

# Planning Committee (Major Applications) B

Wednesday 31 January 2024

6.30 pm

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

## Membership

Councillor Richard Livingstone (Chair)  
Councillor Kath Whittam (Vice-Chair)  
Councillor Ellie Cumbo  
Councillor Sam Foster  
Councillor Jon Hartley  
Councillor Portia Mwangangye  
Councillor Emily Tester

## Reserves

Councillor Cassandra Brown  
Councillor Sam Dalton  
Councillor Barrie Hargrove  
Councillor Nick Johnson  
Councillor Sarah King  
Councillor Reginald Popoola  
Councillor Cleo Soanes

---

## 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](http://www.southwark.gov.uk) or please contact the person below.

### Contact

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

---

Members of the committee are summoned to attend this meeting

**Althea Loderick**

Chief Executive

Date: 23 January 2024



# Planning Committee (Major Applications) B

Wednesday 31 January 2024

6.30 pm

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

## Order of Business

Item No.	Title	Page No.
----------	-------	----------

### PART A - OPEN BUSINESS

**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. MINUTES**

1 - 7

To approve as a correct record the minutes of the meeting held on 12 December 2023.

To amend the minutes of a meeting held on 14 June 2023

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
<b>6.</b>	<b>DEVELOPMENT MANAGEMENT</b>	<b>8 - 12</b>
<b>6.1.</b>	<b>23/AP/2810 LIBERTY OF SOUTHWARK (FORMERLY LANDMARK COURT), LAND BOUNDED BY SOUTHWARK STREET, REDCROSS WAY AND CROSS BONES GRAVEYARD, LONDON, SE1 1RQ</b>	<b>13 - 143</b>
<b>6.2.</b>	<b>AMENDMENTS TO PLANNING APPLICATION 19/AP/1974 5-13 COMMERCIAL WAY, LONDON, SE15</b>	<b>144 - 205</b>

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

**EXCLUSION OF PRESS AND PUBLIC**

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

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

**PART B - CLOSED BUSINESS**

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

Date: 23 January 2024

## 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**.

- |   |
|---|
| <ol style="list-style-type: none"><li>(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.</li><li>(b) The applicant or applicant's agent.</li><li>(c) One representative for any supporters (who live within 100 metres of the development site).</li><li>(d) Ward councillor (spokesperson) from where the proposal is located.</li><li>(e) The members of the committee will then debate the application and consider the recommendation.</li></ol> |
|---|

**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](mailto: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 3667



## Planning Committee (Major Applications) B

MINUTES of the OPEN section of the Planning Committee (Major Applications) B held on Tuesday 12 December 2023 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

---

**PRESENT:** Councillor Richard Livingstone (Chair)  
 Councillor Kath Whittam  
 Councillor Ellie Cumbo  
 Councillor Sam Foster  
 Councillor Jon Hartley  
 Councillor Portia Mwangangye  
 Councillor Emily Tester

**OFFICER SUPPORT:** Colin Wilson – (Head of Strategic Development)  
 Nagla Stevens – (Deputy Head of Law)  
 Patrick Cronin – (Planning and Growth)  
 Matthew Harris – (Design, Conservation and Transport)  
 Gregory Weaver – (Constitutional Officer)

### 1. APOLOGIES

There were none.

### 2. CONFIRMATION OF VOTING MEMBERS

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

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

The chair drew members' attention to the members' pack and addendum report, which had been circulated before the meeting.

### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor John Hartley disclosed an interest and withdrew himself from considering item 6.1.

## 5. MINUTES

The absence of Councillor Tester was noted and amended to note her apologies.

## 6. DEVELOPMENT MANAGEMENT

### RESOLVED:

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

### 6.1 23/AP/1862 747-759 & 765-775 OLD KENT ROAD AND LAND AT DEVONSHIRE GROVE, LONDON, SE15 1NZ

**Planning Application Number:** 23/AP/1862

**Report:** See pages 11 to 337 of the agenda and pages 1 to 11 of the addendum report.

### PROPOSAL:

*Phased mixed-use redevelopment of the site, comprising:*

- *Demolition of all existing buildings/structures, site clearance and excavation;*
- *Construction of buildings to provide residential dwellings (Class C3) and flexible commercial, business and service space (Class E);*
- *Construction of buildings to provide purpose built student accommodation including associated amenity and ancillary space, flexible commercial, business, service and community spaces within Classes E/F(b) (Sui Generis); and*
- *Provision of associated car and cycle parking, open space and landscaping,*

*means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.*

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

Members put questions to the planning officers.

There were no objectors.

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

Supporters of the application addressed the meeting and answered questions from committee members.

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

**RESOLVED:**

1. That full planning permission be granted for 23/AP/1862, subject to conditions, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement; and
2. That environmental information be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
3. That the Planning Committee, in making their decision, has due regard to the potential equalities impacts that are outlined in this report; and
4. That following the issue of planning permission, the Director of Planning and Growth write to the Secretary of State notifying them of the decision, pursuant to Regulation 30(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulation 2017; and
5. That following issue of the planning permission, the Director of Planning Growth shall place a statement on the statutory register pursuant to Regulation 28 of the Town and Country Planning (Environmental Impact Assessments) Regulations and for the purposes of Regulation 28(1)(h) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report; and
6. That, in the event of requirements of paragraph 1 above not having been met by 12 June 2024 the Director of Planning and Growth be authorised to refuse planning permission 23/AP/1862, if appropriate, for the reasons set out in paragraph 920 of this report.



## 6.2 22/AP/4006 38-42 SOUTHWARK BRIDGE ROAD

**Planning Application Number:** 22/AP/4006

**Report:** see pages 338 to 433 of the agenda pack and 1 to 11 of the addendum report.

### **PROPOSAL:**

*Demolition of the existing redundant office building (Class E) and the construction of a replacement building to deliver additional office (Class E) floorspace along with other associated works.*

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

There were no objectors wishing to speak.

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

There were no supporters of the application present to speak.

There were no ward councillors present.

The committee further discussed the application.

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

### **RESOLVED:**

1. That planning permission is 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 12<sup>th</sup> June 2024 the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 197.

Meeting ended at 10.38 pm

**CHAIR:**

**DATED:**

**[CABINET ONLY]**

**DEADLINE FOR NOTIFICATION OF CALL-IN UNDER SECTION 17 OF THE OVERVIEW AND SCRUTINY PROCEDURE RULES IS MIDNIGHT, [DATE].**

**THE ABOVE DECISIONS WILL NOT BE IMPLEMENTABLE UNTIL AFTER THAT DATE. SHOULD A DECISION OF THE CABINET BE CALLED-IN FOR SCRUTINY, THEN THE RELEVANT DECISION WILL BE HELD IN ABEYANCE PENDING THE OUTCOME OF SCRUTINY CONSIDERATION.**

## 7.2 5-7 COTTAGE GREEN AND 69 SOUTHAMPTON WAY, LONDON, SE5 7S

### **Planning Application Number:**

Application 21/AP/1254 for: Full Planning Application and  
Application 21/AP/1255 for: Listed Building Consent

**Report:** see pages 183 – 292 of the main agenda pack and pages 1-2 of the addendum for item 7.2.

### **PROPOSAL:**

*Demolition of existing buildings, including removal and alterations to the flank elevation of grade II listed no. 73 Southampton Way, and construction of two buildings fronting onto Southampton Way and Cottage Green comprising residential units and commercial units for Class E and F uses, associated roof terraces, landscaping and public realm enhancements, refuse storage, and cycle and car parking. The proposal would be within the setting of the grade II listed buildings 1, 2 and 3 Cottage Green and 73, 75 and 77 Southampton Way.*

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

Members put questions to the planning officers.

Objectors provided the committee with their statement.

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

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

There were no ward councillors present.

The committee discussed the application.

The applicant agreed to submit proposals to the council for approval on how to preserve and incorporate historic signage on site into the new development and comply with any approvals given. It was further agreed that section 106 contribution would be spent in the parkhouse street masterplan area.

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

### **RESOLVED:**

Application 21/AP/1254 for: Full Planning Application

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement.

2. That in the event that the requirements of (1) are not met by 14 December 2023 the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 186 of this report.

Application 21/AP/1255 for: Listed Building Consent

3. That planning permission be granted, subject to conditions.

Meeting ended at Time Not Specified

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 31 January 2024	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

## RECOMMENDATIONS

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

## BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

## KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
  - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for 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**

#### **Director of Law and Governance**

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 Director of Law and Governance, 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 Director of Law and Governance. 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	

