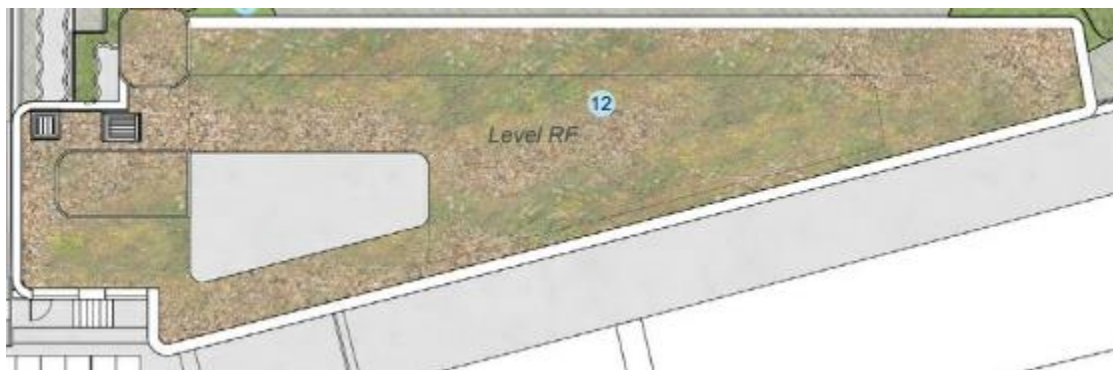


Image: Top floor biodiverse roof.

121. Policy P59 (Green Infrastructure) of the Southwark Plan (Green infrastructure) states that developments should provide multiple benefits for the health of people and wildlife, and to integrate with the wider green infrastructure network and townscape / landscape, increasing access for people and habitat connectivity.
122. Landscaping has been amended to focus on the Bear Lane frontages softening the building on this elevation and preventing overlooking from the terraces and the top floor provides a substantial biodiverse roof.
123. The Council's Ecology officer has reviewed the proposal. The Development was considered satisfactory because the minimum requirement of 10% biodiversity gain is achieved through the provision of biodiverse roofs as set out in the applicant's amended Biodiversity Net Gain Assessment. 18 Swift boxes have been requested, which can be achieved via condition along with the provision of bat and other bird boxes. A condition will also be imposed to require monitoring of biodiversity enhancement.

Urban Greening and trees

124. Policy G5 (Growing a good economy) of the London Plan 2021 encourages major developments to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The policy also recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding E(g) iii uses).
125. The development proposes an urban greening factor (UGF) of 0.33 which exceeds the recommended 0.3 score for commercial developments. This is a positive aspect of the scheme, and significantly enhance the UGF on site.
126. The site does not contain any existing trees or landscaping but trees have been provided on the second floor podium facing Bear Lane. These will be subject to a landscape management condition to ensure ongoing maintenance.

Secure by Design

127. The Metropolitan Police have reviewed the scheme and are satisfied subject to a condition that the development should satisfy Secured by Design principles.

HERITAGE AND TOWNSCAPE CONSIDERATIONS

128. Policy HC1 (Heritage conservation and growth) of the London Plan 2021 requires that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and its setting and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Para 199 of the NPPF 2021 states that ‘great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’
129. This development does not affect the setting of any Conservation Area. There is a terrace with two Grade II listed buildings Grade II Listed Rochester House, comprising 43 and 44 Dolben Street, sited just west of the viaduct along Dolben Street. However, the proposed development has no significant impact on the setting of these listed buildings as a result of the development being located behind the monumental railway arches.
130. The White Hart Public House on 22 Great Suffolk Street has been described by residents as being listed but it is not. Nonetheless, its setting as an undesignated heritage asset has been considered and the proposed

development is deemed to have no significant impact on the public house.

131. The following table summarises the designated heritage assets that could be impacted by the proposal, and what harm, if any has been identified.

Listed Buildings and Conservation Areas	Assessment of Impact on heritage significance
LVMF Views	No LVMF Views affected
Local Views	No Local Views affected
Conservation Areas	No conservation areas affected
Listed Buildings	No impact identified owing to the height and distance of the development to nearby assets; the development is separated from the listed building by the railway viaduct.
Draft Locally listed buildings/ undesignated assets	No harm identified.

132. In conclusion, the proposed development would not have any impact on any protected views or the setting of any conservation area. It would have no impact on the setting of Grade II Listed 43 and 44 Dolben Street due to its separation from it by the viaduct.

IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDNG AREA

133. Policy P56 (Protection of amenity) of the Southwark Plan states that developments should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. This includes privacy and outlook impacts, overlooking or sense of enclosure, loss of daylight and sunlight, and unacceptable noise from developments.

Impact of the Proposed Use

134. Given the surrounding area comprises of mixed-use developments, commercial and industrial warehouse, along with residential uses, it is considered that the commercial/office use would not detrimentally impact surrounding neighbour amenity. As a result of access to the new building including servicing being from its west elevation, with no direct access to Bear Lane to reduce activity and disturbance on residential Bear Lane.
135. Whereas concern has been raised regarding potential uses of the arches, their use is already established. The additional access that this development provides to the arches will have the effect of dispersing pedestrian movements and of allowing for off-street servicing that will provide a benefit to amenity.

Daylight and sunlight impacts

136. A daylight and sunlight report has been submitted as part of the Environmental Statement. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
137. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within dense urban environments and areas of modern taller buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings.
138. The BRE sets out the detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable.
139. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
140. The BRE assessment demonstrates that the neighbouring properties of 29 Dolben Street, 30a Dolben Street, 45 Dolben Street, Christchurch House, Friars Court and the consented scheme for 8 Chancel Street will entirely satisfy BRE guidelines.
141. 18 Great Suffolk Street does however have impacts that have had to be assessed in more detail with 80 windows being analysed. These have been tested against standard BRE targets and in addition they have also been tested against alternative targets used in accordance with Paragraph 1.6 of the BRE guidelines:

“In special circumstances the developer or planning authority may wish to use different target values. For example in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”

142. The Mayor of London’s Housing SPG also acknowledges alternative targets:

“An appropriate degree of flexibility needs to be applied when using the BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties.....” *“Guidelines should be applied sensitively to a higher density development, especially in opportunity areas, town centres,*

large sites and accessible locations, where BRE advice suggests considering the use of alternative targets.”

143. BRE Daylight Analysis

18 Great Suffolk Street

Annual Sunlight				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	32	2	4	25

144. Out of the 80 windows assessed, 39% pass the standard BRE test with Negligible impact, 24% have a Minor to Moderate Adverse loss of daylight and 38% of windows have a Major Adverse loss of daylight.

145. Of the 30 windows with Major Adverse impact, 17 are bedrooms, which BRE guidelines suggest can suffer greater loss of daylight than living rooms and kitchens. A further 3 windows are to rooms that also have another window that is subject to Negligible or Minor Adverse loss of daylight.

Winter Sunlight Hours				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	42	1	0	20

146. However, impacts are reduced during the winter when the existing situation provides less daylight and sunlight due to the aspect of the buildings.

Vertical Sky Component				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
80	31	5	14	30

147. A similar number of windows pass the Vertical Sky Component test but more have Moderate and Major Adverse impact because the profile of the building does significantly reduce the amount of sky that will be visible.

Vertical Sky Component (No Balconies)				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
80	31	7	13	29

148. 6 of the windows are behind recessed balconies that restrict the amount of daylight, and when adjusted for this, the impact of the balconies is limited, with no windows shifting from Adverse to Negligible daylight impact.

Vertical Sky Component Alternative Target		
No. of windows analysed	No. of windows achieving alternative target.	No. of windows achieving 0.8 times the alternative target.

80	71	9
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149. As a result, several windows do not satisfy the standard BRE tests. Having tested for the worst case the Developer has in addition tested the scheme against alternative targets in line with BRE guidelines. These are based on Paragraph F4 of Appendix F of the BRE guidelines, which applies when a neighbour is “*unusually close to the site boundary*”. The guidance states,

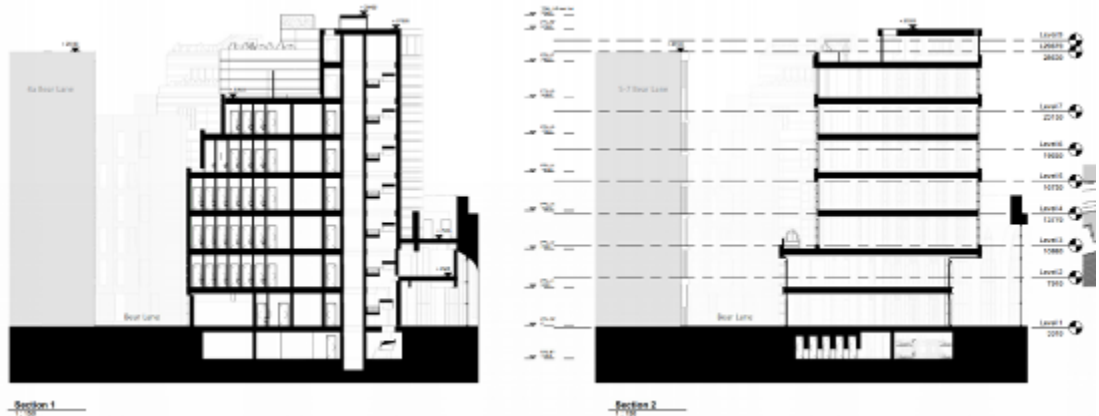
“To ensure that new development matches the height and proportions of existing buildings, the VSC, daylight distribution, and APSH targets for these windows could be set to those for a mirror image buildings of the same height and size, an equal distance away on the other side of the boundary”

150. With this alternative test, 89% of windows pass, but still 11% fail. The situation does not improve when removing the effect of recessed balconies. By way of mitigation, all of the windows that fail are located at the fifth floor and above, with six achieving a VSC of more than 22% with this being a reasonable level for an urban environment. However, most of the rooms that fail are bedrooms rather than living rooms.

151.



152.



153. However, taking into context the mirror image of the site, sections of the building and Bear Lane indicate the proposed building is a similar height to 18 Great Suffolk Street with sympathetic setbacks provided.

Daylight Distribution				
No. Of rooms analysed	>50% or 0.8 times existing (Negligible)	No. Of rooms achieving between 0.7 & 0.8 times existing (Minor Adverse)	No. Of rooms achieving between 0.6 & 0.7 times existing (Moderate Adverse)	No of rooms achieving more than 0.6 times existing (Major Adverse)
32	11	0	1	20

154. A further assessment was undertaken to establish whether the rooms within the 18 Great Suffolk Street will achieve good daylight distribution using the No Sky Line test. Only 34% of rooms will have no adverse daylight distribution, with 62% having Major Adverse daylight distribution, i.e. 60% of existing or less. The developer has pointed out that Paragraph 2.2.10 of the BRE guidelines states that, "...a greater movement of the no sky line may be unavoidable" in the case that rooms are more than 5m deep with nine of the rooms being located behind recessed balconies.

Alternative Daylight Distribution					
No. Of rooms analysed	No. Of rooms achieving alternative target or >80%	No. Of rooms achieving at least 0.9 times target (Minor Adverse)	No. Of rooms achieving at least 0.8 times target (Minor Adverse)	No. Of rooms achieving at least 0.7 times target	No of rooms achieving more than 0.6 times existing
63	51	6	4	1	1

155. The above is a summary of the alternative test for Daylight Distribution analysing all habitable rooms. Just 3 of the 31 bedrooms analysed do not achieve the alternative target, however all have in excess of 0.9 times the existing area with two exceeding 74% of their area in front of the No Sky Line, which for a bedroom in an urban location is acceptable.

Alternative Daylight Distribution (Not including bedrooms)					
No. Of rooms analysed	No. Of rooms achieving alternative target or >80%	No. Of rooms achieving at least 0.9 times target (Minor Adverse)	No. Of rooms achieving at least 0.8 times target (Minor Adverse)	No. Of rooms achieving at least 0.7 times target	No of rooms achieving more than 0.6 times existing
32	23	3	4	1	1

156. The alternative test was done again removing bedrooms because they are considered less sensitive to daylight loss than other habitable rooms. Of the 32 rooms 23 meet or exceed the alternative target. Of the remaining nine rooms, these are fourth floor level and above. Seven of them are at least 0.8 times the alternative target, with three being less than 1sqm from the target and a further four have more than 50% of their area in front of the No Skyline.

Commercial accommodation at 18 Great Suffolk Street

BRE test results for 18 Great Suffolk Street ground floor commercial units.								
Level	Window	Room	VSC		Change	% Change	Daylight Distribution	
			Existing	Proposed			Existing	Proposed

Ground	W1	R1	22.3	6.4	16.1	71	88%	11%
	W2	R2	23.6	6.1	17.5	74	100%	26%
	W3	R3	21.8	5.8	16	73	74%	12%
	W4	R4	18.4	5.6	13.2	69	85%	26%
	W5		13.4	5.4	8.0	60		
	W6	R5	9.6	5.9	3.0	40.1	59%	16%
	W7	R6	12.9	12.9	0.0	0.0	85%	84%
	W8		17.1	16.9	0.2	1		

Alternative Mirror Image test results for 18 Great Suffolk Street ground floor commercial units.								
Level	Window	Room	VSC		Change	% Change	Daylight Distribution	
			Existing	Proposed			Existing	Proposed
General	W1	R1	4.4	6.4	2.0	45	10%	12%
	W2	R2	4.2	6.1	1.9	45	20%	26%
	W3	R3	4.1	5.8	1.7	41	9%	12%
	W4	R4	4.3	5.6	0.9	21	25%	26%
	W5		4.6	5.4	0.8	17		
	W6	R5	5.5	5.9	0.4	7	15%	16%
	W7	R6	12.9	12.9	0.0	0.0	84%	84%
	W8		16.9	16.9	0.0	0.0		

157. BRE guidelines state that existing non-domestic buildings where the occupants have a reasonable expectation of daylight should be assessed. Analysis of the ground floor commercial units show that 2 achieve and 6 fail the BRE guidance. However, with the alternative test, all 6 offices pass the mirror image test, with 5 exceeding it by up to 1.15x.

31 Bear Lane

31 Bear is sited to the north of the site. It has commercial accommodation at ground floor level and residential accommodation on the six floors above.

Vertical Sky Component				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
15	12	0	0	3

158. Analysis was taken of 15 windows, 12 of which pass the BRE test. The remaining 3 windows are secondary windows to the rear (south) elevation.

Daylight Distribution				
No. of rooms analysed	>80% or 0.8 times existing (Negligible)	No. of rooms achieving between 0.7 & 0.8 times existing (Minor Adverse)	No. of rooms achieving between 0.6 & 0.7 times existing (Moderate Adverse)	No of rooms achieving more than 0.6 times existing (Major Adverse)
7	6	1	0	0

159. The Daylight Distribution assessment reflects that the worst impacted windows

are secondary, revealing that 1 of the affected rooms have minor adverse impact. In conclusion, there is an acceptable impact on 31 Bear Lane.

Sunlight Impacts

160. Sunlight assessments have been undertaken for:

- 18 Great Suffolk Street
- Friars Close
- 8 Chancel Street
- 31 Bear Lane

18 Great Suffolk Street

Annual Sunlight				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	32	2	4	25

161. 51% of windows pass the BRE Annual Sunlight test. With 10% having Minor to Moderate Adverse impact and 40% have Major Adverse loss of sunlight.

162. When the impact of recessed balconies is omitted, the figures are 59% negligible, 6% minor to moderate adverse and 35% Major Adverse.

Winter Sunlight Hours				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	41	1	0	21

163. Sunlight impacts in winter are less severe with 67% of windows having Negligible impact and 33% having Major Adverse loss of sunlight.

164. When the impact of recessed balconies is omitted, the figures are 73% Negligible and 25% Major Adverse.

Alternative targets

Annual Sunlight Hours (Alternative Targets)		
No. of rooms analysed	No. of rooms achieving the alternative target	No. of rooms achieving at least 0.8 times the alternative target.
63	58	5

165. Adopting the alternative target mirror Image sunlight analysis shows a more acceptable position but a number of windows continue to fail the alternative Mirror Image target. Regarding Annual Sunlight, the alternative target yields 92% compliance and 8% of windows with Major Adverse loss of sunlight. Those that continue to fail with the mirror test are at 5th & 6th floor level.

Winter Sunlight Hours (Alternative Targets)		
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No. of rooms analysed	No. of rooms achieving the alternative target	No. of rooms achieving at least 0.8 times the alternative target.
63	61	2

166. The alternative target sees almost no adverse impact in the winter, when the east elevation does not have much sunlight currently.

31 Bear Lane

Winter and Annual Sunlight Hours (Same results achieved for both)				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
5	3	0	2	0

167. Additional information was provided since the last consultation in January 2023, providing analysis of all five impacted rooms at 31 Bear Lane. Three of the rooms achieve the BRE guidelines with two having moderate adverse impact.

Alternative Winter and Annual Sunlight Hours (Same results achieved for both)				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
5	5	0	0	0

168. However, when the alternative test is applied, all rooms pass the test. This is primarily due to the windows most impacted being secondary windows to habitable rooms.

39 Bear Lane

169.



Image: Showing bedrooms at 39 Bear Lane with west facing secondary windows that will be obstructed by the development. Effected bedroom window circled in red and effected stairwell window circled in blue.

170. Concerns have been raised regarding the west facing windows at 39 Bear Lane. However, half of these windows are to the stair well and not habitable rooms, therefore not requiring testing. The other west facing windows are to corridors in bedrooms that are already served by two large east facing windows. The building was clearly constructed with a building adjacent in mind and Officers are satisfied that obstruction of these secondary windows will not cause unacceptable loss of daylight and sunlight to the bedrooms.

OVERSHADOWING ASSESSMENT

171. BRE guidance also requires assessment of impact on amenity space between and around buildings. The Developer has assessed the large roof terrace and not the smaller balconies at 31 Bear Lane. It has also assessed impact on the roof terrace at and it has assessed the roof terrace at 39 Bear Lane.

172.



**31 Bear Lane Roof Terrace (Blue square at top (north) of image and;
39 Bear Lane Roof Terrace (Blue square at bottom (south) of image.**

173. These two terraces were analysed in accordance with paragraph 3.3.17 of the BRE guidelines which require that 50% of spaces such as this enjoy at least 2 hours of direct sunlight on 21 March (The Equinox). Where this test is not satisfied, the BRE guidelines are satisfied if the figure is at least 80% of its original value.
174. With regards to the terrace to 31 Bear Lane, the analysis demonstrates that 61% in the existing situation and 43% in the proposed situation will enjoy at least 2 hours of direct sunlight on 21 March. Also, analysis for 21 June demonstrates that very little shadow is cast by the proposal at mid-summer at any point in the day. This is on balance considered to be acceptable impact.

Conclusion on daylight and sunlight impacts

175. There are adverse impacts on daylight and sunlight to windows and rooms of neighbouring properties, particularly to 18 Great Suffolk Street and 31 Bear Lane. The applicant has tested impacts against both the standard BRE tests, a worst case, and also an alternative “mirroring” test. Officers consider this a reasonable approach given the sites central location and associated BRE guidance. Not all of the affected properties meet the alternative tests but the majority do. This is a central London location and there should be some expectation that the site will be developed at a similar scale to its neighbours. The height and scale of development proposed is reasonable and in line with the established heights on the street. The impacts should be balanced against the positive enhancements including substantial employment space and affordable workspace, activation of the Low Line and substantial urban greening. On balance and considering both tests applied the impacts in this context are acceptable.

Overlooking of Neighbouring Properties

176. In order to prevent harmful overlooking, the Residential Design Standards SPD (2015) requires proposed developments to achieve a distance of 12m between the front elevations of buildings and/or across a highway, and a minimum of 21m between rear elevations
177. The building had to be amended to achieve this standard with regards to 18 Great Suffolk Street
178. Except for the ground floor, windows less than 12m distance from windows across the road will be obscure glazed.
179. In the centre of the building, there are windows that are opposite 18 Great Suffolk Street, but these are policy compliant at more than 12m distance. Note, that with this being an office building it will be less used during the evening and at weekends, with the majority of overlooking occurring during office hours. Concerns had been raised about light pollution, but in order to achieve sustainability requirements lights will have automatic sensors ensuring that lights do not remain on for long after people have left the office.

180.

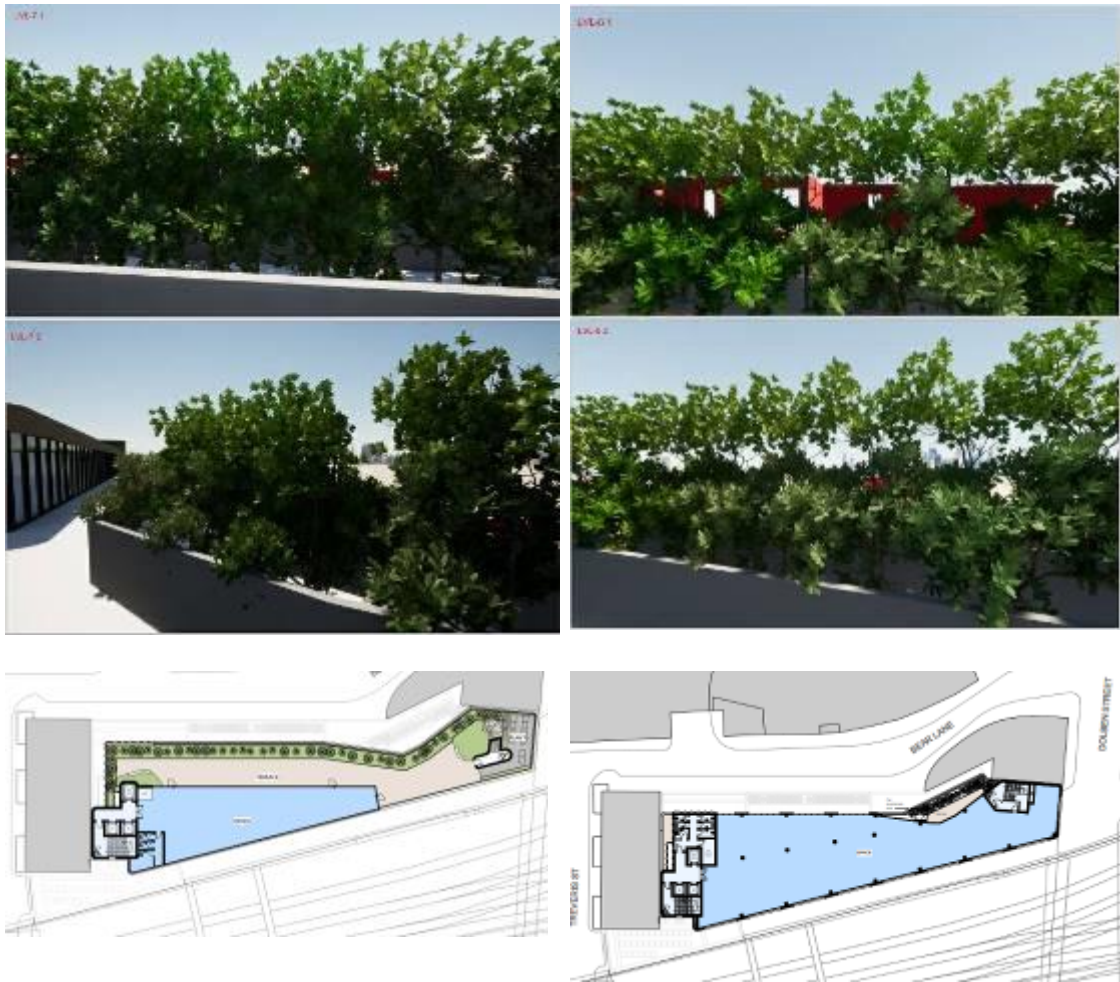


Image: Illustrations of the effect that planting will have on horizontal views from the accessible roof terraces to 18 Great Suffolk Street.

181. Concerns had been raised regarding overlooking from terraces. The second-floor terrace is not accessible. Other terraces are at least 12m from windows, with planters being positioned to be at the edge of the terraces with taller planting provided. This will eliminate most oblique overlooking and limit most horizontal overlooking. A condition will be imposed restricting use of the terraces after 8pm to avoid risk of anti-social behaviour.
182. The applicant acknowledges that there will be a few locations where terrace users would be in direct line of sight of residential windows. They have as a result proposed a condition requiring details of louvered screens up to a height of 1.8m which will be placed in the centre of the planters to avoid overlooking into the windows of habitable rooms of 5-7 Bear Lane from the proposed terraces and provide details of plant species, heights and maintenance programme to create effective screening.
183. The proposal includes no windows facing the light well to 31 Dolben Street and therefore there are no overlooking issues to it.

TRANSPORT CONSIDERATIONS

184. Policy P50 (Highways impacts) of the Southwark Plan 2022 seeks to ensure

that developments minimise the demand for private car journeys. In addition, the policy requires developments to demonstrate that the road network has sufficient capacity to support any increase in the number of the journeys by the users of the development, considering the cumulative impact of adjoining or nearby development.

185. The Mayors Transport Strategy (MTS) Mayors Transport Strategy (MTS) includes three strategic challenges that are of significant importance to assessing this application.