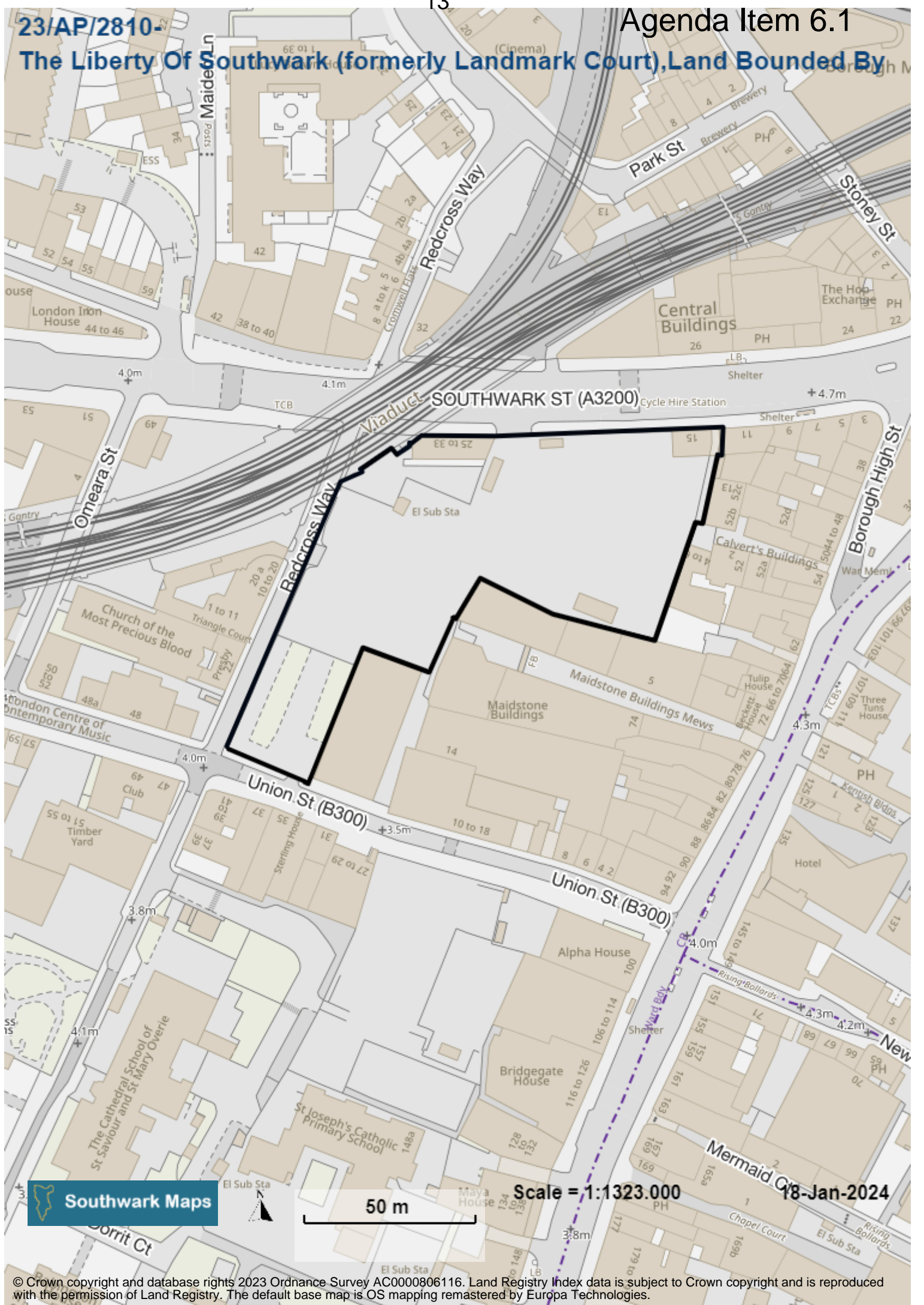


**AUDIT TRAIL**

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services	
<b>Report Author</b>	Gregory Weaver, Constitutional Officer Nagla Stevens, Deputy Head of Law (Planning and Development)	
<b>Version</b>	Final	
<b>Dated</b>	23 January 2024	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		23 January 2024

23/AP/2810-

The Liberty Of Southwark (formerly Landmark Court), Land Bounded By



Southwark Maps

50 m

Scale = 1:1323.000

18-Jan-2024

## Contents

Recommendation .....	3
Executive Summary.....	3
Background Information .....	5
Site location and description .....	5
Details of proposed amendments .....	6
Planning history .....	8
Key Issues for Consideration.....	8
Summary of main issues.....	8
Legal Context.....	10
Planning policy.....	10
Planning Designations .....	10
Assessment .....	11
Land use.....	11
Design and townscape.....	17
Heritage and archaeology.....	21
Landscape and public realm .....	33
Daylight, sunlight and overshadowing.....	34
Transport and highways.....	36
Fire safety .....	39
Energy and sustainability .....	40
Environmental matters .....	40
Planning obligations (S.106 undertaking or agreement).....	44
Mayoral and borough community infrastructure levy (CIL).....	45
Community involvement and engagement.....	46
Consultation responses, and how the application addresses the concerns raised .	47
Consultation responses from members of the public.....	47
Consultation responses from external consultees .....	51
Community impact and equalities assessment .....	53
Human rights implications.....	54
Conclusion .....	55
BACKGROUND INFORMATION.....	56
BACKGROUND DOCUMENTS.....	56
APPENDICES .....	56
AUDIT TRAIL .....	56

<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 31 January 2024	<b>Meeting Name:</b> Planning Committee (Major Applications B)
<b>Report title:</b>	<p><b>Development Management planning application:</b> Application 23/AP/2810 for: Minor Material Amendment</p> <p><b>Address:</b> THE LIBERTY OF SOUTHWARK (FORMERLY LANDMARK COURT), LAND BOUNDED BY SOUTHWARK STREET, REDCROSS WAY AND CROSS BONES GRAVEYARD, LONDON SE1 1RQ</p> <p><b>Proposal:</b> Minor material amendment of planning permission 19/AP/0830 (as amended by permissions ref: 21/AP/1295 and 22/AP/1689): 'Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and; ancillary plant and equipment.'</p> <p>Amendments include:</p> <ul style="list-style-type: none"> <li>-Addition of permanent structure for discovered mausoleum and mosaics;</li> <li>-Creation of community centre;</li> <li>-Change of use of 15 Southwark Street from retail/residential to retail/office;</li> <li>-Reconfiguration of basement</li> <li>-Increased massing of office and residential buildings;</li> <li>-Updates to energy, sustainability and fire safety strategy (including additional staircores);</li> <li>-Creation of new cycle hub, increase in cycle parking, improvement to storage facilities, updates to parking strategy</li> </ul> <p>Reconsultation:</p> <ul style="list-style-type: none"> <li>-Amendments to 15 Southwark Street (retention of existing facade proportions and changes to internal floorplates)</li> </ul>		
<b>Ward(s) or groups affected:</b>	Borough & Bankside		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date:</b> 06/10/2023		<b>PPA Expiry Date:</b>	
<b>Earliest Decision Date:</b> 05/01/2023			

## Recommendation

1. That planning permission be granted for the minor material amendment of 19/AP/0830, subject to conditions, referral to the Mayor of London, and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement is not entered into by 30/04/2024 the director of planning be authorised to refuse planning permission for 23/AP/2810, if appropriate, for the reasons set out in paragraph 207 of this report.

## Executive Summary

3. On 5 January 2021, full planning permission (ref. 19/AP/0830) was granted at the Site. This followed a resolution to grant at Planning Committee on 15 June 2020. The description of development for the extant planning permission is:
 

“Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and ancillary plant and equipment.”
4. The Officer recommendation for approval strongly supported the principle of redevelopment of this Site and stated it would deliver a high-quality mixed-use development incorporating a significant amount of employment floorspace, together with a range of flexible retail/cultural units and affordable workspace. It would also provide high quality dwellings with a policy compliant level of affordable housing.
5. It was recognised that there would be a detrimental impact upon the daylight and sunlight enjoyed by some of the residential occupiers of surrounding buildings. On balance, while recognising the impacts, it was concluded that the merits of the scheme, and the context within which it would sit, would not justify the refusal of planning permission.
6. It was therefore considered that the proposal would accord with sustainable principles and would make efficient use of a prominent vacant brownfield site to deliver a high-quality development that is in accordance with the council’s aspirations for the area. The extant planning permission has been implemented.
7. Since construction has begun on the site, a number of significant archaeological finds have been discovered on the site, including a Mausoleum and four mosaics, which have caused significant delay to the progression of works on site. With building material costs increasing substantially, the introduction of the new fire regulations, together with changing energy and sustainability requirements, a number of changes have been proposed in order to meet the new requirements and to enable the deliverability of the site.

8. The proposed amendments allows the site to continue to provide substantial public benefits, stemming from the comprehensive mixed-use redevelopment of an existing under-utilised brownfield site, which in turn makes a significant contribution to delivering the vision and objectives of the development plan.
9. It is recognised that there would continue to be some degree of harm to surrounding residential amenity (as was the case under the original permitted development), and again, on balance, while recognising the impacts, it is concluded that the merits of the scheme, and the context within which it would sit, would not justify the refusal of planning permission. The balance continues to weigh in favour of the development.
10. Community expectations for this site to deliver more homes are recognised. However, the number of habitable residential rooms proposed by this application matches that of the original permitted scheme which in turn accords with the site allocation. There would in fact be a minor increase of two affordable habitable rooms compared to the consented scheme.
11. It is of great importance to deliver office/workspace in this location in close proximity to the London Bridge transport hub. The site allocation for this site requires the redevelopment to be office-led (at least 50%). It goes on to states that Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace. This is supported by London Plan Policy SD5(C) which identifies that offices (and other CAZ strategic functions) are to be given greater weight relative to new residential development given their strategic importance in the CAZ. The principle of greater weight is designed to ensure that the agglomerations of offices and other CAZ strategic functions are not compromised by new residential development.
12. Members of the public have questioned whether the proposed amendments are needed in order to maintain the viability of the scheme. Ultimately, the outcome of a planning application is determined based on its compliance with the development plan (regardless of the motivation behind the application). While citing viability as a driver behind the proposed amendments provides context, the extent to which it is an issue, is inconsequential in this instance as the proposed amendments (and development as a whole) has been assessed against the policies in the development plan and found to comply.
13. As the report explains, the proposal would continue to make efficient use of the land to deliver a high quality and sustainable development that accords with the council's aspirations for the area, and the site allocation in the Southwark Plan 2022. In addition to the economic benefits brought by this proposal, such as the significant uplift in office space, cultural benefits from the roman displays and community centre, and the opportunities for small and start-up businesses within the affordable units and market stalls, a range of financial contributions will be secured to offset the impacts of the development and assist with local and London-wide infrastructural investment.

## Background Information

### Site location and description

14. The Site comprises an 'L shaped' site of 0.7 hectares. The site lies c.250m to the west of London Bridge rail station and is located within the London Borough of Southwark.

Figure 2.1 Site Location Plan



15. The group of two-storey buildings of approximately 360sqm GIA on site (Nos. 25-33 Southwark Street, 'Universal House') and the series of smaller temporary buildings and an electrical sub-station which were on the site when the extant scheme was approved have now been demolished. No. 15 Southwark Street is located at the north-eastern corner of the site and comprises a four-storey derelict building with a retained façade, supported on scaffolding. As per Non-Material Amendment ref. 22/AP/1689, stabilisation works have been undertaken to the building in order to protect the façade. The strategy for the dismantling of the 15 Southwark Street façade is the subject of a separate Non-Material Amendment application (ref. 23/AP/233) which was approved 8 November 2023. The site boundary includes the remaining areas of the historic and un-consecrated Crossbones Graveyard.
16. The site is bordered by Southwark Street to the north, with the five-storey Hop Exchange Building (Grade II listed) located on the opposite side of the road. Redcross Way bounds the site to the west and includes 19th Century three to four-storey buildings, in use as a drinking establishment and residential dwellings. The Roman Catholic Church of the Most Precious Blood (Grade II) is set back from Redcross Way. To the east of the site are the Maidstone Buildings and Calvert's Buildings.
17. The buildings on Union Street to the south vary in age and scale and include

buildings of three to four storeys in height. Marlborough Sports Garden and an existing London Underground substation lie immediately east of Crossbones Graveyard and outside the site boundary. To the south-east are buildings comprising a range of commercial premises accessed from Borough High Street. The railway viaduct to the north west has a consistent height which is comparable to the buildings on both Redcross Way and Southwark Street.