- Vision Zero
- Healthy Streets
- Air Quality

186. In assessing this application from a transport perspective, the site is located in an area that the Council is considering pedestrian, and cycle changes to enable healthy streets. The proposals will not prevent these plans being delivered.

187. The site has a PTAL rating score of 6b, which is highest PTAL level in terms of accessibility to public transport.

Trip Generation

188. In summary, the proposed development is forecast to generate an additional 408 public transport, 139 walk trips and 45 cycle trips per day (from a current 8 car driver trips, 51 public transport trips, 22 walk trips and 7 cycle trips per day). Given that this is a car-free scheme within a controlled parking zone (CPZ), any car driver trips have been reassigned to other modes of travel. Given the low number of motorised vehicle trips to the site, the main modes of travel are either by bicycle or public transport. A disabled parking space is to be provided on road with an electric charging point.

189. The submitted Transport Assessment (TA) is considered to provide an adequate appraisal of the relevant transport and highway related matters including an assessment of the potential for journeys to be made by sustainable modes of transport as well as detailed estimates of vehicular trips resulting from the development. The proposal is forecast to generate no car driver trips, 375 public transport trips, 162 walk trips and 52 cycle trips per day.

190. These vehicle movements would not generate any significant adverse impact on the existing movements on the adjoining roads. It is not considered that the proposed development would impact on the local highway network in terms of trip generation.

191. A planning obligation will ensure that no future occupiers of the proposed development could obtain parking permits in this CPZ.

Public Transportation

192. It is important to consider the trips during peak hour. In terms of peak hour (08:00-09:00) impact on public transport services the proposed development

would lead to:

- 27 additional Underground passengers
- 9 additional train passengers
- 30 additional bus passengers.

Servicing and Delivery

193.

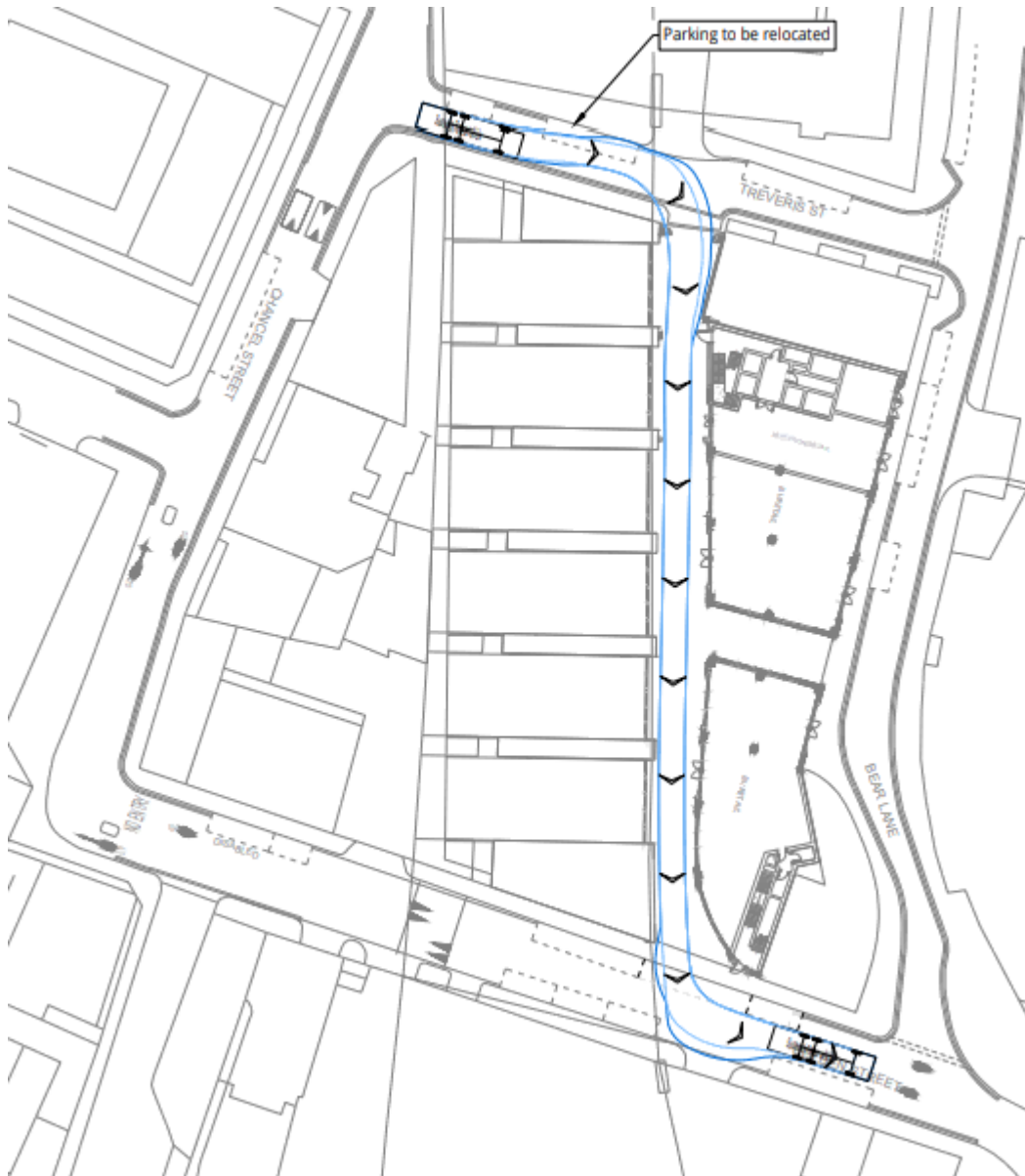


Image: Swept path analysis for a standard refuse vehicle utilising the new Low Line route.

194. The new building will be serviced from within the site that will be conditioned, using the proposed new one way, northbound only service road along the western flank of the building that also provides a new access to the adjacent Low Line arches. On street loading bays will be also used subject to conditions limiting servicing hours to 08:00 - 20:00 Monday to Friday, 09:00 - 18:00 on Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays. The new service road is 4.22m wide, which is enough for a refuse vehicle with space for pedestrians to pass it when using the main entrance into the office. There is an

expectation of 13 service vehicles per day that will travel at low speeds as a result of the nature of the surrounding streets with 20mph limits.

195. In order to achieve a proper swept path into the site, on street parking will be altered on Treveris Street, Dolben Street and Bear Lane, but parking spaces will not be lost, see image above. This will be paid for by the Developer via s.278 agreement.
196. The development will be refuse serviced by a private refuse contractor. The private waste contractor's vehicle will use the new service road. As a private refuse collection arrangement, site management will be able to specify times of collection to avoid peak hours and vehicle sizes, to be controlled by condition.

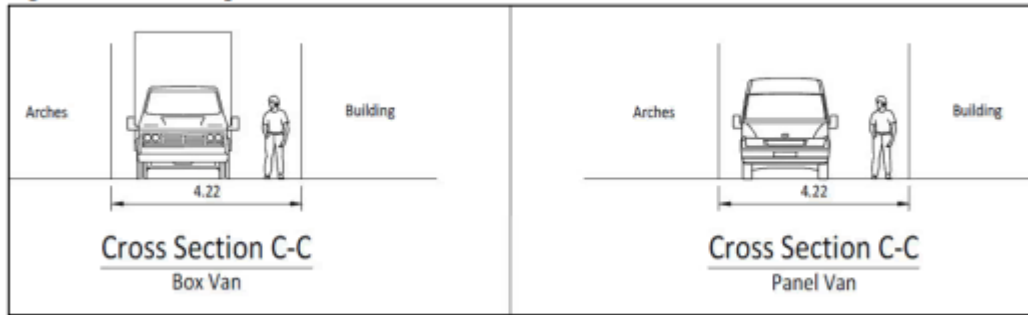
Active Transport

Walking and the public realm



Image: Increased Bear Lane pavement width.

198. The development will provide for wider footways on Bear Lane that varies from 1.5m and 4m depth providing 43.8sqm of additional pavement space, and this will be delivered through the s278 Agreement. This is a welcome improvement to this historic street.
199. Pedestrians will primarily enter and exit the new office via the Low Line frontage (which also serves as the new service road), dispersing in various directions from Treveris and Dolben Streets as well as Bear Lane.
200. This balanced approach complies with Policy P50 (Highway impacts) of the New Southwark Plan, which requires that there be adequate provision for pedestrians and cyclists.

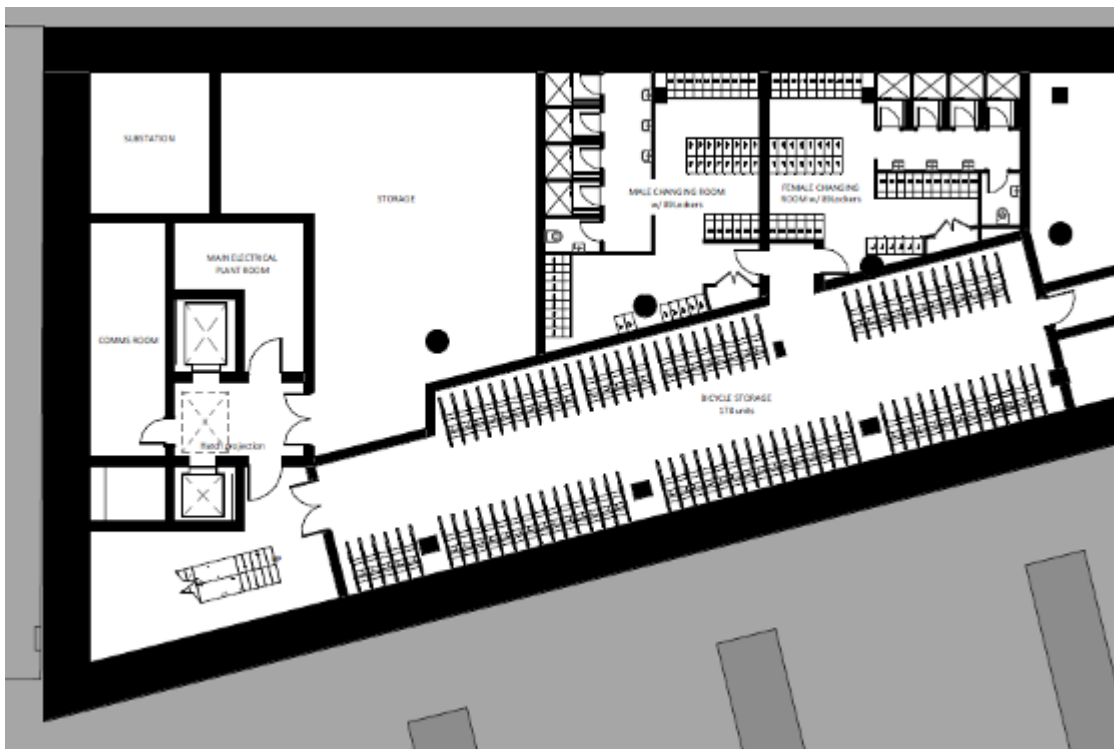
Figure 6.1: Servicing Corridor Cross Section**Image: servicing Corridor Cross Section**

201. The servicing road has enough width for loading and for people to pass at its narrowest section that is 4.22m wide. The road is up to 5.37m wide and is 5m wide for most of the route.

Cycling

202. Chanel Street, which partially borders the application site to the west, is located on TfL's Quietway 14, providing a 2km cycle route between Blackfriars Road and Bermondsey. Cycle Superhighway 6 is also located on Blackfriars Road to the west of the site, providing a route from Kings Cross to Elephant and Castle. Also to the north is National Cycle Route 4, providing a long-distance route from Greenwich to Fishguard in Wales, providing a commutable route from Fulham and Kingston-Upon-Thames and beyond.

- 203.

**Image: Basement cycle storage and changing rooms.**

204. The Applicant has proposed 178 long stay cycle spaces in the basement. Also, 3 short stay cycle spaces (Sheffield Stands) and a cargo space have been

provided in the public realm at ground floor level. Associated with this is a locker room and a toilet and shower room. These have been amended to provide generous single sex changing rooms.

205. The applicant has also agreed to pay a contribution towards cycle hire docking station. It is considered that the provision is compliant with policy.

Construction

206. An Outline Construction Logistics Plan has been submitted with the application. The S106 would secure a detailed Demolition and Construction and Environmental Management Plan (DEMP and CEMP). This is for the Council to manage cumulative impacts of the construction of the development on the highways and environment.

Conclusion on Transport

207. The development is supported because it provides improved and good quality pedestrian and cycle facilities. It reduces car dependency and would not have a significant impact on public transport services. It would have appropriate management to reduce the impact of servicing and delivery, subject to the s106 obligations and conditions.

ARCHEAEOLOGY

208. The site is located within the 'North Southwark and Roman Roads' Tier 1 Archaeological Priority Area (APA). The APA is the most archaeologically significant area of Southwark containing deeply stratified multi-phase archaeology dating from prehistoric times to the modern day.
209. A Historic Environment Assessment has been provided by Museum of London Archaeology setting out anticipated archaeological implications of the development.
210. There is a moderate potential for palaeoenvironmental remains with low to high significance to be found, with estimates ranging from low to high potential. There is moderate potential for low heritage significant remains from c.18 properties fronting Dolben Street. For other periods there is a low potential because until the post-medieval period the site was within the Bankside Channel making it unsuitable for occupation.
211. The most appropriate investigation strategy is archaeological evaluation trenches and pits. A preliminary investigation should include the archaeological monitoring of geotechnical pits dug for engineering purposes. These should inform an archaeological mitigation strategy that should comprise excavation or a watching brief. An approved archaeological Written Scheme of Investigation will be required. This will be secured by condition.

ENVIRONMENTAL CONSIDERATIONS

Flood Risk and Water Resources

212. The application site is located within Flood Zone 3 of the River Thames which is tidally influenced at this location. Flood Zone 3 is classified as comprising land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of tidal flooding (>0.5%). Flood defences are indicated to be in good condition and afford the Site a standard of protection up to the 1 in 1000 year event.
213. Policy P68 (Reducing flood risk) of the Southwark Plan states that development must be designed to be safe and resilient to flooding and finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding. Additionally, major development is required to reduce surface water run-off to green field run-off rates, and this must be through the application of water sensitive urban design and SuDS.
214. The Applicant has submitted a Flood Risk Assessment (FRA). The Environment Agency (EA) has reviewed the submitted information in relation to flood risk and contamination and they do not object to the proposal subject to conditions, in particular to mitigate risk of contamination from previous industrial uses. This was following further information being provided in relation to concerns regarding risks posed to groundwater by the development. The site is sensitive because it is located upon a secondary aquifer, has industrial use and is adjacent to railway land. The amended details satisfied the Environment Agency that the risks to groundwater posed by this development can be satisfactorily managed subject to conditions.
215. The proposal has also been reviewed by the Council's Flood and Drainage Engineer. The application complies with the hierarchy of drainage set out in the London Plan, Policy SL13 (Sustainable drainage) because whereas drainage is proposed to discharge into a combined sewer it has been demonstrated that there are no segregated grey and brown water sewers nearby.
216. The Applicant has proposed to use green and blue roofs, permeable paving, and an underground storage tank to manage their surface water before discharging. Whereas they have not proposed other green infrastructure such as raingardens or small above ground planters cannot be practically provided due to the lack of available external space, and this has been agreed by the Council's Flood Risk Officer.
217. Thames Water consent for the proposed discharge connection has been applied for but is not yet provided. It is required but the Council's Flood Risk Officer is satisfied that this can be resolved via condition.
218. The Council's Flood Risk Officer has sought more details regarding levels of features, which will need to be resolved via a condition requiring drainage layout details. A condition is also required to obtain a drainage strategy regarding the maintenance tasks and frequencies for each drainage component.
219. The proposed Greenfield runoff rate has a restricted outflow of 2.0 l/s with all hardstanding accounted for and with the blue roof entered as a virtual

catchment and storage device to obtain a realistic inflow into the porous paving and underground system. This has been considered acceptable by the Council's Flood Risk Officer.

220. The applicant proposes several drainage features including potential rainwater harvesting, a green and blue roof, planters and permeable paving and geocellular attenuation tanks.
221. The attenuation volume proposed (18.4 m³) is greater than the attenuation volume required (12.2 m³). It has been demonstrated that the site will not flood as a result of the 1 in 30 year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100 year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration will be suitably managed via adjusting site levels so that exceedance flows go away from buildings and towards the highway which has a low likelihood of surface water flooding. It is recommended that the mitigation measures outlined in the report be provided and this can be secured via a condition.
222. Policy D12 (Fire safety) of the London Plan 2021 expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.
223. The submitted strategy demonstrates how the development would achieve the highest standards of fire safety, including means of escape, fire safety features and means of access for fire service personnel. The provision of a suitably sized evacuation lift is also proposed in line with Policy D5 of the London Plan that has 120-minute fire-resisting construction with FD60S doors.
224. Materials of construction generally comprise concrete, steelwork, masonry, gypsum plaster and glazed components with materials satisfying British Standards regarding fire resistance.
225. Given that the submitted strategy does not finalise details of construction methods and materials, a pre-commencement condition requiring the submission of a finalised Fire Strategy to be approved in writing by the Council is attached to this decision.

Lighting

226. All lighting within the site will offer minimal upwards light spill and all functional lighting will be designed to offer good vertical illumination and good facial recognition, to create 'defensible space' around pedestrians and to ensure good quality lighting conditions for CCTV cameras.
227. The proposed lighting will be sustainable in terms of energy use, environmental impact and durability/ vandal-resistance. All automatic lighting will be photocell activation type fittings.
228. The final lighting details will be secured by condition.

Ground Conditions and Contamination

229. Given the nature of the site, use and surrounding uses, there is the potential for contamination at the site. The applicant submitted a Phase 1 Land Quality Assessment (in respect of land contamination). The Council's Environmental Protection Team (EPT) has reviewed the report and support the requirement that a phase 2 assessment should be carried out. A condition has been recommended by EPT to secure any further remediation strategies.

Air Quality

230. The site is in an Air Quality Management Area (AQMA) and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development. Southwark Plan Policy P65 (Improving air quality), states that development should address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.
231. An Air Quality Assessment was submitted and was prepared to determine the likely air quality impacts from the redevelopment of the site on existing and introduced receptors. It was noted that there are several highly sensitive residential receptors in the vicinity which could be affected by changes in air quality arising from construction and demolition activities associated with the development. Commercial and industrial premises in the area will also be sensitive to dust including the Hilton Hotel opposite. No ecological receptors have been identified within 200 m of the development site.
232. The results of the dust risk assessment indicate that construction activities may have at worst, medium air quality impacts at nearby receptors without mitigation. These impacts can be minimised or removed through the implementation of a construction phase dust management plan detailing the appropriate mitigation measures and dust monitoring. A DEMP and CEMP will be secured to ensure mitigation measures would be in place. EPT also agree with the findings and raised no objections. They require that the dust mitigation measures outlined in table 20 should be incorporated into the final CEMP.
233. The air quality neutral assessment has found that the proposed development will exceed air quality neutral requirements in respect of transport and building emissions.

Noise and Vibration

234. A Noise Impact Assessment has been submitted and reviewed by EPT. They have requested conditions for plant noise. A condition is recommended prohibiting use of the external terraces after 19:00
235. Noise sensitive receptors with a potential to be affected by new noise sources associated with the development such as external building services plant include the existing residential dwellings on Treveris Street, Dolben Street and Bear Lane and include the Bear Lane Hilton Hotel.

Agent of Change

236. Where new noise and other nuisance-generating development is proposed close to residential and other sensitive uses, Policy D13(C) (Agent of Change) of the London Plan 2021 requires that new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.
237. The proposal, as the incoming 'agent of change', to be designed to mitigate and manage any impacts from existing sources on the future users/occupiers. Developments should be designed to ensure that established noise and other nuisance-generating uses remain viable and can grow without unreasonable restrictions placed on them.
238. The proposed development would go from an established light industrial use to an office building. Steps have been taken to mitigate risk of noise and nuisance. Entrance doors have been placed on the west elevation only to prevent excess activity on residential Bear Lane where existing residential properties are located. A condition will restrict hours of use and planters have been focussed on the edge of the terraces to move workers back from the edge, whilst obscure views of people using the terraces. Also, a condition will be applied restricting late evening and night time usage of the terraces. With these steps, it is considered that any harm has been adequately mitigated with the scheme therefore complying with London Plan Policy D13.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

Energy

239. Policy SI2 (Minimising greenhouse gas emissions) of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policy SI3 (Energy infrastructure) requires consideration of decentralised energy networks, Policy SI4 (Managing heat risk) deals with managing heat risk and Policy SI5 (Water infrastructure) is concerned with protecting and conserving water resources and associated infrastructure.
240. Policy P70 (Energy) of the Southwark Plan sets out the borough approach to ensuring that new developments tackle climate change. The approach is generally consistent with London Plan Policies but also requires new commercial developments to meet BREEAM 'Excellent'. The policy also states that non-residential developments must reduce carbon emissions by at least 40% on 2021 Building Regulations. Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.
241. An Energy Strategy Report based on the Mayor's hierarchy has been submitted by the applicant. This details how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Be Lean' 'Be Clean' and 'Be Green' measures have been employed in an attempt to achieve the

reduction in line with the GLA guidance on preparing energy statements, P70 of the Southwark Plan 2022, and the Southwark Sustainable Design and Construction SPD.

242. The development achieves a 38% reduction in overall carbon emissions over Part L of the Building Regulations 2013. However, Policy P70 (Energy) of the Southwark Plan requires a 40% reduction. The Applicant has indicated that they are confident that a further 2% savings can be achieved and are happy for a condition to be provided so that this detail can be finalised at the detailed design stage.

Be Lean (use less energy)

243. 'Be lean' refers to the approach taken by the design team to maximise the positive aspects of the scheme's passive design to minimise the base energy demand of the buildings. As part of this application, key passive ('Be Lean') design features include:

- Improving building fabric U-values;
- Optimised solar controlled glass;
- Mechanical ventilation with heat recovery to offices with low specific fan powers;
- High efficiency VRF cooling and heating;
- High efficiency lighting with controls including presence and absence detection and daylight dimming.

Be Clean (supply energy efficiently)

244. The development is 320m from the nearest heat network and being commercial will primarily require cooling rather than heating. Also, the proposed cooling system can provide heating with efficient heat recovery technology. It is therefore not intended that the scheme will connect to the heat network

Be Green (Low or Carbon Zero Energy)

245. Photo-voltaic panels have been considered suitable for the proposed development. The PV panels would be placed on the roof of the building.
246. Heat pumps will be used to incorporate heating and cooling with the anticipated main requirement being cooling.

Overheating

247. London Plan Policy SI4 (Managing heat risk) and Policy P69 (Sustainability standards) of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy is as follows:

- Minimise internal heat generation through energy efficient design; then
- Reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then

- Manage the heat within the building through exposed internal thermal mass and high ceilings; then
- Use passive ventilation; then
- Use mechanical ventilation; then
- Use active cooling systems (ensuring they are the lowest carbon options).

248. The proposed development has been designed to reduce cooling demand and overheating risks. There would be the use of high-performance glazing and air source heat pumps and mechanical ventilation with heat recovery.

BREEAM

249. Southwark Plan Policy P69 (Sustainability standards) requires developments to achieve a BREEAM rating of 'Excellent' for non-residential development and non-self-contained residential development over 500sqm.

250. The Energy Strategy provides a preliminary BREEAM assessment for the proposed development. The pre-assessment results demonstrate that the development is being designed to achieve a BREEAM New Construction rating of 'Excellent', in accordance with P69 of the Southwark Plan and this will be secured by condition.