18. The Site has a PTAL of 6b, representing the highest level of access to public transport services. There are a number of bus stops along Southwark Street and Borough High Street which connect the site to central and outer London. The closest entrance to London Bridge Underground Station, on Borough High Street, is c.250m to the east. Borough Station is c.400m to the southeast and Blackfriars Station is c.800m to the west of the Site.
19. There is a TfL cycle hire station on Southwark Street adjacent to the site. The closest Cycle Superhighway is CS7 on Southwark Bridge Road, running between the City of London and Merton. TfL Quietway 14 runs along Union Street to the south of the site.
20. The site's existing vehicular access is provided via Southwark Street, connecting to Southwark Bridge Road. There are also three vehicular accesses from Redcross Street which are gated.
21. Beneath the site lies the Jubilee Line running and crossover tunnels. Due to the exclusion zones surrounding the tunnels, the depth and nature of proposed foundations relating to the redevelopment of the site are restricted. This also constrains the overall potential height of the buildings.

## **Details of proposed amendments**

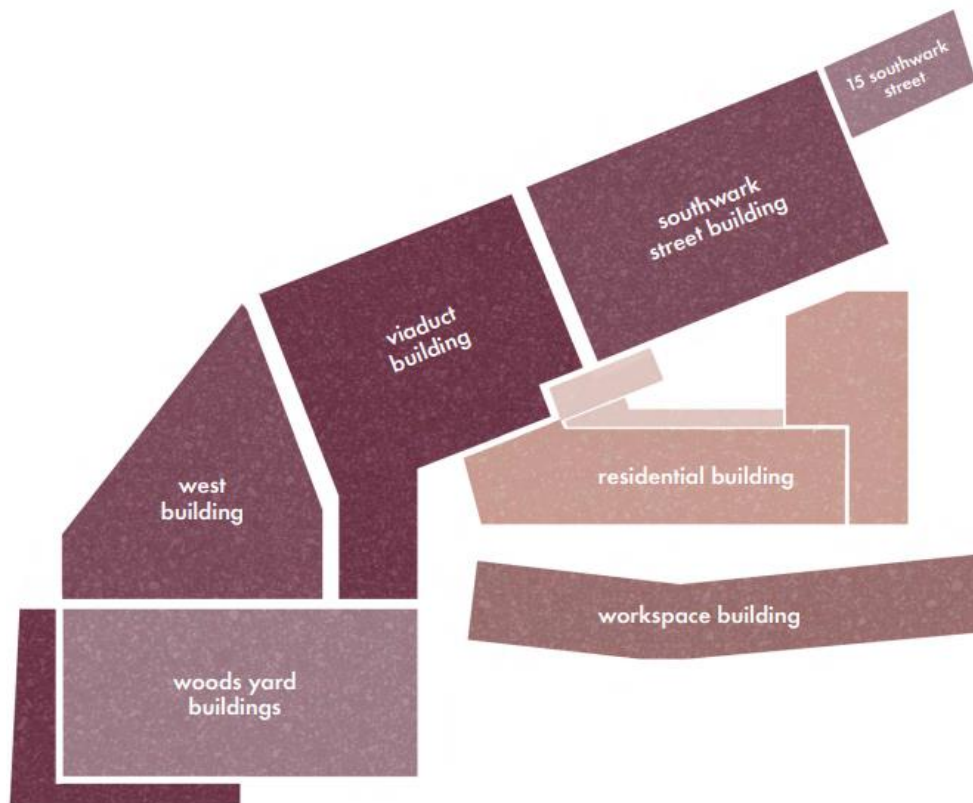
22. A Minor Material Amendment is sought for the following:
  - Addition of permanent structure for discovered mausoleum and mosaics;
  - Creation of community centre;
  - Change of use of 15 Southwark Street (15SS) from retail and residential to retail and office, becoming part of the wider office floor plate and works to reconstruct the façade;
  - Reduction of the total number of residential units from 36 to 34, whilst maintaining the overall number of habitable rooms and providing 50% affordable housing by habitable rooms;
  - Reconfiguration of basement;
  - Changes to the massing including;
    - a) One storey added to the Western, Viaduct and Woods Yard Buildings;
    - b) Infill to the Union Walk Building;
    - c) The Viaduct Building massing at upper floors has been widened by one façade bay;
    - d) Plant enclosures have been extended on the Viaduct Building and the Southwark Street Building;
    - e) The core has been extended on the Viaduct Building, and the core has been relocated from the 15 Southwark Street building to within the office extent; and
    - f) The Residential Building has additional roof plant and enclosure, the



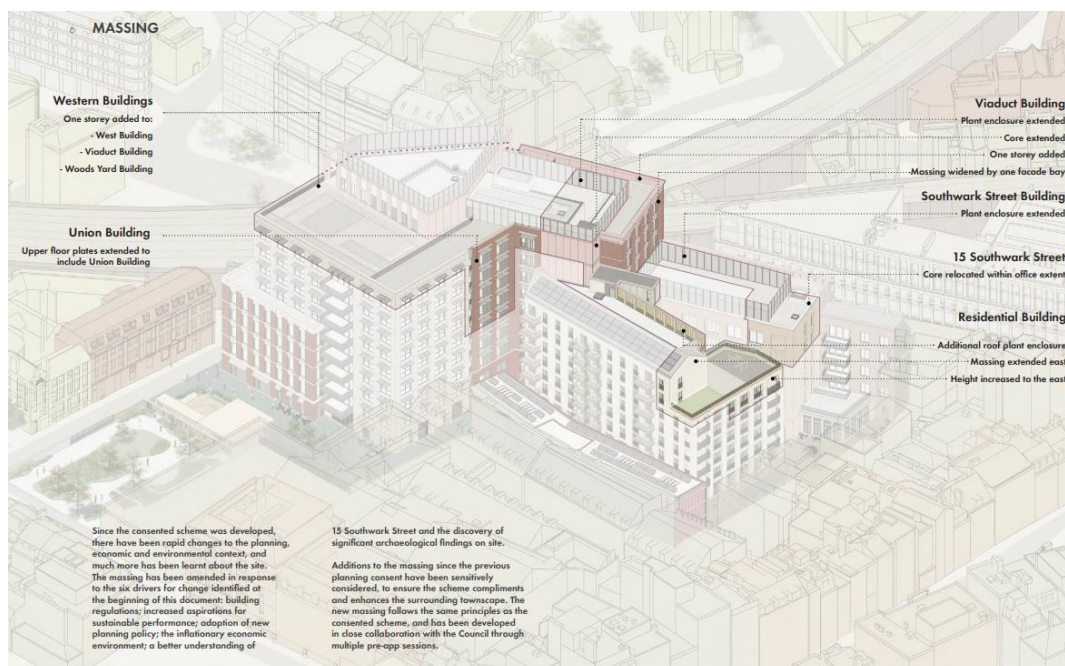
massing has been extended east to allow for a second means of escape, and there are additional storeys to compensate for the relocation of homes from 15SS.

- Updates to the energy and sustainability and fire safety strategy of the scheme, to meet more stringent current targets;
- Increased quantum of cycle parking and improved storage facilities, including a new cycle hub. Revisited Blue Badge parking strategy; and
- A review of the quantum of affordable workspace, given the above amendments.

Please refer to committee report ref: 19/AP/0830 for full scheme details.



General layout of proposed buildings



Changes in massing

## Planning history

23. See Appendix 3, for any relevant planning history of the application site.

## Key Issues for Consideration

### Summary of main issues

24. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.
25. The planning issues relevant to the overall development were set out in full in the Case Officers report on application 19/AP/0830. A number of significant archaeological finds have been discovered on the site, including a Mausoleum and four mosaics, which have caused significant delay to the progression of works on site. With building material costs increasing substantially, the introduction of the new fire regulations, together with changing energy and sustainability requirements, a number of changes have been proposed in order to meet the new requirements and to enable the deliverability of the site. The requested changes relate to:
- Addition of permanent structure for discovered mausoleum and mosaics;
  - Creation of community centre;
  - Change of use of 15 Southwark Street (15SS) from retail and residential to

retail and office, becoming part of the wider office floor plate and works to reconstruct the façade;

- Reduction of the total number of residential units from 36 to 34, whilst maintaining the overall number of habitable rooms and providing 50% affordable housing by habitable rooms;
- Reconfiguration of basement;
- Changes to the massing including;
  - g) One storey added to the Western, Viaduct and Woods Yard Buildings;
  - h) Infill to the Union Walk Building;
  - i) The Viaduct Building massing at upper floors has been widened by one façade bay;
  - j) Plant enclosures have been extended on the Viaduct Building and the Southwark Street Building;
  - k) The core has been extended on the Viaduct Building, and the core has been relocated from the 15 Southwark Street building to within the office extent; and
  - l) The Residential Building has additional roof plant and enclosure, the massing has been extended east to allow for a second means of escape, and there are additional storeys to compensate for the relocation of homes from 15SS.
- Updates to the energy and sustainability and fire safety strategy of the scheme, to meet more stringent current targets;
- Increased quantum of cycle parking and improved storage facilities, including a new cycle hub. Revisited Blue Badge parking strategy; and
- A review of the quantum of affordable workspace, given the above amendments.

26. The principle of redeveloping the Site for mixed-use development has been established through the implemented planning permission that was approved on 5 January 2021 (ref. 19/AP/0830). Therefore, this report provides an assessment of the Proposed Amendments only, in respect of the key planning policy and material considerations. No significant new material issues have been identified as such it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters. The main issues to be considered in respect of this application are:

- Land use;
- Quality of residential accommodation;
- Design and townscape;
- Heritage and archaeology;
- Landscape and public realm;
- Daylight, sunlight and overshadowing;
- Transport and highways;
- Fire safety;
- Energy and sustainability;
- Environmental matters;
- Planning obligations (S.106 undertaking or agreement);
- Mayoral and borough community infrastructure levy (CIL);
- Consultation responses and community engagement;
- Community impact and equalities assessment, and human rights.

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

## **Legal Context**

28. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance, the development plan comprises the London Plan 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.
29. There are also specific statutory duties in respect of the Public Sector Equalities Duty, which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

## **Planning policy**

30. The statutory development plan for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2023 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies, which are relevant to this application are provided in Appendix 2. Any policies, which are particularly relevant to the consideration of this application, are highlighted in the report.