251. PLANNING OBLIGATIONS (Section 106 Undertaking or Agreement)

252. Southwark Plan Implementation Policy IP3 (Community infrastructure levy (CIL) and Section 106 planning obligations) and Policy DF1 (Delivery of the Plan and Planning Obligations) of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP3 of the Southwark Plan Aims to ensure that any potential adverse impact that makes a proposed development unacceptable is mitigated by using planning conditions in the first instance. Additionally, and where they meet the required tests, Section 106 legal agreements that either a) mitigates the impact or b) pay the council a financial contribution to enable the council to will be used to mitigate the impact. 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

253. The application would be supported by the following Section 106 obligations:

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		

Employment and training (at the end phase)	<ul style="list-style-type: none"> • One job lasting a minimum 26 weeks for an unemployed Southwark resident per 500sqm GEA (13 jobs) • One Southwark resident trained in pre or post-employment short courses per 500sqm GEA (13 jobs) • One new apprenticeship start or in work NVQ per 2000sqm (3 jobs) • Where the target number of sustained jobs, short courses or apprenticeships cannot be provided a contribution will be sought to be used by Southwark Council to provide equivalent opportunities in the local area to residents based on the following formula: <ul style="list-style-type: none"> ○ Shortfall against target number of jobs lasting minimum 26 weeks for an unemployed Southwark resident x £4,300 (the average cost of supporting an unemployed Southwark resident into sustained employment) ○ Shortfall against target number of Southwark residents trained in short courses x £150 (the approximate cost of a typical construction sector short course) ○ Shortfall against target number of apprenticeship starts x £1,500 (the approximate cost of a typical construction sector Level 2 qualification) 	Agreed
Employment and Enterprise: General and end-user base (skills, training and employment)	<ul style="list-style-type: none"> • The number of jobs lasting a minimum of 26 weeks for unemployed Southwark residents will be calculated at 10% of the estimated Full Time Employee (FTE) employment on site according to Homes and Community Agency (HCA) employment densities (see page 21) or an alternative measure agreed by the council. [Assume 1:13, 524 jobs, and 52 Southwark jobs]. 	
Affordable workspace	<ul style="list-style-type: none"> • Provision of 10% of internal GIA as Affordable Workspace – proposed to be at GF see attached. • Affordable Workspace defined as 	Agreed

	<p>75% of local market rent</p> <ul style="list-style-type: none"> • Service charges defined £5.50 psf • Affordable Workspace <p>Management Plan to be provided and delivered</p>	
Transport and Highways		
Public Transport Infrastructure Contribution	A contribution towards the provision of a TfL Cycle Hire Docking Station (£70,000)	Agreed
Highway works	Footway reconstruction	Agreed
Highway Works	2 Raised tables on Bear Lane	Agreed
Highway Works	DSP Bond	Agreed
Parking permit restriction	This development would be excluded from those eligible for car parking permits under any future CPZ operating in this locality.	Agreed
Low Line Management Plan	A management plan is required to secure access to the new Low Line route for both this development and for the adjoining mixed use railway arches that are within the blue line of the site, presently under the ownership of the Applicant.	Agreed
Energy, Sustainability and the Environment		
Futureproofing for connection to District Heat Network (DHN)	Prior to occupation, an Energy Strategy must be approved setting out how the development will be designed and built so that it will be capable of connecting to the District CHP in the future.	Agreed
Achieving net carbon zero	An off-set payment of to be confirmed to take into account new requirements to exceed 2021 Building Regulations by 40%.	Agreed
Archaeology monitoring/supervision fund	Contribution towards cost of providing technical archaeological support of £6,778 for schemes above 5,000 and below 10,000 sqm.	Agreed
Achieving Greenfield rates	(£366 per cubic metre shortfall against greenfield run off rates)	Agreed
Administration fee	Maximum contribution to cover the costs of monitoring these necessary planning obligations, calculated as 2% of total	Agreed

	sum	
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254. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
255. If a satisfactory legal agreement has not been entered into by 31 October 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 affordable workspace and mitigation against the adverse impacts of the development through projects or contributions in accordance with Policy IP3 ‘Community infrastructure levy (CIL) and Section 106 planning obligations’ of the Southwark Plan (2022), and London Plan (2021) policy DF1 ‘Delivery of the Plan and Planning Obligations’, as well as guidance in the council’s Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)”.

Mayoral and Southwark Community Infrastructure Levy (CIL)

256. 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 investments in London as a whole, primarily Crossrail, while Southwark’s CIL will provide for infrastructure that supports growth in Southwark.
257. The site is located within Southwark CIL Zone 1 and MCIL2 Band 2 zone. Based on the floor areas provided in the agent’s revised CIL Form1 dated 19 Nov 2022 and proposed floor areas in Area Schedule published (Feb 2022 update), the gross amount of CIL is approximately £1,109,831.07. 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.

STATEMENT OF COMMUNITY INVOLVEMENT

258. Consultation was carried out by the applicant prior to the submission of the planning application, and during the consideration of the application. The consultation undertaken was carried out with the local community and key stakeholders from the area. This is summarised in the tables below, which are taken from the submitted Statement of Community Involvement.

Meetings	Date	Attendees	Summary of discussions
Pre application meetings		Council officers	Discussion of land use. Discussions and concerns raised regarding the height, bulk and

			architecture. Requests that applicants submit a Pre-Application Engagement Plan and carry out public consultation as part of the pre-application process
Private meetings	16/01/2020	Hilton Hotel Bankside meeting with Hotel Manager.	
	17/01/2020	Southwark Charities: Clerk to the Trustees & Pelican Property Development	
	22/01/2020	Better Bankside; Deputy CEO & Bankside Urban Forest Manager	
Public website www.bear-lane.co.uk		To 18 th December 2020, the website had circa 100 visits.	371 letters were sent to publicise the website. Site included 15 proposal panels and a feedback form.

Table: List of meetings and events

259. 20 meetings were arranged with locally elected politicians and the local community (including Community webinars) as detailed in Table 1 below. Details of these meetings can be found in Appendix 1 of the March 2021 Statement of Community Involvement document.

13/08/2019	Arcadis LLP on behalf of Riverside Housing Group Assistant Development Consultant
16/01/2020	Hilton Hotel Bankside – Hotel Manager and staff.
17/01/2020	Southwark Charities – Clerk to the Trustees, and Pelican Property Development
22/01/2020	Better Bankside – Deputy CEO Bankside Urban Forest Manager
29/01/2020	5a Bear Lane residents
12/02/2020	LB Southwark – Cabinet Member for Growth, Development & Planning,
10/02/2020	18 Great Suffolk Street residents
09/03/2020	Living Bankside – Executive Chairman
05/05/2020	Bankside Open Spaces Trust – Chairman
06/01/2021	LB Southwark (Borough & Bankside ward) Councillors

07/01/2021	13 Residents from 5B Bear Lane, 31 Dolben Street, 18 Great Suffolk Street and 1 Treveris Street and others (via Community webinars)
11/01/2021	7 Residents from 5B Bear Lane, 31 Dolben Street and 18 Great Suffolk Street (via Community webinars)
13/01/2021	Better Bankside – Deputy CEO and others Bankside Urban Forest Manager
28/01/2021	LB Southwark – Cabinet Member for Climate Emergency, Planning & Transport and Director of Planning
12/02/2021	Southwark Charities – Clerk to the Trustees (Pelican Property Development)
19/02/2021	31 Dolben Street residents
25/02/2021 and 03/03/2021	5b Bear Lane residents
03/03/2021	18 Great Suffolk Street residents
03/03/2021	– Living Bankside, Executive Chairman

Community impact and equalities assessment

260. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
261. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
262. 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
 - 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.

263. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. The provision of affordable workspace would potentially benefit small BAME businesses in Southwark, whilst the accessible nature of the new work space and low line works would benefit employees with disabilities.

Human rights implications

264. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
265. This application has the legitimate aim of providing new home. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive engagement

266. 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.
267. 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.
268. 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 extension of time?	YES

CONCLUSION ON PLANNING ISSUES

269. The redevelopment of the site is supported. The proposed commercial/office scheme would be in line with policy aspirations of the Southwark Plan and London Plan to increase the number of employment opportunities within the Central Activity Zone. The introduction of Affordable Workspace to the development is considered to be a major benefit of the scheme.
270. The building would be positioned to allow for a new access road to the Low Line. It would also set back the building from the current Bear Lane building line to provide a more spacious highway, with most of the building above first floor level providing at least 12m window to window distance. The development would also provide substantial gains in biodiversity with a 0.33 increase in Urban Greening on the site.
271. The scheme would have some significant impacts on neighbouring properties in relation to daylight and sunlight, but on balance these are acceptable given the sites central London location. Any overlooking to neighbouring occupiers is minimised by window obscuring, set back and planters and restrictive hours applied to the roof terrace.
272. It is therefore recommended that planning permission be granted subject to conditions, and the applicant entering into a Section 106 Legal Agreement under the terms as set out above.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 1516-33 Application file: 21/AP/0737 Southwark Local Development Framework and Development Plan Documents	Environment and Leisure and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation
Appendix 2	Planning Policies
Appendix 3	Consultation undertaken
Appendix 4	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Philip Ridley, Senior Planning Officer	
Version	Final	
Dated	25 May 2023	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		25 May 2023

Recommendation

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

This document is not a decision notice for this application.

Applicant	C/O Agent GH/AH Bear Lane Ltd	Reg. Number	21/AP/0737
Application Type	Major application		
Recommendation		Case Number	1516-33

Draft of Decision Notice

for the following development:

Demolition of existing buildings to allow for the erection of a new building up to eight storeys in height (plus roof plant and basement) to provide Class E accommodation including office and retail floorspace. The development will include improvements to the low line and public realm, cycle parking, provision of a service bay and other associated works.

33-36 Bear Lane London Southwark SE1 0UH

In accordance with application received on 2 March 2021 and Applicant's Drawing Nos.:

Location Plan 1901-SPP-00-P-GF-0002 REV 01 received 02/03/2021

Existing Plans

EXISTING STREET SURVEY 1901-SPP-02-ST-0001-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL 02 1901-SPP-02-P-GF-0004-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL 01 1901-SPP-02-P-GF-0003-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL GF 1901-SPP-02-P-GF-0002-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL B1 1901-SPP-02-P-GF-0001-S4-P02 received 24/01/2022

EXISTING ELEVATIONS 1901-SPP-02-E-0001-S4-P02 received 24/01/2022

BOUNDARY LINES 1901-SPP-00-P-GF-0004-S4-P02 received 24/01/2022

GF - EXISTING FLOOR PLAN 1901-SPP-00-P-GF-0003-S4-P02. received 24/01/2022

SITE LOCATION PLAN 1901-SPP-00-P-GF-0002-S4-P02. received 24/01/2022

Proposed Plans

EXTENT OF DEMOLITION - EAST ELEVATION 1901-SPP-95-E-GF-0001-S4-P02 received 24/01/2022

EXTENT OF DEMOLITION - EAST ELEVATION 1901-SPP-95-E-GF-0001 REV 01 received 06/04/2021

PROPOSED - ELEVATIONS – EAST & WEST – COLOUR 1901-SPP-25-E-0003 REV P05 received 27/04/23

PROPOSED - ELEVATIONS – NORTH & SOUTH 1901-SPP-25-E-0002 REV P06 received 27/04/23

PROPOSED - ELEVATIONS – NORTH & SOUTH - COLOUR 1901-SPP-25-E-0004 REV P05 received 27/04/23

PROPOSED - ELEVATIONS – EAST & WEST 1901-SPP-25-E-0001 REV P07 received 27/04/23

PROPOSED - SECTIONS 1901-SPP-26-S-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL B1 - 901-SPP-20-GA-B1-0001 REV P07 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL GF - 1901-SPP-20-GA-GF-0001 REV P08 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 01 - 1901-SPP-20-GA-GF-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 02 - 1901-SPP-20-GA-L2-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 03 - 1901-SPP-20-GA-L3-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 04 - 1901-SPP-20-GA-L4-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 05 - 1901-SPP-20-GA-L5-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 06 - 1901-SPP-20-GA-L6-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 07 - 1901-SPP-20-GA-L7-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – ROOF - 1901-SPP-20-GA-RF-0001 REV P06 received 27/04/23

Other Documents

EXTENT OF DEMOLITION SCOPE 1901-SPP-95-P-GF-0001-S4-P02 received 24/01/2022

SITE LOCATION PLAN 1901-SPP-00-P-GF-0002 REV 01 received 05/03/2021

BOUNDARY LINES 1901-SPP-00-P-GF-0004 REV 01 received 05/03/2021

EXTENT OF DEMOLITION SCOPE 1901-SPP-95-P-GF-0001 REV 01 received 06/04/2021

VIEWS STUDY received 19/11/2022

PROPOSED - BAY STUDY - LEVELS 3 & 4 1901-SPP-30-B-0002-S4-P03 received 25/01/2022

PROPOSED - BAY STUDY - LEVELS GF & 1 1901-SPP-30-B-0001-S4-P03 received 25/01/2022

PROPOSED - BAY STUDY - LEVELS 3 & 4 1901-SPP-30-B-0002 REV P03 received 24/10/2022

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

2. Contamination Strategy

No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

all previous uses; potential contaminants associated with those uses;

a conceptual model of the site indicating sources, pathways and receptors; and

potentially unacceptable risk arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.

4. 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 (3) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

3. SECURITY MEASURES

a. Secured By Design Measures.

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

b. Secured by Design Certification.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall 'seek to achieve' the secured by design accreditation award from the Metropolitan Police Service.

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 Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

4. No development shall take place, including any works of demolition, until a written Construction Environmental Planning Plan (CEMP) has been submitted to and

approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

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

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23

Permission is subject to the following Grade Condition(s)

6. GREEN ROOFS FOR BIODIVERSITY

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be: * biodiversity based with extensive substrate base (depth 80-150mm); * laid out in accordance with agreed plans; and * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage). The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

7. ECOLOGICAL MANAGEMENT PLAN

Prior to the commencement of development a 30 year 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 30 year 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 planters, Urban - Brown roof, Ground-based green wall, intensive green roofs, Trees, shrub planting and nesting and roosting features. Also, details of gating to the low line route.

Reason: 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 a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity, also in accordance with: Chapters 8, 12 & 16 of the National Planning Policy Framework 2021; G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

8. Swift nesting features

Before any above grade work hereby authorised begins, details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority and shall be installed prior to the first commencement of the use hereby granted permission.

No fewer than eighteen nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

9. Tree planting and screening

In connection with trees and other planted screening planned for the third floor east facing roof terrace, prior to above grade works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. All

trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason:

To ensure the proposed development will preserve and enhance the privacy of residents opposite and visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; 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; and policies of the Southwark Plan (2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

10. SCREENING OF ROOF TERRACES

Prior to the commencement of above grade works, details of obscure glazing to east facing windows less than 12m from residential properties and screening in the form of privacy screens and planting to roof terraces facing east and north 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. Screening to include residual locations on roof terraces where the planting scheme results in direct line of sight of residential windows

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

11. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

Details of roof plant, equipment and other structures shall be provided and approved in writing by the Local Planning Authority prior to the first commencement of above ground work. Development shall then be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason:

In order to ensure that plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area and to ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise and vibration in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality), P56 (Protection of amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022) of the Southwark Plan (2022).

12. Hard and soft landscaping and gating

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),

Detailed drawings of security gates to the north and south entrances to the new Low Line route, to be operated in accordance with the Low Line Management Plan.

Details of the means of enclosure for the western site boundaries to the Low Line railway arches.

Shall be submitted to and approved in writing by the Local Planning Authority. The landscaping and the gating and boundary treatment of the Low Line route 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; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

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

13. PROVISION OF CYCLE STORAGE

Before the first occupation of the building/extension, the cycle storage and locker, shower and changing facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

14. Ecological Monitoring

Prior to the new development being first brought into use / occupied, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include:

Surveys of created habitat Inc. all roofs and green wall, use of bird and bat boxes.

The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years.

Surveys shall be undertaken in years 1,2,3,5,7,10,15,20,25 and 30.

Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

Reason:

To comply with the Biodiversity Net Gain requirements of the Environment Act 2021. To measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits.

This will help refine the design of net gain/mitigation schemes to ensure effective measures are delivered in future developments. Also in accordance with: Chapters 8, 12 & 16 of the National Planning Policy Framework 2021; G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

15. Plant Noise

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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

Permission is subject to the following Compliance Condition(s)

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no use of the ground floor of the development hereby granted that is coloured green, shown in Drawing Number 1901-SPP-20-GA-GF-0001 other than Use Class E(a), Retail unless otherwise agreed in writing by the Local Planning Authority.

Reason: To support the Borough and Bankside Town Centre by providing active frontages at ground floor level and to provide retail provision in accordance with NPPF 2021 Chapters 1 (Achieving Sustainable Development), 6 (Ensuring the vitality of town centres), London Plan Policies GG5 (Growing a good economy), SD6 (Town centres and high streets), SD7 (Town centres: development principles and Development Plan Documents), SD8 (Town centre network), SD9 (Town Centres: Local partnerships and implementation), Policy SD10 (Strategic and local regeneration), E9 (Retail, markets and hot food takeaways 2022 Southwark Plan Policies P32 (Small Shops), P35 (Town and local centres), P38 (Shops outside protected shopping frontages, town and local centres) and P52 (Low line routes).

17. ROOF TO BE USED ONLY IN EMERGENCY

The second, fourth and fifth floor east facing green / biodiverse roof terrace adjacent to Bear Lane and the part of the sixth floor terrace annotated on the approved floor plans as being, "For maintenance only" and the roof above the Seventh Floor annotated on the roof plan as, "Plant and PV Area" hereby permitted, shall not be used other than as a means of escape and for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting outside and general pedestrian activities.

Reason:

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

18. Servicing hours - standard

Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 - 20:00 Monday to Friday, 09:00 - 18:00 on Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

19. No infiltration of Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework

20. Doors onto Bear Lane

There shall hereafter be no doors opening onto Bear Lane from the ground floor of the development hereby granted, with the exception of the east elevation substation doors shown on drawing.

Reason: To limit the additional volume of pedestrian activity on Bear Lane in light of footpaths being less than 2.4m wide so as to reduce congestion on pavements. Also to reduce noise and disturbance for residents on Bear Lane, which has low ambient noise levels, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

21. TERRACES HOURS OF USE

The use of the sixth and seventh floor roof terraces hereby approved shall only be between 07:00 and 19:00 other than for emergencies with the exception of the second floor roof terrace, which shall only be used for emergencies only.

Reason:

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

22. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

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

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

23. Materials Schedule and On-Site Presentation of Samples

Before any façade works of development hereby authorised begins:

a) A materials schedule providing the specification of materials to be used in the approved elevations in constructing the development hereby approved shall be submitted to and approved in writing by the LPA;

b) Sample panels of facing materials and surface finishes for the elevations, each to be at least 1 square metre in surface area, shall be presented on site (or an

alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.

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

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2021, Policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

24. External Lighting - pre-approval

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021) and Lighting within the schemes public realm areas should conform to lighting standard BS 5489:2020.

Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021), the Southwark Plan 2022 Policy P16 (Designing out crime); P13: Design of places, P14: Design quality Policy P56 (Protection of amenity) and P66 Reducing noise pollution and enhancing soundscapes.

25. 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, Policy HC1 (Heritage conservation and growth) of the London Plan, and the National Planning Policy Framework.

Informatives

1 Surface Water Drainage

Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water.

2 London Fire Brigade Informative

If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office (water@london-fire.gov.uk) to discuss the proposed provision.

If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation (FSR-AdminSupport@london-fire.gov.uk) to review the proposed provision.

3 Piling

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

4 Waste

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

<https://www.claire.co.uk/projects-and-initiatives/dow-cop> excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution. Treated materials can be transferred between sites as part of a hub and cluster project formally agreed with the EA some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to the Position statement on the Definition of Waste: Development Industry Code of Practice and the Environmental regulations page on GOV.UK
<https://www.gov.uk/browse/business/waste-environment/environmental-regulations>

Planning Policies

National Planning Policy Framework

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

The following chapters are relevant:

Section 2 - Achieving sustainable development

Section 6 - Building a strong, competitive economy

Section 7 - Ensuring the vitality of town centres

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

New London Plan 2021 Policies

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 SD10 - Strategic and local regeneration

Policy D1 - London's form, character and capacity for growth

Policy D3 - Optimising site capacity through the design-led approach

Policy D4 - Delivering good design

Policy D5 - Inclusive design

Policy D11 - Safety, security and resilience to emergency

Policy D12 - Fire safety

Policy D13 - Agent of Change

Policy D14 - Noise

Policy E1 - Offices

Policy E2 - Providing suitable business space

Policy E3 - Affordable workspace

Policy E11 - Skills and opportunities for all

Policy G1 - Green infrastructure

Policy G5 - Urban greening

Policy G6 - Biodiversity and access to nature

Policy SI 1 - Improving air quality

Policy SI 2 - Minimising greenhouse gas emissions

Policy SI 3 - Energy infrastructure

Policy SI 4 - Managing heat risk
 Policy SI 5 - Water infrastructure
 Policy SI 12 - Flood risk management
 Policy SI 13 - Sustainable drainage
 Policy T1 - Strategic approach to transport
 Policy T2 - Healthy Streets
 Policy T3 - Transport capacity, connectivity and safeguarding
 Policy T4 - Assessing and mitigating transport impacts
 Policy T5 - Cycling
 Policy T6 - Car parking
 Policy T6.5 - Non-residential disabled persons parking
 Policy T7 - Deliveries, servicing and construction
 Policy T9 - Funding transport infrastructure through planning

Southwark Plan 2022

SP4 – Green and inclusive economy
 SP6 – Climate emergency
 P13 – Design of places
 P14 – Design quality
 P16 – Designing out crime
 P18 – Efficient use of land
 P23 – Archaeology
 P30 – Office and business development
 P31 – Affordable workspace
 P35 – Town and local centres
 P49 – Public transport
 P50 – Highways impacts
 P51 – Walking
 P53 – Cycling
 P54 – Car parking
 P56 – Protection of amenity
 P59 – Green infrastructure
 P60 – Biodiversity
 P64 – Contaminated land and hazardous substances
 P65 – Improving air quality
 P66 – Reducing noise pollution and enhancing soundscapes
 P67 – Reducing water use
 P68 – Reducing flood risk
 P69 – Sustainability standards
 P70 – Energy
 IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations

Mayors SPD/SPGs

Sustainable Design and Construction (April 2014)

Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

Planning for Equality and Diversity in London (October 2007)

Southwark SPDs/SPGs

Design and Access Statements (2007)

S106 and CIL (2015)

S106 and CIL Addendum (2017)

Consultation undertaken

Site notice date: 10/05/2021

Press notice date: 08/04/2021

Case officer site visit date: N/A

Neighbour consultation letters sent: 13/01/2023

Internal services consulted

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

Statutory and non-statutory organisations

London Fire & Emergency Planning Authority
 Natural England - London & South East Re
 London Underground
 Network Rail
 Metropolitan Police Service (Designing O
 Thames Water
 Transport for London
 Environment Agency

Neighbour and local groups consulted:

Flat 5 Suthring House 220 Blackfriars Road
 Part Basement Ground Floor First Floor and
 Second Floor 6 Chancel Street London
 Flat 80A 18 Great Suffolk Street London
 4-5 Burrell Street London Southwark
 Ground Floor 99 Southwark Street London
 Railway Arch 12 Chancel Street London
 Flat 4 17 Great Suffolk Street London
 Flat 132 17 Great Suffolk Street London
 Part Ground Floor 99 Southwark Street
 London

Unit 1 15 Great Suffolk Street London
 18A Great Suffolk Street London Southwark
 Flat 69 18 Great Suffolk Street London
 Hilton London Bankside 2-8 Great Suffolk
 Street London
 1 Burrell Street London Southwark
 Flat 9 1 Treveris Street London
 Flat 6 1 Treveris Street London
 Flat 3 1 Treveris Street London
 Third Floor 99 Southwark Street London
 Second Floor 99 Southwark Street London

Flat 1 Edward Edwards House Nicholson Street
 Flat 6 28 Great Suffolk Street London
 3 Burrell Street London Southwark
 Cutters Yard 28 Great Suffolk Street London
 Flat 174 17 Great Suffolk Street London
 Flat 52 17 Great Suffolk Street London
 Flat 28 18 Great Suffolk Street London
 Part A Fourth Floor 5-13 Great Suffolk Street London
 Flat 35 17 Great Suffolk Street London
 Flat 125 17 Great Suffolk Street London
 Unit 1 Grande Vitesse Industrial Centre 38 Great Suffolk Street
 Flat 2 28 Great Suffolk Street London
 13 Friars Close Bear Lane London
 Flat 4 Edward Edwards House Nicholson Street
 Flat 10 Edward Edwards House Nicholson Street
 Flat D Christchurch House 4 Chancel Street
 Flat 160 17 Great Suffolk Street London
 Flat 30 17 Great Suffolk Street London
 Flat 27 17 Great Suffolk Street London
 Flat 21 17 Great Suffolk Street London
 Flat 70 18 Great Suffolk Street London
 Flat 67 18 Great Suffolk Street London
 Flat 64 18 Great Suffolk Street London
 Flat 44 18 Great Suffolk Street London
 Flat 4 Suthring House 220 Blackfriars Road Railway Arches 6 Burrell Street London
 22 Great Suffolk Street London Southwark
 115 Southwark Street London Southwark
 Flat E Christchurch House 4 Chancel Street
 Flat 7 Edward Edwards House Nicholson Street
 Flat 25 Edward Edwards House Nicholson Street
 26 Friars Close Bear Lane London
 6 Burrell Street London Southwark
 111 Southwark Street London Southwark
 Flat 3 Holmwood Buildings 97A Southwark Street
 Flat 3 28 Great Suffolk Street London
 Units 1 And 2 1 Treveris Street London
 Flat 57 18 Great Suffolk Street London
 Flat 43 18 Great Suffolk Street London
 Flat 98 17 Great Suffolk Street London
 Flat 94 17 Great Suffolk Street London
 Flat 86 17 Great Suffolk Street London
 Flat 75 17 Great Suffolk Street London
 Flat 37 17 Great Suffolk Street London
 Flat 34 17 Great Suffolk Street London
 Flat 6 17 Great Suffolk Street London
 Flat 13 5B Bear Lane London
 Flat 11 5B Bear Lane London
 Flat 3 31 Dolben Street London
 Flat 166 17 Great Suffolk Street London
 Flat 161 17 Great Suffolk Street London
 Flat 159 17 Great Suffolk Street London
 Flat 82 17 Great Suffolk Street London
 Flat 6 Edward Edwards House Nicholson Street
 4 Friars Close Bear Lane London
 Flat 20 5B Bear Lane London
 Flat 172 17 Great Suffolk Street London
 Flat 114 17 Great Suffolk Street London
 Flat 54 18 Great Suffolk Street London
 Flat 1 17 Great Suffolk Street London
 Flat 144 17 Great Suffolk Street London
 4 Brinton Walk London Southwark
 Flat 28 Edward Edwards House Nicholson Street
 24-26 Great Suffolk Street London Southwark
 Flat 8 Edward Edwards House Nicholson Street
 21 Friars Close Bear Lane London
 Flat 35 Edward Edwards House Nicholson Street
 Flat 33 Edward Edwards House Nicholson Street
 Flat 26 Edward Edwards House Nicholson Street
 Flat 13 Edward Edwards House Nicholson Street
 Flat 6 Holmwood Buildings 97 Southwark Street
 Part Basement Rear 42-44 Dolben Street London
 Flat 110 17 Great Suffolk Street London
 Flat 107 17 Great Suffolk Street London
 Flat 99 17 Great Suffolk Street London
 Flat 79 17 Great Suffolk Street London
 Flat 168 17 Great Suffolk Street London
 Flat 154 17 Great Suffolk Street London
 Flat 126 17 Great Suffolk Street London
 Flat 124 17 Great Suffolk Street London
 Flat 86 18 Great Suffolk Street London
 Flat 84 18 Great Suffolk Street London
 Flat 75 18 Great Suffolk Street London
 Flat 3 5B Bear Lane London
 Arches 33 To 34 Dolben Street London
 Flat 1 Suthring House 220 Blackfriars Road
 Mansard House 29 Dolben Street London
 Flat B Christchurch House 4 Chancel Street
 Flat 5 Edward Edwards House Nicholson Street
 Flat 3 Edward Edwards House Nicholson Street
 Flat 12 Edward Edwards House Nicholson Street
 1 Rotherham Walk London Southwark
 7 Friars Close Bear Lane London