## **Planning Designations**

31. The main part of the site lies within the Borough High Street Conservation Area, whilst the Union Street and Thrale Street Conservation Areas are adjacent to the site (to the south and west). There are no listed buildings within the site. However, No. 15 Southwark Street is deemed by the Council as making a positive contribution to the Conservation Area and is on Southwark's Local List which was adopted in December 2023.
32. The site is located within an Air Quality Management Area ('AQMA') and within the Borough, Bermondsey and Rivers Archaeological Priority Area. Given the proximity of the River Thames, the site is located within Flood Zone 3, in an area that benefits from flood defences.
33. The Site is subject to the following policy designations:
- Site Allocation NSP07: Landmark Court
  - Bankside, Borough and London Bridge Opportunity Area
  - Bankside and the Borough Area Vision
  - Better Bankside BID area
  - Bankside Neighbourhood Plan Area
  - Bankside and Borough District Town Centre

- Borough High Street Conservation Area
- North Southwark and Roman Roads Archaeological Priority Area
- LVMF View 1A.2 Alexandra Palace viewing terrace to St Paul's Cathedral 10 Wider Consultation Area of Borough View 2: The linear view of St Pauls Cathedral from Nunhead Cemetery
- Landmark Viewing Corridor of Borough View 1: The London panorama of St Pauls Cathedral from One Tree Hill
- Tall Buildings: Central Activities Zone
- South Bank Strategic Cultural Quarter
- Air Quality Management Area
- Central Activity Zone
- Other Open Space (Crossbones Graveyard)
- Hot food takeaway primary school exclusion zone
- Environment Agency Flood Zone 3 Area
- Surface Water Flood Risk Low / Medium

## Assessment

### Land use

34. Since the parent application (ref: 19/AP/0830) was granted permission on 5 January 2021, the new Southwark Plan was adopted in February 2022. While not yet adopted at the time, the parent application was assessed against an emerging version of the new Southwark Plan (as well as the Southwark Plan 2007 and Core Strategy 2011).
35. The emerging new Southwark Plan included a list of 82 site allocations (similar to the list of 85 which exists in the adopted Southwark Plan 2022). At the time, NSP06 related to Landmark Court (the application site), it stated that redevelopment of the site *must*:
- Provide at least 50% of the development as employment floorspace (B use class); and
  - Provide active frontages on Southwark Street with ground floor town centre uses (A1, A2, A3, A4, D1, D2).
- It also stated that redevelopment of the site *should*:
- Provide new homes (C3).
36. NSP06 of the emerging version of the new Southwark Plan did not state an indicative residential capacity for the site.
37. NSP07 of the adopted Southwark Plan 2022 is the equivalent site allocation which relates to Landmark Court (the application site). It states that the redevelopment of the site *must*:
- Provide at least 50% of the development as employment floorspace (E(g), B class); and
  - Provide active frontages on Southwark Street with ground floor retail, community or leisure uses (as defined in the glossary).
- It also states redevelopment of the site *should*:
- Provide new homes (C3).
38. NSP07 of the adopted Southwark Plan 2022 estimates a residential capacity of 36

homes.

39. NSP07 goes on to state that Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.
40. London Plan Policy SD5(C) identifies that offices (and other CAZ strategic functions) are to be given greater weight relative to new residential development given their strategic importance in the CAZ. The principle of greater weight is designed to ensure that the agglomerations of offices and other CAZ strategic functions are not compromised by new residential development.
41. The Proposed Amendments will maintain the consented mix of uses at the site, continuing to prioritise office uses, followed by residential development, then retail with the addition of a new community space which is intended to house some of the archaeological finds. The proposed floor space by use class is as follows:

Table 7.1 Proposed Uses & Amount

Use*	Amount
Affordable Workspace/Small Shop (B1/A1)	462 sqm
Retail (A1-A4)	1,139 sqm
Office (B1)	19,726 sqm
Affordable Workspace (B1)	804 sqm
Office & Affordable Workspace Ancillary (B1)	4,252 sqm
Residential (C3)	2,548 sqm
Residential Ancillary (C3)	1,455 sqm
Community Space (D2)	107 sqm
Mausoleum Pavilion (D2)	33 sqm
Market Stalls ancillary space e.g., storage (A1)	17 sqm (note the market stalls occupy approx. 38 sqm but do not comprise GIA)
<b>Total</b>	<b>30,544 sqm</b>
*The planning permission was granted under the old use class order description of uses, so the approved uses have been maintained for the purposes of this assessment	

42. The proposed mix of land uses comply with site allocation NSP07, are substantially in line with the original planning permission, and are therefore considered acceptable.

### Housing and affordable housing

43. The consented scheme included 36 residential units (113 habitable rooms) with 47.8% affordable housing by habitable rooms. The application qualified for the Fast Track threshold, and the London Living Rent units were secured in the S106 Agreement.
44. The revised scheme would provide 34 residential units (113 habitable rooms) with 49.5% affordable housing by habitable rooms. This is detailed in the tables below:

	<b>Units</b>	<b>Hab rooms</b>	<b>AH %</b>
<b>Consented</b>	36	113	47.8%
<b>Proposed</b>	34	113	49.5%

Residential units/ hab rooms (consented and proposed)

45. Breakdown of consented and proposed unit mix and tenure:

	<b>Tenure</b>	<b>1-Bed</b>	<b>2-Bed</b>	<b>3-Bed</b>	<b>Total units</b>	<b>Total hab rooms</b>
<b>Consented</b>	Market	9	10	1	20	59
	Intermediate	1	2	1	4	15
	Social rent	4	4	4	12	39
	<b>Total</b>	<b>14</b>	<b>14</b>	<b>6</b>	<b>36</b>	<b>113</b>
<b>Proposed</b>	Market	7	10	1	18	57
	DMR	1	1	1	3	11
	Social rent	4	6	3	13	45
	<b>Total</b>	<b>12</b>	<b>17</b>	<b>5</b>	<b>34</b>	<b>113</b>

Residential floorspace – tenure mix (consented and proposed)

46. Due to the addition of the second core for increased fire safety, and the change of use of 15 Southwark Street from residential to office, the massing of the Residential Building has been increased to accommodate additional units to compensate for the units that have been lost. It is therefore proposed that the scheme would provide the same overall number of habitable rooms as per the permitted scheme, with 49.5% of those being affordable and a tenure split of 9.7% discounted market rent (DMR) and 39.8% social rent. There would be a minor increase of two affordable habitable rooms compared to the consented scheme. This therefore meets the requirements for the threshold approach set out in London Plan Policies H5 and H6, and Southwark Plan Policy P1.
47. The Residential Building remains tenure blind; it is an integrated, shared tenure building, with private and affordable units mixed throughout the floors. There is no discernible difference in quality between the market and affordable units.

### Housing Mix

48. Policy H10 of the London Plan requires schemes to generally consist of a range of unit sizes, taking into account a variety of factors including local evidence, delivering mixed and inclusive neighbourhoods, a range of unit types at different price points, the aim to optimise housing potential on sites, the nature and location of the Site with a higher proportion of smaller units in highly accessible locations close to a town centre or station.
49. Southwark Plan Policy P2 requires major residential development to provide:
- A minimum of 60% of homes with two or more bedrooms;
  - A minimum of 20% of family homes with three or more bedrooms in the Central Activities Zone; and
  - Two-bedroom homes as a mix of two-bedroom 3 person and two-bedroom 4 person homes.

50. The amended scheme would deliver 65% homes of 2-bedrooms or more and all two bedroom units are proposed as 2B4P units (50%). The scheme would provide 15% family homes with three or more bedrooms. This is a slightly below the 20% requirement, but given that the three bed apartments have been prioritised to the affordable units (four of the five family units are in affordable tenure) and given the wide-ranging benefits of the development it is not considered that this shortfall would give rise to material harm.
51. The proposed housing mix will contribute to the development of a mixed, balanced and sustainable community in this area. This is compliant with the requirements of London Plan Policy H10 and Southwark Plan Policy P2.

### Quality of residential accommodation

52. The Proposed Amendments have undergone extensive design evolution in response to pre-application feedback to ensure the continued delivery of high-quality homes.
53. A high-quality standard of accommodation is achieved for all homes meeting or exceeding minimum NDSS space standards, including a variety of layouts to achieve 100% dual aspect, optimising internal daylight/sunlight penetration, maintaining the provision of private amenity space plus access to rooftop communal space, targeting compliance with overheating and ventilation standards, as well as enhanced fire safety standards.
54. For these reasons the Proposed Amendments will mean that the Site continues to deliver a range of high-quality dwellings achieving high standards of residential quality and amenity, which are compliant with the GLA's Housing Design Standards LPG.

### Residential Amenity Space and Child Play Space

55. London Plan Policy D6 requires residential developments to provide public, communal and private open spaces. Southwark Local Plan Policy P15 states that development should provide private amenity space, communal amenity space and facilities for all residents, and child play space on site.
56. The residential units will continue to benefit from private amenity space in the form of balconies, as well as a 202 sqm roof terrace at the fifth floor of the Residential Building.
57. Southwark Plan Policy P15 also requires developments to provide child play space in line with the London Plan requirements, calculated by GLA child yield calculator. The child yield is set out below:



Table 7.2 GLA Child Yield and Playspace Requirements

Child Age	Child Yield	Play Space Requirement	Proposed Play Provision
0 – 5	7.7	77 sqm	77 sqm at roof terrace
5 – 11	5.7	57 sqm	74 sqm at Woods Yard
12 +	3.5	35 sqm	-
<b>Total</b>	<b>16.9</b>	<b>169 sqm</b>	<b>151 sqm</b>

Source: Allies & Morrison

58. Play space for the amended scheme has been designed in consideration of the complexities of the site. For the under 5's, 77 sqm of doorstep play provision is accommodated within the sixth floor roof terrace, as per the approved scheme. For under 12's, 75 sqm of play area is provided in Woods Yard; an over-provision of 17 sqm. Further details as to the types of play space proposed for the respective age groups are set out within the Design and Access Statement.
59. The Applicant has sought to deliver all of the under 12's play provision on-site, with the remaining 18 sqm shortfall of 12+ play space to be secured via a financial contribution, as is supported under Policy P15 and the associated planning obligations guidance.
60. Overall, the Proposed Development provides a balanced mix of private and communal amenity space, as well as play space that is focussed towards meeting the needs of younger age groups on-site. The scheme's amenity and play space has been maximised wherever feasible as part of the amendments. The amenity and play space is considered to be consistent with the aspirations of the London Plan and associated guidance, including the GLA's 'Shaping Neighbourhoods: Play and Informal Recreation SPG', together with the Council's own planning policy and guidance.