17 Friars Close Bear Lane London
 14 Friars Close Bear Lane London
 Flat 7 Holmwood Buildings 97A Southwark Street
 Flat 79 18 Great Suffolk Street London
 Flat 60 18 Great Suffolk Street London
 Flat 101 17 Great Suffolk Street London
 Flat 91 17 Great Suffolk Street London
 Flat 83 17 Great Suffolk Street London
 Flat 67 17 Great Suffolk Street London
 Flat 55 17 Great Suffolk Street London
 Flat 37 18 Great Suffolk Street London
 Flat 31 18 Great Suffolk Street London
 Flat 22 17 Great Suffolk Street London
 Flat 11 17 Great Suffolk Street London
 Flat 10 5B Bear Lane London
 39 Bear Lane London Southwark
 Flat 175 17 Great Suffolk Street London
 Flat 156 17 Great Suffolk Street London
 Flat 155 17 Great Suffolk Street London
 Flat 138 17 Great Suffolk Street London
 Flat 130 17 Great Suffolk Street London
 Flat 119 17 Great Suffolk Street London
 Flat 45 17 Great Suffolk Street London
 11 Friars Close Bear Lane London
 Flat 20 17 Great Suffolk Street London
 Flat 1 5B Bear Lane London
 Flat 89 17 Great Suffolk Street London
 Flat 81 18 Great Suffolk Street London
 Flat 46 17 Great Suffolk Street London
 Flat 63A 18 Great Suffolk Street London
 18B Great Suffolk Street London Southwark
 Flat 38 Edward Edwards House Nicholson Street
 Flat 24 Edward Edwards House Nicholson Street
 Flat 21 Edward Edwards House Nicholson Street
 Flat 12 Holmwood Buildings 97A Southwark Street
 Flat 113 17 Great Suffolk Street London
 Flat 104 17 Great Suffolk Street London
 Flat 87 17 Great Suffolk Street London
 Flat 165 17 Great Suffolk Street London
 Flat 73 17 Great Suffolk Street London
 Flat 56 17 Great Suffolk Street London
 Flat 38 17 Great Suffolk Street London
 Flat 146 17 Great Suffolk Street London
 Flat 143 17 Great Suffolk Street London
 Flat 55 18 Great Suffolk Street London
 Flat 50 18 Great Suffolk Street London
 Flat 35 18 Great Suffolk Street London
 Railway Arch 80 Scoresby Street London
 9 Brinton Walk London Southwark
 8 Brinton Walk London Southwark
 5 Brinton Walk London Southwark
 Flat 36 Edward Edwards House Nicholson Street
 Flat 16 Edward Edwards House Nicholson Street
 7 Rotherham Walk London Southwark
 20 Friars Close Bear Lane London
 Seager House 29-31 Great Suffolk Street London
 Units 3 To 5 Grande Vitesse Industrial Centre 38 Great Suffolk Street
 Flat 11 Holmwood Buildings 97A Southwark Street
 28A Great Suffolk Street London Southwark
 Flat 5 1 Treveris Street London
 Flat 77 18 Great Suffolk Street London
 Flat 65 18 Great Suffolk Street London
 Flat 63 18 Great Suffolk Street London
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 Flat 49 18 Great Suffolk Street London
 Flat 105 17 Great Suffolk Street London
 Flat 80 17 Great Suffolk Street London
 Flat 78 17 Great Suffolk Street London
 Flat 61 17 Great Suffolk Street London
 Flat 42 18 Great Suffolk Street London
 Flat 39 18 Great Suffolk Street London
 Flat 33 18 Great Suffolk Street London
 Flat 28 17 Great Suffolk Street London
 Flat 19 17 Great Suffolk Street London
 Flat 3 17 Great Suffolk Street London
 Flat 2 31 Dolben Street London
 Flat 148 17 Great Suffolk Street London
 Flat 145 17 Great Suffolk Street London
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 Flat 111 17 Great Suffolk Street London
 Railway Arch 7 Chancel Street London
 2 Brinton Walk London Southwark
 Flat 39 17 Great Suffolk Street London
 Flat 15 Edward Edwards House Nicholson Street
 Flat 5 Holmwood Buildings 97 Southwark Street
 Flat 87 18 Great Suffolk Street London
 Flat 100 17 Great Suffolk Street London
 Flat 64 17 Great Suffolk Street London
 Flat 2 5B Bear Lane London
 Part Basement Front 42-44 Dolben Street London
 10 Friars Close Bear Lane London
 Flat 30 Edward Edwards House Nicholson Street
 Flat 8 Holmwood Buildings 97A Southwark Street
 Railway Arch 13 Chancel Street London
 Flat 96 17 Great Suffolk Street London
 Flat 93 17 Great Suffolk Street London
 Flat 171 17 Great Suffolk Street London
 Flat 163 17 Great Suffolk Street London

Flat 157 17 Great Suffolk Street London
 Flat 62 17 Great Suffolk Street London
 Flat 59 17 Great Suffolk Street London
 Flat 48 17 Great Suffolk Street London
 Flat 33 17 Great Suffolk Street London
 Flat 24 17 Great Suffolk Street London
 Unit 2 1 Treveris Street London
 Arches 3A and 3D Burrell Street London
 First Floor 42-44 Dolben Street London
 3 Friars Close Bear Lane London
 5-7 Bear Lane London Southwark
 Flat 5 28 Great Suffolk Street London
 Railway Arch 4 Burrell Street London
 Mar I Terra Public House 14 Gambia Street
 London
 Flat 3 Suthring House 220 Blackfriars Road
 Flat 2 Suthring House 220 Blackfriars Road
 Prince William Henry 216-219 Blackfriars
 Road London
 Living Accommodation 22 Great Suffolk
 Street London
 Ground Floor 42-44 Dolben Street London
 Part Arch 5 and Arches 6 to 6B Burrell Street
 London
 Second Floor and Third Floor 42-44 Dolben
 Street London
 Flat 4 Holmwood Buildings 97A Southwark
 Street
 Flat 162 17 Great Suffolk Street London
 Part Basement and Part Ground Floor
 Christchurch House 4 Chancel Street
 Railway Arch 8 to 8A Chancel Street London
 2 Rotherham Walk London Southwark
 Ground Floor 18 Great Suffolk Street
 London
 First Floor 99 Southwark Street London
 Excluding Third Floor and Fourth Floor 5-13
 Great Suffolk Street London
 Flat 89 18 Great Suffolk Street London
 Atm Site 18 Great Suffolk Street London
 Railway Arch 83 Scoresby Street London
 16 Friars Close Bear Lane London
 Flat 78 18 Great Suffolk Street London
 Flat 27 18 Great Suffolk Street London
 Flat 72 18 Great Suffolk Street London
 Flat 22 Edward Edwards House Nicholson
 Street
 4 Rotherham Walk London Southwark
 Flat 2 17 Great Suffolk Street London
 Flat 153 17 Great Suffolk Street London
 Flat 133 17 Great Suffolk Street London
 Railway Arch 9 Chancel Street London
 23 Friars Close Bear Lane London
 Flat 81 17 Great Suffolk Street London
 Flat 36 18 Great Suffolk Street London
 Flat 26 17 Great Suffolk Street London
 Flat 1 28 Great Suffolk Street London
 Flat 9 17 Great Suffolk Street London
 Flat 51 18 Great Suffolk Street London
 Railway Arches 3 and 3A and 3C and 3D
 and 3E and 3F Burrell Street London
 Flat 17 5B Bear Lane London
 Flat 43A 18 Great Suffolk Street London
 Railway Arch 10 Chancel Street London
 Railway Arch 11 Chancel Street London
 Flat 68 17 Great Suffolk Street London
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 Flat 65 17 Great Suffolk Street London
 Flat 41 17 Great Suffolk Street London
 Flat 118 17 Great Suffolk Street London
 Flat 149 17 Great Suffolk Street London
 Flat 121 17 Great Suffolk Street London
 Flat 115 17 Great Suffolk Street London
 Railway Arch 5 Burrell Street London
 Flat 140 17 Great Suffolk Street London
 Flat 137 17 Great Suffolk Street London
 Flat 129 17 Great Suffolk Street London
 Flat Above Prince William Henry 216-219
 Blackfriars Road
 Railway Arches 77 To 78 Gambia Street
 London
 James Forbes House 27 Great Suffolk Street
 London
 Flat 4 28 Great Suffolk Street London
 Units 2 To 6 and Arch 30 Grande Vitesse
 Industrial Centre 38 Great Suffolk Street
 Third Floor 5-13 Great Suffolk Street London
 30A Dolben Street London Southwark
 Flat 7 1 Treveris Street London
 Flat 109 17 Great Suffolk Street London
 Flat 74 18 Great Suffolk Street London
 Flat 70 17 Great Suffolk Street London
 8 Chancel Street London Southwark
 10 Nicholson Street London Southwark
 Flat 85 17 Great Suffolk Street London
 Flat 135 17 Great Suffolk Street London
 Flat 51 17 Great Suffolk Street London
 8 Nicholson Street London Southwark
 Flat 1 45 Dolben Street London
 24 Friars Close Bear Lane London
 9 Friars Close Bear Lane London
 6 Friars Close Bear Lane London
 19 Friars Close Bear Lane London
 Flat 15 Holmwood Buildings 97A Southwark
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 Flat 10 Holmwood Buildings 97 Southwark
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 Flat 2 Holmwood Buildings 97 Southwark
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 9 Rotherham Walk London Southwark
 Flat 29 Edward Edwards House Nicholson
 Street
 5 Rotherham Walk London Southwark

16 Nicholson Street London Southwark
 6 Brinton Walk London Southwark
 Flat A Christchurch House 4 Chancel Street
 3 Brinton Walk London Southwark
 1 Brinton Walk London Southwark
 Flat 102 17 Great Suffolk Street London
 Flat 90 17 Great Suffolk Street London
 Flat 76 17 Great Suffolk Street London
 Flat 10 17 Great Suffolk Street London
 Flat 7 17 Great Suffolk Street London
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 Flat 13 17 Great Suffolk Street London
 Flat 1 31 Dolben Street London
 Flat 4 31 Dolben Street London
 Flat 61 18 Great Suffolk Street London
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 Flat 47 18 Great Suffolk Street London
 Flat 41 18 Great Suffolk Street London
 Flat 58 18 Great Suffolk Street London
 Flat 38 18 Great Suffolk Street London
 Flat 16 17 Great Suffolk Street London
 18 Nicholson Street London Southwark
 Flat 9 Edward Edwards House Nicholson
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 Flat 23 Edward Edwards House Nicholson
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 22 Friars Close Bear Lane London
 1 Friars Close Bear Lane London
 7 Burrell Street London Southwark
 Flat 16 Holmwood Buildings 97A Southwark
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 Flat 85 18 Great Suffolk Street London
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 Flat 169 17 Great Suffolk Street London
 Flat 136 17 Great Suffolk Street London
 Flat 128 17 Great Suffolk Street London
 Flat 120 17 Great Suffolk Street London
 Flat 117 17 Great Suffolk Street London
 Flat 19 5B Bear Lane London
 7 Bear Lane London Southwark
 7 Brinton Walk London Southwark
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 Flat 31 Edward Edwards House Nicholson
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 Flat 27 Edward Edwards House Nicholson
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 Flat 19 Edward Edwards House Nicholson
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 3 Rotherham Walk London Southwark
 20 Great Suffolk Street London Southwark
 113 Southwark Street London Southwark
 Flat 1 Holmwood Buildings 97 Southwark
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 Flat 10 1 Treveris Street London
 Flat 4 1 Treveris Street London
 Flat 80 18 Great Suffolk Street London
 Flat 108 17 Great Suffolk Street London
 Flat 77 17 Great Suffolk Street London
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 Flat 50 17 Great Suffolk Street London
 Flat 49 17 Great Suffolk Street London
 Flat 44 17 Great Suffolk Street London
 Flat 34 18 Great Suffolk Street London
 Flat 23 17 Great Suffolk Street London
 Flat 14 17 Great Suffolk Street London
 5A Bear Lane London Southwark
 Flat 5 31 Dolben Street London
 Part B Fourth Floor 5-13 Great Suffolk Street
 London
 Flat 167 17 Great Suffolk Street London
 Flat 164 17 Great Suffolk Street London
 Flat 150 17 Great Suffolk Street London
 Flat 131 17 Great Suffolk Street London
 Flat 116 17 Great Suffolk Street London
 Flat 16 5B Bear Lane London
 Flat 9 5B Bear Lane London
 Flat 6 5B Bear Lane London
 18 Dolben Street London Southwark
 Flat 32 Edward Edwards House Nicholson
 Street
 8 Rotherham Walk London Southwark
 Flat 76 18 Great Suffolk Street London
 Flat 68 18 Great Suffolk Street London
 Flat 45 18 Great Suffolk Street London
 Flat 103 17 Great Suffolk Street London
 Flat 95 17 Great Suffolk Street London
 Flat 66 17 Great Suffolk Street London
 Flat 57 17 Great Suffolk Street London
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 Flat 32 17 Great Suffolk Street London
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 Flat 17 17 Great Suffolk Street London
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 Flat 4 5B Bear Lane London

Flat 173 17 Great Suffolk Street London
 Flat 170 17 Great Suffolk Street London
 Flat 152 17 Great Suffolk Street London
 Flat 147 17 Great Suffolk Street London
 Flat 141 17 Great Suffolk Street London
 Flat 134 17 Great Suffolk Street London
 Flat 127 17 Great Suffolk Street London
 Flat 112 17 Great Suffolk Street London
 Flat 22 5B Bear Lane London
 Flat 12 5B Bear Lane London
 Flat 39 Edward Edwards House Nicholson
 Street
 6 Rotherham Walk London Southwark
 8 Friars Close Bear Lane London
 25 Friars Close Bear Lane London
 18 Friars Close Bear Lane London
 9-11 Bear Lane London Southwark
 Arch 17 Dolben Street London
 Flat 9 Holmwood Buildings 97 Southwark
 Street
 Flat 14 Holmwood Buildings 97 Southwark
 Street
 Flat 8 1 Treveris Street London
 Flat 88 18 Great Suffolk Street London
 Flat 48 18 Great Suffolk Street London
 Flat 97 17 Great Suffolk Street London
 Flat 69 17 Great Suffolk Street London
 Flat 47 17 Great Suffolk Street London
 Living Accommodation Mar I Terra Public
 House 14 Gambia Street
 Flat 29 18 Great Suffolk Street London
 Flat 26 18 Great Suffolk Street London
 Flat 42 17 Great Suffolk Street London
 Flat 31 17 Great Suffolk Street London
 Flat 12 17 Great Suffolk Street London
 Flat 8 17 Great Suffolk Street London
 Flat 23 5B Bear Lane London
 Flat 15 5B Bear Lane London
 Flat 7 5B Bear Lane London
 5E Bear Lane London Southwark
 5C-5D Bear Lane London Southwark

Flat 176 17 Great Suffolk Street London
 Flat 139 17 Great Suffolk Street London
 Flat 123 17 Great Suffolk Street London
 Flat 25 5B Bear Lane London
 Railway Arch 10 Treveris Street London
 34-40A Bear Lane London Southwark
 Flat 2 45 Dolben Street London
 14 Nicholson Street London Southwark
 12 Nicholson Street London Southwark
 14 Great Suffolk Street London Southwark
 Flat 37 Edward Edwards House Nicholson
 Street
 Flat 18 Edward Edwards House Nicholson
 Street
 5 Friars Close Bear Lane London
 2 Friars Close Bear Lane London
 15 Friars Close Bear Lane London
 12 Friars Close Bear Lane London
 30 Great Suffolk Street London Southwark
 13 Bear Lane London Southwark
 12 Gambia Street London Southwark
 30 Dolben Street London Southwark
 Flat 13 Holmwood Buildings 97 Southwark
 Street
 15A Great Suffolk Street London Southwark
 Flat 11 1 Treveris Street London
 Flat 82 18 Great Suffolk Street London
 Flat 73 18 Great Suffolk Street London
 Flat 62 18 Great Suffolk Street London
 Flat 59 18 Great Suffolk Street London
 Flat 52 18 Great Suffolk Street London
 Flat 46 18 Great Suffolk Street London
 Flat 88 17 Great Suffolk Street London
 Flat 36 17 Great Suffolk Street London
 Flat 15 17 Great Suffolk Street London
 Flat 14 5B Bear Lane London
 Flat 5 5B Bear Lane London
 Flat 158 17 Great Suffolk Street London
 Flat 122 17 Great Suffolk Street London

Re-consultation:

Consultation responses received

Internal services

Community Infrastructure Levy Team
 Ecology
 Environmental Protection
 Highways Development and Management
 Flood Risk Management & Urban Drainage
 Urban Forester
 Transport Policy
 Community Infrastructure Levy Team
 Ecology
 Environmental Protection
 Highways Development and Management
 Transport Policy
 Community Infrastructure Levy Team
 Archaeology

Statutory and non-statutory organisations

Environment Agency
 Natural England - London & South East Re
 London Underground
 Metropolitan Police Service (Designing O
 Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Flat 5, 5B Bear Lane 5B Bear Lane London	16 Myatt Avenue Stone ST15 0FP
Flat 22 5B Bear Lane London	Flat 21 5b Bear Lane London
87 Glengall Rd London NW2 7SX	Flat 2 31 Dolben Street London
Flat 3 - 31 Dolben Street London se1 0uq	29 Dolben Street London SE10 9JL
112 High Street Chatteris PE16 6NN	Flat 13, 5B Bear Lane London
33 Almond Grove Hempstead Kent	FLAT 9 5B BEAR LANE LONDON
Flat 21 5b Bear Lane London	Flat 20 5b Bear Lane London Se10uh
Flat 4 31 Dolben Street London	48 Carlton Road London E175RE
Flat11 5B Bear lane London	Flat 17- 5B Bear Lane London SE1 0UH
Flat 2 5B Bear Lane London	Flat 2 5b bear lane London Se10uh
18 Great Suffolk Street London SE10UG	FLAT 18, 5B BEAR LANE LONDON
7 Evangelist Road London NW5 1UA	Flat 11 5B Bear Lane London
FLAT 4, 5B BEAR LANE LONDON	Flat 2 31 Dolben Street London
112 High Street CHATTERIS	31 Dolben Street Flat 3 London
CAMBRIDGESHIRE	Flat 29 Belgrave Heights 26 Belgrave Road London
FLAT 5, 5B BEAR LANE LONDON	Flat 4 31 Dolben Street, London
FLAT 19, 5B BEAR LANE LONDON	FLAT 8 5B BEAR LANE LONDON
Flat 11 Albany 38-40 Alexandra grove London	3-31 Dolben Street London se1 0uq
9, Birchington Road Crouch end N8 8HR	Flat 26 18 Great Suffolk Street London
Flat 36 18 Great Suffolk Street London SE10UG	18 great Suffolk street London SE10UG

FLAT 21, 5B, BEAR LANE BEAR LANE LONDON
 177 Waller Road London SE14 5LX
 Flat 21 5b Bear Lane London
 16 Heysham Lawn Liverpool L275RQ
 44 Roundhill Crescent Brighton BN23FR
 9 Birchington Rd Crouch End London
 46, 18 Great Suffolk Street London SE10UG
 111 Southwark Street London SE1 0JF
 Flat 25 5b Bear Lane London
 Flat 36 18 Great Suffolk Street London SE1 0UG
 Flat 46, 18 Great Suffolk Street London SE1 0UG
 Flat 19, 5B, Bear Lane 5B Bear Lane London
 Flat 17 Quadrant House 15 Burrell Street London
 Flat 6 5b bear lane London Se1 0uh
 Flat 33 18 Great Suffolk Street London
 Flat 21 5b Bear Lane London
 Flat 29 18 Great Suffolk St Southwark
 Flat 25 5b Bear Lane London
 Flat 22 5B Bear Lane London
 1 Harpes Road Harpes Road Oxford
 26 Goodenough Road London SW19 3QW
 Flat 44, 18 Great Suffolk Street London
 Flat 20 5b Bear Lane London
 48 Carlton Road London
 126 Crystal Palace Rd London SE22 9ER
 18 Great Suffolk St, flat 50 London SE1 0UG
 40 Dover Park Drive Putney London
 Flat 6 5b bear lane London Se1 0uh
 16 Windmill Row London
 Flat 21, 5B, Bear Lane 5B Bear Lane London
 Flat 17, 5B, Bear Lane 5B Bear Lane London
 Flat 25 5b Bear Lane London
 Flat 25 lion court London se1 2ep
 Flat 2 5b bear lane London se1 0uh
 20 Roupell Street London SE1 8SP
 9 Stock Orchard St, London
 Flat 6 5b Bear lane London
 Flat 4, 5B, Bear Lane 5B Bear Lane London
 31 Dolben Street Flat 3 London
 Flat 58, 18 Great Suffolk Street London SE1 0UG
 Flat 16, 5B, Bear Lane 5B Bear Lane London
 18 Great Suffolk Street Southwark SE1 0UG
 7 Copperfield Street London SE1 0EP
 Flat 13, 5b Bear Lane London SE1 0UH
 Flat 26 18 Great Suffolk Street London
 8 Broadwall London SE1 9QE
 103 Cheyne Walk London
 7A Stockwell Green London SW9 9JF
 145 Bermondsey St London SE1 3UW
 18 Great Suffolk St London SE1 0UG
 Eta Projects LTD 5C-5D Bear Lane London
 Flat 17- 5B Bear Lane London Se1 0uh
 Flat 3 - 31 Dolben Street London SE1 0UQ
 318 Upper Elmers End Road Beckenham BR3 3HF
 8 Mossington Gardens Southwark London
 Flat 25 5B Bear Lane London
 Flat 2 31 Dolben Street London
 Flat 6 5b bear lane London Se1 0uh
 192 Applegarth House London SE1 0PZ
 Flat 21 5B bear Lane London
 55 Cobourg Road London SE5 0HU
 18 Great Suffolk Street London SE1 0UG
 16 Heysham Lawn Liverpool L27 5RQ
 12 Brinton Walk London
 F3618 Great Suffolk Street London SE10UG
 Flat 18, 5B, Bear Lane 5B Bear Lane London
 147 Chudleigh Road London
 Flat 75 18 Great Suffolk St Southwark
 Flat 59, 18 Great Suffolk Street London SE1 0UG
 FLAT 21, 5B BEAR LANE LONDON
 170 London SW19 6HG
 Flat 17-5b Bear Lane London SE10UH
 31 Dolben St London Se10uq
 Flat A 447 Archway Road London
 31 Bear Lane London SE1 0UH

OPEN

MUNICIPAL YEAR 2023-24

COMMITTEE: PLANNING COMMITTEE (MAJOR APPLICATIONS) A

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

OPEN

COPIES		COPIES	
MEMBERS		PLANNING TEAM	
Councillor Richard Livingstone (Chair)	1	Colin Wilson / Stephen Platts	1
Councillor Kath Whittam (Vice-Chair)	1		
Councillor Sam Dalton	1		
Councillor Sarah King	1		
Councillor Reginald Popoola	1		
Councillor Cleo Soanes	1		
Electronic Copies (No paper)		COMMUNICATIONS TEAM (Electronic)	
Councillor Nick Johnson		Louise Neilan	
Councillor John Batteson (reserve)			
Councillor Ellie Cumbo (reserve)		LEGAL TEAM	
Councillor Sam Foster (reserve)		Nagla Stevens	1
Councillor Jon Hartley (reserve)			
Councillor Portia Mwangangye (reserve)		CONSTITUTIONAL TEAM	
Councillor Margy Newens (reserve)		Gerald Gohler	3
Councillor Emily Tester (reserve)			
MEMBER OF PARLIAMENT (Electronic)		TOTAL PRINT RUN	11
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