### Accessibility and inclusive design

61. The Proposed Amendments have been designed in accordance with the principles of inclusive design. London Plan Policy D5 states that development proposals should achieve the highest standards of accessible and inclusive design. The key access principles of the amended scheme are inclusive, secure and provide step free with accessible routes to all public areas and the avoidance of barriers to anyone with disabilities or impaired mobility.
62. London Plan Policy D7 requires residential development to ensure that at least 10 per cent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings. Southwark Plan Policy P8 and London Plan Policy D7 requires developments to provide at least 10% provision of wheelchair accessible homes Part M4(3), with the remainder achieving Part M(4)2 (calculated by habitable room).
63. The amended scheme continues to meet the policy requirements for wheelchair accessible homes, proposing 10% M4(3) accessible homes, with all other homes delivered to M4(2) standard.
64. Further information on inclusive and accessible access can be found in Section

## 9.2.2 of the DAS.

Office use

65. The amended scheme will provide 25,244 sqm GIA of office, affordable workspace / small shop, and ancillary floorspace in the Woods Yard Building, West Building, Viaduct Building, Southwark Street Building, 15 Southwark Street, and the Workspace Building; representing an uplift from the approved scheme. This is in line with the aspirations of Southwark Plan Policy P30 (Office and business development) and London Plan Policies SD5 (Offices, other strategic functions and residential development in the CAZ) and E1 (Offices).
66. 15 Southwark Street was originally designed as offices and meeting rooms to support the local hops warehouses, with a public facing show room at ground floor to display goods and interact with customers. This MMA seeks to reinstate the building's original use, so that it can be occupied as intended, with retail at ground floor and commercial office above, to be incorporated within the wider Office Building. This has many benefits; it's more in keeping with the history of the building and Southwark Street heritage context; it allows the core to be located within the building footprint, decluttering Calvert's Yard and freeing up the retail unit at ground, whilst providing a safer means of escape for office occupiers; and it removes constraints from the rear elevation, so that there is an opportunity to reinstate some original details.
67. In addition to the primary workspace offer, the proposal continues to include smaller scale space configured as flexible incubator/start-up/maker spaces, clustered around St Margaret's Lane. A variety of spaces of different sizes, character and aspect is provided, creating a dynamic, animated location supporting small and medium sized, local businesses, artists, makers, and entrepreneurs.

Affordable workspace

68. London Plan Policy E3 states, that in defined circumstances, planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. Southwark Plan Policy P31 identifies that developments proposing 500 sqm GIA or more employment floorspace must deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents. In exceptional circumstances affordable retail, affordable cultural uses, or public health services which provide a range of affordable access options for local residents, may be provided as an alternative to affordable workspace (employment uses). This will only be acceptable if there is a demonstrated need for the affordable use proposed and with a named occupier.
69. The affordable units are accommodated in the Workspace Building and the first floor of the Residential Building and are supplemented by a range of affordable retail/workspace units and a community space at ground floor. All units are clustered around St Margaret's Lane, forming the frontage to the laneway leading from Calvert's Passage to Union Walk.
70. The proportion of affordable workspace will meet the required 10%. In addition to this policy compliant 10% offer, a 107 sqm community / cultural space will also be

provided within the scheme as part of the affordable offer, which will display some of the finds for public benefit. The applicant, Landsec, is currently in discussions with various proposed operators for the space and reviewing options to ensure the scheme adheres to local affordable workspace policy, whilst also providing long term viability for the community / cultural space.

### Jobs and training specification

71. In total, it is estimated that construction activity will support in the region of 1,597 FTE (full-time equivalent) jobs throughout the construction phase (i.e., via direct, supply chain and wider induced effects).
72. The amended proposals are expected to generate 1,204 net additional FTE jobs on site when the development is. Drawing together the direct, supply chain (i.e., indirect) and wider (i.e., induced) employment supported, it is estimated that once operational the proposed development has potential to support up to 1,805 FTE jobs in total. This represents an uplift from the approved scheme.
73. The Applicant will be discussing the approach to training and jobs, and affordable non-residential space with LBS as part of the s106 Deed of Variation process. In summary it is proposed that the commitments in the existing s106 are retained as part of the amended proposal. This is in line with the aspirations of Southwark Plan Policy P28.
74. The economic benefits of the scheme are provided in the Economic Benefits Assessment Addendum.

### **Design and townscape**

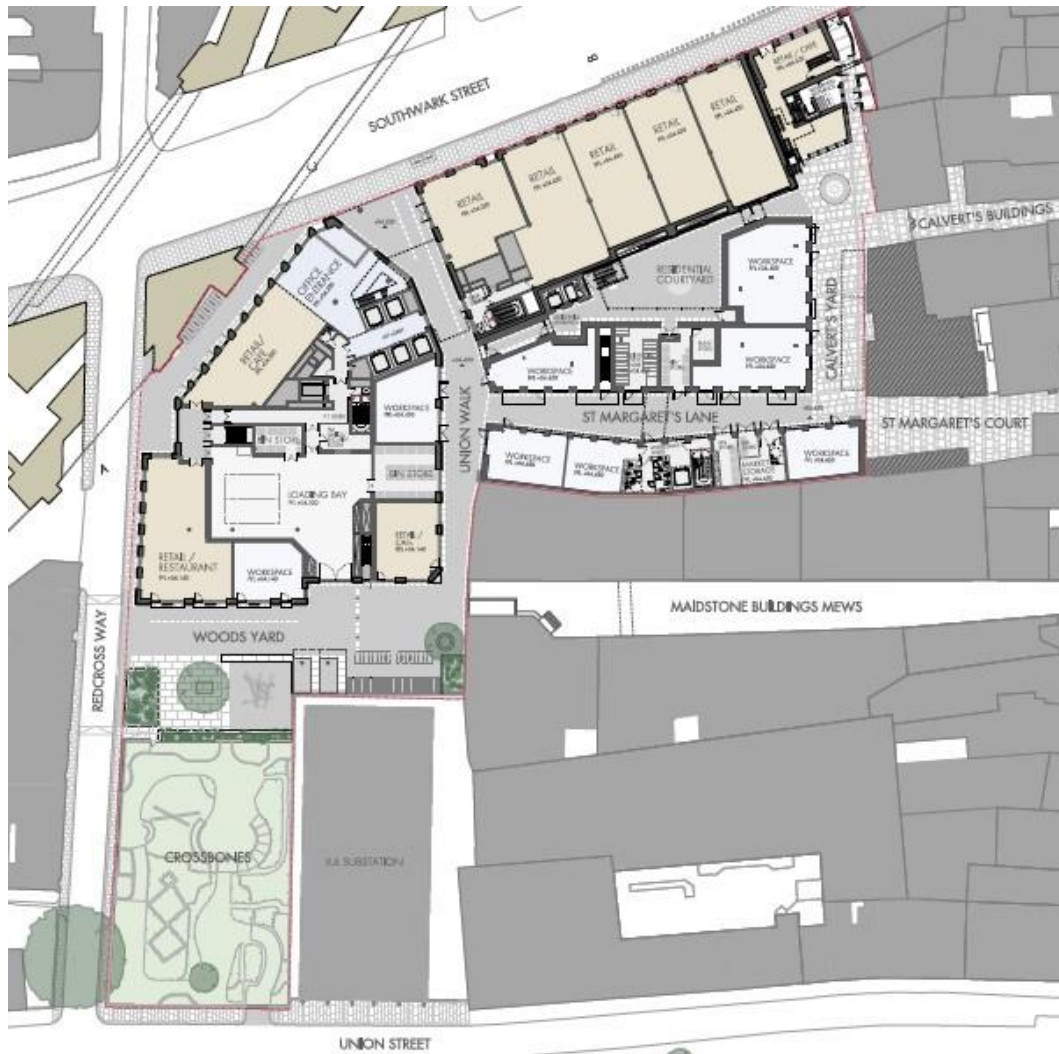
75. The principle of tall buildings on the site has been established through the permitted scheme. The site is also located in an area suitable for tall buildings, as referred to in Local Plan Policy P17 (Tall buildings) and shown on the adopted Proposals Map and on Local Plan Figure 4. The new buildings are taller than their surroundings, although it has been demonstrated through the original consent that this approach is sensitive to the character and appearance of the Conservation Area and commensurate with the city centre location of the Site.
76. Changes to the massing since the permission have been sensitively considered, to ensure the scheme complements and enhances the surrounding townscape. The new massing follows the same principles as the permitted scheme and has been developed in close collaboration with Council officers through the pre-application discussions. Details of the amendments to the massing can be found in Section 6.1 of the DAS.
77. Southwark Plan Policy P13 states that development must ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context. Furthermore, per Policy P14, tall buildings must respond positively to local character and townscape. London Plan Policy D9 states that buildings should make a positive contribution to the local townscape in terms of legibility, proportions and materiality.
78. The submitted Townscape and Visual Assessment, prepared by Montagu Evans,

assesses the changes to the exterior envelope of the buildings, as well as the impact upon character and function of the area. The TVIA identifies any materially different findings relative to the original assessment.

79. The Proposed Amendments retain the principles of the original consent, by virtue of reinstating the frontage along Southwark Street, activating the street and the reinforcing the horizontal rhythm of Victorian development along Redcross Way, Union Street and Borough High Street. The principal perceptible changes to the consented scheme that would be seen from Borough High Street and in each direction along Southwark Street would be the additional bay to the Viaduct Building, the extended roof plant screens, and the additional height to both the Viaduct Building and Western Building. The gradation of proposed height is moderated across the duration of the Southwark Street elevation and builds to a natural terminus at the viaduct. Southwark Street itself is large in width and is able to accommodate buildings of scale, such as Hop Exchange and its proposed extension that will reinstate the top two storeys of the listed building which were lost in the 1920s following a fire. In conjunction with the proposed horizontal rhythm of the lower-rise 'Southwark Street' building, the use of traditional masonry material and well-proportioned openings, the overall effect is minor relative to the original consent.
80. Facing the street, the "Southwark Street" building, will have a main façade which is broadly similar in height to No.15 and the Hop Exchange opposite, but with a further set back top floor. In this respect it matches the very large warehouse that once stood on this site and which would have formed a dramatic contrast with buildings to the east.
81. The architecture of this Southwark Street building features deep-set paired windows set between robust brick pilasters with stone/ pigmented concrete lintels and cills. The set-back upper floor is to be finned steel to provide a discrete top to the building that does compete with the masonry façade below, and while further height has been added, this has been achieved by carefully designing this element to be incorporated into the overall townscape. The lowest floor forms a strong base to the building which is to be the location of the retail element of the scheme. Overall the architecture of this building is a wholly convincing modern reinterpretation of the traditional warehouse aesthetic.
82. To the west in the "Viaduct Building". This design steps up again to form an appropriate terminus to the vista along the Southwark Street as one looks from Borough High Street. As well as being taller, it is a wider, to provide a contrast to the bulk of the Southwark Street building to the east. It marks the main entrance into the scheme from Southwark Street. It again is in a convincing modern warehouse style but this time with a double height retail base and a façade in red brick in contrast to the yellow stock of the Southwark Street building. It is not dissimilar in scale and form to late Victorian/ Edwardian warehouse buildings in New York and Glasgow, although there are few such precedents in London. It forms an appropriate street building for this part of the development within Southwark Street.
83. The west Building steps up slightly from the Viaduct Building. However, the site angles back away from Southwark Street at this point to follow the line of the railway viaduct. It is thus largely hidden from view in views up Southwark Street from the east. This change in angle and character is used as an opportunity to provide a

building which is more open and with less intricate detailing. It nevertheless features deep vertical piers as a principle feature. These add a feeling of depth to the façade.

84. The buildings within the scheme, facing south, vary according to their context. The Woods Yard building has an open aspect across Crossbones Cemetery. It steps down from the high point of the West Building to provide a façade that consists of a series of layers in different planes. Detailing is quite plain warehouse style, but again alludes to the robustness of traditional industrial buildings that would have once stood on this site and nearby.
85. The residential and warehouse buildings that line the extended alleyways of Calvert's and St Margaret's Courts have a robust and straightforward brick architecture with the exception of the workshop building, designed to be a standout communal building with character and charm. The narrowness of the alleyways in which they will stand is such that only oblique views would be obtained of the whole height of these buildings. In these views, the foreshortened rhythm of deep-set windows deep will form the main elevational feature. The ground floor shopfronts and location of entrance and details are located in legible places, adding activity to the ground floor. Interesting features, and a new community space also add activity and character to the wider site.
86. The Proposed Amendments will maintain the mix of uses included as part of the original consent. The change of proposed residential use to commercial offices for 15 Southwark Street is positive. The physical manifestation of this within the street will be limited; however, where visible, a commercial use would be better aligned to the original use of the building as a hop warehouse with commercial facilities above the ground floor shop.
87. The changes both benefit the usability of the buildings, as well as their appearance within the townscape. They would improve the character, appearance and function of the area, and therefore are in compliance with Southwark Plan Policies P13, P14 and P17, and London Plan Policy D9.



Approved ground floor site plan



Proposed ground floor site plan

## Heritage and archaeology

### Built heritage

88. The legislative and planning policy context for consideration of effects on heritage are principally set out in the Planning (Listed Building and Conservation Areas) Act 1990 (Sections 66 and 72), the NPPF (Chapter 16 in particular) and PPG, the London Plan (Chapter 7) and Southwark Plan (P19, P20, P21 and P26 in this case).
89. The majority of the site is within the Borough High Street conservation area and includes the locally listed building 15 Southwark Street. The development would have a direct impact on these designated and non-designated (respectively) heritage assets. The setting of other assets have also been discussed below, and all have been grouped into townscape groups for ease of reference.

### Borough High Street CA

90. Significance: The character of the conservation area reflects the original Roman suburb of Londinium. The north-south route of Borough High Street is the backbone of the area, in existence from the Roman period and displaying in its northern

section the overlay of the tight grain of a medieval settlement with long, narrow plots facing onto a market place. The alleys and courts leading from the High Street still survive in part, including Calverts Buildings, Maidstone Buildings, Kings Head Yard and this pattern of development is the principle significant feature of the conservation area. Also of significance are the outstanding remaining buildings from the timber framed 15th century George Inn, through to the Hop houses and warehouses of the 18th and 19th centuries, where the proximity to the river Thames and trading routes to Kent, Sussex and the south east were bolstered by the introduction of the railway in the early 19th century. Many of these factors remain today and contribute positively to the significance of the conservation area.

91. Impact: The current site has been largely cleared (with the exception of 15 Southwark Street - 15SS) and an extant consent exists for a similar development of a masterplan of buildings fronting the street, with access to yards behind via alleyways. The intention of the masterplan was previously, and has remained to mimic the pattern of development found in the surrounding conservation area, including reinstating the northern arm of Calverts Buildings and linking to the existing yard network via St Margarets Court. The further creation of a north/south route ("Union Walk") again extends the general historic grain of the area further. These aspects were included in the extant consent and have been enhanced through the proposed yard layout to Calverts Buildings and the additional landscape and pergola design associated with the display of the Roman mosaics uncovered during the archaeological excavation work undertaken in 2022. Therefore the proposed layout would preserve and enhance the significance of the conservation area in line with policies as detailed above.
92. Scale and massing: In terms of height, scale and massing, the extant consent proposes building to Southwark Street ranging from 6 (plus plant) to 10 storey (plus plant), the proposed application includes a further storey to the Southwark Street building, the Viaduct Building and a further storey and a half to the West Building, the largest would result in an increase of approx. 4.4m overall. Within the context of the extant consent this would have a limited impact on the significance of the conservation area, and taking the overall design changes proposed, have a neutral impact on the significance of the conservation area.
93. Architectural design: The Borough High Street appraisal notes that "the majority of buildings in the Conservation Area that define its character are 18th and 19th century buildings that follow Classical design principles. The earliest examples (e.g. St. Thomas Street, Park Street), are houses designed simply and without decoration, with a careful balance of wall area to window area, and a slightly decreasing scale at each floor level that gives a subtle emphasis to the ground and first floors. Windows and doors have vertical proportions, which are balanced by the introduction of plain horizontal string and parapet courses. Compositions are arranged in terraces of limited length, so that overall effect is rhythmic and not monotonous". This sensible articulation of fenestration patterns and details have been continued across the site. The Southwark Street frontage has been designed to stitch back the townscape of the street, with double or one and a half height ground floor to the Southwark Street frontages, with classical proportions of fenestration above, arranged into separate although contiguous building plots and façades, detailed to appear as a group of buildings. This has been continued at roof level. To the Southward Street frontage there are a good range of traditional and contemporary materials as detailed in the bay studies, with the principle facades



being of brick with contrasting window reveals or spandrel panels, the exception being the West Building which retains its classical proportions, but would include precast cornice and metal panels.

94. The buildings to the interior of the site have altered from the extant consent however retain the broadly high quality warehouse appearance as previously seen. The "Union building" includes a community room at ground floor, and red brick facades above with metal louvers, while the courtyard buildings are in buff brick with lattice work to the ground floor hiding the cycle store. These are appropriate architectural details for these interior to the site facades and the variety of materials and general architectural detail would preserve the conservation area, adding a contemporary continuation to the existing historic character of the wider area.
95. In conclusion, with regards to the conservation area, the application would seek to retain the historic characteristics of the network of alleys and yards, and reinstate the lost northern arm of Calvert's Buildings. The scale of the yards and spaces to the interior of the site are appropriate. The increase in scale and massing and further development of extant buildings is not considered to harm the significance of the conservation area. The application would therefore comply with the broad requirements of the Act, Chapter 16 Conserving and enhancing the historic environment of the NPPF (2023) and P20 Conservation areas of the Southwark Plan 2022.



View east along Southwark Street



View west along Southwark Street

### Setting of nearby heritage assets

96. The following groups of buildings would be impacted by development within their settings: the Historic England: The Setting of Heritage Assets - Good Practice Advice in Planning no.3 (December 2017) has been used to formulate the following comments:

3 Southwark Street, (grade II) 38 & 40 Borough High Street, (grade II) Calverts Buildings (grade II) 50 and 52 Borough High Street (grade II) 54, 58, 60 and 62 Borough High Street (locally listed)

97. This group of buildings to the east of the site front Borough High Street and mostly date from the 18th and 19th centuries. They have narrow frontages and follow the medieval burgrave plot pattern of development with Calverts Buildings yard providing relief behind the gated façade of no. 50 and 52 Borough High Street. Each building has its individual significance with most notably the early Georgian townhouse proportions, details and materials of 38, 40, 50 and 52 being of particular high significance. The 16th century former inn (now offices) with jetty and exposed timber frame evokes an age, character, style and pattern of development which all contribute positively to the buildings significance. The setting of Borough High Street, and Calverts buildings yard, contributes positively to the group of buildings significance as a good example of the burgrave plot and yard pattern which dominates this part of the conservation area.
98. The proposed development seeks to continue the yard pattern of development and extend Calvert's Buildings to its full historic extent, turning north as it would have done - historically connecting Borough High Street with Southwark Street. This would preserve the existing arrangement of the yard and knit back together the historic street pattern, enhancing the significance of the buildings on Calvert's Buildings. The proposed development is lowest adjacent to the rear of the buildings fronting Borough High Street, so while some of the taller elements may be large for the street, these are located away from the more sensitive intimate character of Borough High Street and the buildings to the east. On balance, there would only be

limited impact on these buildings significance, in that they would still be readily appreciated in a tight knit urban context and that impact upon significance would be neutral. There would be compliance with para 203 of the NPPF, and P19 Listed Buildings and Structures and P26 Local list of the Southwark Plan 2022.

66, 68 and 70 Borough High Street (grade II) 72 and 76 Borough High Street and Maidstone Buildings (locally listed) Kent House, Maidstone Buildings (grade II)

99. To the south and south east of the site is Maidstone Buildings. This formal yard arrangement of two narrow buildings fronting a central long yard lying east/west is an integral part of the areas character. In themselves both Maidstone buildings and Kent House are good examples of 19th century hop warehouse buildings, both converted to offices and residential in the 20th century. They include buff brick facades with warehouse style arrangement of windows and hoist doors, and pitched roofs. Their setting including the long centre yard, Borough High Street which contribute positively to their significance and the wider development site of the application which currently has a neutral impact.
100. The proposals include a workshop building adjacent to the northern building. This elevation currently a blank brick façade, left exposed by the demolition of the former buildings on the site. The proposed workshop building would be lower in scale and height and of a contemporary design reflecting the communal character of this end of the development; this would not harm the significance of the buildings individually or as a group through change within their setting. The continuation of St Margaret's Lane from Borough High Street into the development site would enhance the significance of the buildings and return some of their setting to the historic development pattern which has been lost over time. The buildings, including those statutorily listed buildings in this group (and individually) would not have their significance harmed by the development and they would remain appreciated in a tight urban setting. This complies with para 203 of the NPPF, and P19 Listed Buildings and Structures and P26 Local list of the Southwark Plan 2022.

The Hop Exchange, Borough High Street (grade II) and 22 Southwark Street (locally listed)

101. The Hop Exchange is a Grade II listed Victorian building in neo-classical style, located at 24 Southwark Street. Built in 1866 and designed by the Architect RM Moore, originally the building comprised of 4 "super storeys" - which architecturally appeared as 4 large storeys, but contained 2 storeys each. An extensive fire in 1920 led to the loss of the upper storeys and much of what is now known as the West Wing. Bomb damage is also known to have occurred during WW2.
102. The original sweep of the lower storeys of the principal south elevation to Southwark Street has been well retained and makes a substantial contribution towards the character of Southwark Street and the Borough Conservation Area. Closer examination of the façades reveals that the 2nd and 3rd floors of the West Wing were reconstructed in the 1980s, having been taken down after WW2. New roof offices were constructed in the 1970s together with a new roof over the central atrium. An extant consent exists for two further storeys to the roof. (23/AP/2001 & 2002). The significance of the building is as a unique example of purpose built 19th century warehousing and offices on a grand scale for the hop trading industry in Borough.

103. The buildings' setting within Southwark Street and close to London Bridge station contributes positively to its significance. The impressive façade and entrance leading to a grand atrium was designed to impress grandness upon the street; the rear is utilitarian and faces the railway viaduct. The building can be viewed from the site and with its context. The urban setting of Borough High Street, the eastern end of Southwark Street (excluding the site) contributes positively to the buildings significance.
104. The Hop Exchange will clearly be viewed in relation to the proposed development. The increase of height on the Western and Viaduct Buildings will not materially change the significance of the building through change within its setting. Southwark Street is wide in scale and is able to accommodate buildings of large mass without dominating the surrounding area in an adverse manner. In incorporating a development that adheres to the horizontal emphasis of the buildings on the southern side of Southwark Street, the composition of the façade replicate the classical proportions found elsewhere on the street and successfully interpret the established architectural language of the street.
105. 22 Southwark Street (locally listed) is a public house built in a classical style with tiled ground floor. It sits at the junction with Stoney Street and Southwark Street. Its significance is a Victorian public house in an urban streetscape, including Borough Market. There would be some inter visibility between the site and the building but this would not harm the building's significance.
106. There would be a neutral impact on the significance of the building in line with the requirements of para 203 of the NPPF, P19 Listed Buildings and Structures and P26 Local List.

### Southwark Cathedral (grade I)

107. Southwark Cathedral draws its significance from its age, architectural design and place of Christian worship for over 1000 years. Since the late 19th century it has been the seat of the Diocese of Southwark, and although restored in the 19th century, it is rightly listed at grade I. It has an immediate setting surrounding the building including the former grave yard, London Bridge, Borough Market and the railway viaduct, as well as a wider setting of the Thames and in longer views from London Bridge. Owing to the piecemeal nature of the historic development surrounding the church, including large scale changes since the loss of river frontage warehouses in the 20th century, there are limited designed or glimpsed views of the building from the wider townscape; although the cross tower pinnacles and some of the nave are visible from the river and London Bridge through the purposely designed gap in development created by Minerva Square. The close knit townscape around the building is somewhat remnant of the former historic character, although many of the 18th and 19th century buildings have been superceded. This immediate setting of the cathedral and contributes positively to the significance of the asset.
108. The wider setting of the asset is less obvious; while contribution to significance does not rely on inter-visibility between the asset and the setting, there are only a few places from where the building can be appreciated in longer views; the view from the Thames and London Bridge is an important one because of the historic

connection between the church, the river and Southwark, however the current view across Minerva Square is a modern designed one; and not one which existed prior to the latter half of the 20th century. The cross tower and the pinnacles of the church are also visible in glimpses from only a few surrounding streets, more visibly from London Bridge Street and Duke Street Hill. There currently exists views from Union Street and Redcross Way, but only because the site is vacant and clear of development since the late 1990s. This experience of the cross tower and pinnacles from these vantage points has limited impact on the significance of the building. A further experience of the cathedral is from the railway viaduct where train passengers experience a near 180 degree elevated view of the south, east and west elevations of the cathedral and its grounds. All of these experiences are viewed within the context of a highly urban townscape, of an eclectic mix of buildings and styles.

109. The proposals would be visible in a small area behind the western nave gable from London Bridge, through the gap in development created by Minerva Square. In this context there is also visible the urban character of the modern section of the Glaziers Hall and Minerva House, both dominating the view. The cathedral is partially obscured by trees in summer, and the impact of the development on the appreciation of the asset from this viewpoint would be minimal; cathedral and its cross tower, pinnacle and long ridge of the nave would be largely free from interruption by development in the background and the sky gap would remain. This has a neutral impact on the significance of Southwark Cathedral.
110. From Union Street, and Redcross Way the view of the cathedral would be completely obscured by the development; however this view is not an historic or notable one, but one which has arisen by the lack of the development on the site in recent years; it does not contribute to the significance of the building.
111. Furthermore the site has an extant consent which blocks this latter view; and the consented development at the Hop Exchange (21/AP/2001 & 2002) includes a two storey roof extension, which largely obscures views from Union Street/Redcross Way of the cross tower. There would be a neutral impact on the significance of the building in line with the requirements of para 203 of the NPPF, P19 Listed Buildings and Structures and P26 Local List.

Union Street conservation area and 10 to 20 Redcross Way (locally listed), Roman Catholic Church of the Most Precious Blood (grade II), 48 Union Street (locally listed)

112. The Union Street Conservation Area lies half a kilometre south of the River Thames and is based on the streets around Union Street and Southwark Bridge Road, which run east-west and north-south through the area. The townscape of the Union Street Conservation Area is a mix of predominantly 19th century commercial, industrial warehousing, social housing and ecclesiastical developments. The buildings in the conservation area are in general utilitarian, modest in scale and detailing. The height and massing of the proposals are located away from the conservation area, towards the north of the site, leaving the Crossbones Graveyard as a planted garden facing Union Street. While the development would be visible from the conservation area, and within the setting of the above listed buildings, the graduation of the buildings away from the group has minimal impact on the conservation area and the listed and locally listed buildings, to the extent that the

impact would be neutral. There would be a neutral impact on the significance of the building in line with the requirements of para 203 of the NPPF, P19 Listed Buildings and Structures and P26 Local List.

Thrale Street conservation area including 51 and 53 Southwark Street (Menier Chocolate Factory - grade II) 49 Southwark Street (grade II) and 4 O'Meara Street (locally listed)

113. The Thrale Street Conservation Area is mostly contained within the 'L' formed by Southwark Bridge Road and the railway line between London Bridge and Charing Cross. The conservation area is a mixed area of predominantly 19th century commercial buildings on the main streets; Southwark Street and Southwark Bridge Road and smaller later 18th century residential properties on Thrale Street and Anchor Terrace. The conservation area contains the Scheduled Monument of the Globe Theatre, which is a nationally important archaeological site. The Menier Chocolate Factory and twin building, 49 Southwark Street, plus the warehouse 4 O'Meara Street are in the conservation area and are visible within the context of the site. From the west of Southwark Bridge Road, the proposals would form a partial backdrop to the buildings, however be clearly separated by the railway viaduct spanning the street. This acts as a visual barrier and while the development would be larger than the group of buildings, the differences in material and scale would differentiate the two areas of the street and provide an appropriate townscape for the buildings to be experienced in. The classical pattern of architecture of the application buildings again seeks to retain this historic street character and would not erode the special character and appearance of the building group through change within their settings. There would be a neutral impact on the significance of the buildings in line with the requirements of para 203 of the NPPF, P20 Conservation areas and P19 Listed Buildings and Structures and P26 Local List.

15 Southwark Street

114. The consented application included the retention of the front façade to 15 Southwark Street, which was to be utilised as a residential building with retail at ground. A separate non-material amendment to the planning permission has been approved allowing the careful dismantlement of the façade, following subsequent investigations post-consent that identified it was structurally unsafe to retain in situ (ref: 23/AP/2334), any potential harm caused as a result has been considered under that separate permission.
115. This minor material amendment application considers the proposed works to reconstruct the façade using the original materials, where suitable. It also considers the change of use of 15 Southwark Street from residential to commercial.
116. Taken as a whole, the reconstruction works are positive. The design of the reconstructed façade will match that of the consented scheme (retaining the original proportions), with necessary repair works being carried out to the original fabric (which could not be achieved if left in situ). The reconstructed elevation will bring the building back into use after 50 years purpose, and will greatly improve its appearance through sensitive reconstruction, repair and cleaning.
117. The change of proposed residential use to commercial offices is positive in heritage terms. The physical manifestation of this within the street will be limited; however,

where visible, a commercial use would be better aligned to the original use of the building as a hop warehouse with commercial facilities above the ground floor shop.

118. The deconstruction NMA also includes proposals for an amended Condition 25 which will require updated detailed specifications for the restoration of the façade to be approved by the Council prior to the commencement of above ground works to the Office Building. The condition will allow for further detail to be supplied following the deconstruction works and once the fabric condition of the brick and stonework is better understood.

### Heritage conclusion

119. The committee report for the original application stated officers considered ‘that all heritage assets and their settings would be preserved.’ Officers are of the view that the Proposed Amendments are minor in nature and would continue to result in no harm to the significance of the relevant heritage assets. The potential impacts related to the dismantlement of 15 Southwark Street has been considered under permission ref: 23/AP/2334, it does not form part of the proposed amendments under this application.
120. Subject to conditions, the Proposed Amendments would comply with national and local planning policies on design and the historic environment, including London Plan Policy HC1, and LB Southwark’s policies P20 (Conservation Areas) and P21 (Conservation of the Historic Environment and Natural Heritage). The amendments are also in compliance with the relevant provisions outlined in Chapter 16 of the NPPF (Conserving and enhancing the historic environment), paragraphs 194, 195, 197, 199, 200-202, 203, 204, 206 and 207. The impact of the proposals on the special interest of the listed buildings and the conservation area will be beneficial and the statutory duties set out in Sections 66(1) and 72(1) are met and the proposals are compliant with the development plan policies.

### Archaeology

121. London Plan Policy HC1 part d identifies that “development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation”.
122. Policy P23 of the Southwark Plan further states that development must conserve the archaeological resources commensurate to its significance, and where archaeological remains cannot be preserved in situ the remains must be excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works.
123. As noted above, since the original scheme was consented, an extensive archaeological excavation has been undertaken on the Site, revealing fascinating artefacts and major finds, including four mosaics and a mausoleum.
124. In collaboration with Historic England, permission to remove the Mausoleum from its original location was given by the Council’s archaeologist, with the commitment for relocation within the new development to a more suitable site for public viewing, with the explicit requirement that none of the mausoleum material is to leave the site at any point during development.

125. This is now a major consideration, and a key driver for the Minor Material Amendment. Details of the archaeological assets (namely the mausoleum and mosaics), proposed options for their conservation and display, and a summary of next steps for their management and operation can be found in Section 8 of the DAS.
126. The significant archaeological discoveries and their display on site represent exceptional circumstances and an opportunity. It is proposed to provide two new spaces within the Liberty of Southwark development as part of this MMA for the display and interpretation of the Mausoleum and Mosaics:
- The community space would be an interior space located at the junction of Union Walk and St Margaret's Lane. Mosaics 1 and 2 would be displayed within the community space.
  - The Mausoleum pavilion would be a covered exterior space located in Woods Yard, against the boundary with the Crossbones burial ground and adjacent to a play area. The Mausoleum and associated Mosaics 3 and 4 would be displayed within the pavilion.
127. The pavilion is proposed in Woods Yard to facilitate the display of the Roman mausoleum remains found on the site. The mausoleum is protected behind a glass vitrine with a lightweight timber canopy providing protection from sunlight and rain while also creating a covered circulation space that allows the mausoleum to be viewed from all sides. The open nature of the pavilion further activates the surrounding public realm while also allowing the mausoleum display to be publicly accessible at all times. The proposed pavilion structure consists primarily of natural materials with a timber frame and roof deck. The covered gallery that extends along the Crossbones boundary wall enhances pavilion's connection to both the neighbouring play space and Redcross Way. The covered external space also provides an opportunity for additional items and information to be displayed on the boundary wall.



View of pavilion from Woods Yard





CGI of display pavilion

128. The design of the display pavilion and cultural/community space has been carefully considered with input from the Council's archaeologist and design and conservation officer. The proposed design takes inspiration from similar existing displays and would sufficiently protect the findings from environmental damage (including excessive sunlight) while being open and accessible to the public and in keeping with its surroundings.
129. The cultural/community space provides further opportunity to display archaeological finds and history of the site, whilst also being a multi-functional space. Various arrangements have been tested to ensure the space would be suitable for a range of different events and activities



View of community space



Exhibition  
39 people @ 2m<sup>2</sup> / person



School Group / Group Tour  
39 people @ 2m<sup>2</sup> / person



Lecture  
50+ people seated



Networking Event  
30+ people stood at tables

130. Overall, in archaeological terms, the proposals detailed comply with local and

national policy and the conditions attached to the original application. The amendments deliver significant heritage benefits, in the interpretation and display of archaeological remains within the borough, on the site where they were excavated. Appropriate security, operation and management as well as on-going conservation and maintenance of the archaeological remains and displays (including the cultural/community space) is to be secured by way of planning obligation.

## **Landscape and public realm**

131. London Plan Policy D8 states that development proposals should encourage and explore opportunities to create new public realm, which is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Southwark Local Plan Policy P13 states that development must ensure a high-quality public realm that encourages walking and cycling and is safe, legible, and attractive, and eases the movement of pedestrians, cyclists, pushchairs, wheelchairs and mobility scooters and vehicular traffic. Development should also provide landscaping which is appropriate to the context, including the provision and retention of street trees.

### Crossbones Graveyard

132. As with the current planning permission, this MMA continues to propose enhancements to Crossbones Graveyard through upgrading the garden environment while also improving its outward appearance, all without detracting from its sense of openness or wider setting. The proposed enhancements are also designed to ensure no new substantial structures are proposed within the Crossbones Graveyard to protect below ground remains. Details of the proposed landscape enhancements are required to be submitted by planning condition 22 which will be retained in the MMA decision notice. It is also proposed that the terms as set out within the s106 agreement for the Crossbones Graveyard will be carried forward for the MMA, these include:
- Protection of Crossbones from development;
  - Requirements to undertake the Crossbones enhancement proposals;
  - A Management Plan for Crossbones Graveyard; and
  - A Crossbones Burial Ground Lease for a Non-Profit Organisation.
133. The enhancements proposed and public benefits of controlled access to Crossbones Graveyard as secured by the original permission will continue to be secured through the MMA as a public benefit.

### Woods Yard

134. Woods Yard is an 815 sqm shared space which functions equally as a vehicle service area, public square, cycle parking and community garden. Following the archaeological discoveries, it is proposed that the mausoleum and two mosaics are displayed in Woods Yard, inside a glass display case located under a timber pavilion.

### Roof Gardens

135. The buildings on the Site step back as they rise, creating a series of accessible

terraces which create valuable amenity space for the residents and office workers. The roof gardens have been kept simple in their design to allow flexible use throughout the year.

136. In terms of the office space, it is proposed that Floor 6 has a 350 sqm terrace which looks across the 200 sqm wildflower meadow habitat roof, which has habitat features such as log piles and aggregate areas. Floor 8 would have a 630 sqm terrace, which would consist of three primary areas; a multifunctional paved area to be furnished with moveable tables and chairs, a 65 sqm amenity lawn with reinforced turf which could be used for events or as a place to relax, and a 100 sqm habitat roof planted as a wildflower meadow which can be accessed across steppingstones. The meadow would provide year round interest, attract wildlife, and become an important part of the site-wide ecological strategy.

### Urban Greening Factor

137. London Plan Policy G5 suggests an Urban Greening Factor target score of 0.3 for predominantly commercial developments, whilst Southwark Plan Policy P60 states that development must contribute to net gains in biodiversity.
138. As the development was approved before the introduction of the Urban Greening Factor concept, the incorporation of greening within the amended scheme is challenging. The applicant's architects, Allies & Morrison, have however, undertaken an exercise whereby they established the 'consented UGF' and investigated opportunities to improve this position.
139. Therefore, the current proposals have been optimised to provide urban greening on Site to achieve an UGF score of 0.24, compared to the approved scheme which equated to an existing UGF of 0.12. This is considered to be a benefit, in accordance with London Plan Policy G5 and Southwark Plan Policy P60. The Proposed Development achieves an increase of more than 15% biodiversity net gain (exceeding the 10% requirement which is due to come into force in January 2024 – albeit not applicable to this submission due to timings).
140. Further details of the proposed public realm and landscaping are provided in the Design and Access Statement. Overall, the public realm and landscape provision for the amended scheme represents a high-quality improvement when compared to the consent and is considered to represent a public benefit.

### **Daylight, sunlight and overshadowing**

141. When considering applications for housing, the NPPF states that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (Para 125 c). The London Plan (2021) requires design of development to provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst the GLA Housing SPG (2017) also advocates an appropriate degree of flexibility to be applied to use of the BRE guidelines. As suggested in the BRE Guidelines, natural lighting is only one factor in site layout design and care should be taken to apply the guidance flexibly, taking into consideration the context of the Site and advantages of the Proposed Development. The Housing Design Standards LPG (2023) states that as a minimum, at least one habitable room should receive

direct sunlight – preferably the living area and/or the kitchen and dining space. Locally, Southwark Plan Policy P14 states that development must provide adequate daylight and sunlight for new and existing residents.

### Internal performance of proposed scheme

142. The accompanying Internal Daylight, Sunlight and Overshadowing Report, prepared by GIA, sets out the internal performance of the amended scheme. The Residential Building has been re-tested in line with updated guidance in order to optimise its ability to receive good levels of daylight and sunlight, and a comparison exercise has been undertaken with the approved scheme.
143. Since the assessment of the approved scheme, due to changes in overheating regulations, it has been necessary to amend the glazing specifications, whereby it is now a requirement for triple glazing to be installed. This has resulted in the visible light transmittance (VLT) reducing from 75% to 68%, which sees a 7% reduction in the amount of light entering the rooms. A balance has therefore been sought between daylight ingress and overheating.
144. Overall, the design of internal layouts and fenestration has maximised daylight and sunlight ingress as much as possible. Where transgressions occur, they are predominately due to the obstruction caused by a balcony overhead, which is a highly valued trade-off in amenity. GIA's assessment identifies that the levels of light are not unexpected for a site in such a densely built area of central London. As such, the provision of daylight and sunlight amenity is considered acceptable for the context.
145. In terms of overshadowing, overall future occupants of both the residential and office blocks will be able to enjoy very good levels of sunlight amenity within the proposed open spaces, with the main larger spaces in both the residential and office block far exceeding the recommended sunlight levels by BRE guidance, and the remaining within the office block seeing acceptable levels of sunlight in summer, when they are most likely to be used due to warmer and longer days.

### Impact on neighbours

146. GIA have also completed a comprehensive technical analysis of the daylight and sunlight impacts produced by the MMA scheme on neighbouring residential receptors. The primary analysis scenario that has been considered is the Existing vs Proposed scenario. We have also relied heavily on the Consented vs Proposed scenario which provides a like for like comparison between the results experienced by the Consented Development and the Proposed Development.
147. Technical analysis demonstrates that the overall compliance rates for the surrounding properties are 66% for VSC and 83% NSL (daylight). The results are in line with those experienced by the Consented Development. Generally, all properties will meet the alternative target values identified at para 4.8 of this Report. 5.6 When assessed against the APSH methodology the Proposed Development demonstrates an overall compliance of 99%. The results are in line with those experienced by the Consented Development. It is worth reiterating that the BRE's numerical guidance should be treated flexibly in an urban environment. Furthermore, Section 1.6 of the BRE suggests that; "Although, it gives numerical

guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design”.

148. It is considered that the impacts to the neighbouring properties are within the intention and flexible application of the BRE Guidelines and that the daylight and sunlight impacts rising from the proposal are acceptable.

### Solar glare

149. An assessment of Solar Glare was undertaken by GIA to support the original application. GIA have prepared a Solar Glare Statement of Conformity, which notes that the proposed amendments are not considered to alter the conclusions of GIA’s March 2019 report, which therefore remain valid.
150. Overall, when considering the relevant policy tests, that the Site is allocated for comprehensive mixed-use redevelopment including tall buildings, and that the daylight, sunlight and overshadowing results are considered to be in the majority in line with the consented scheme, the Proposed MMA’s daylight, sunlight and overshadowing effects are considered acceptable.

### **Transport and highways**

151. The key changes to the development proposals from the permitted scheme related to transport are:
- Change in floor areas and associated change in trip generation;
  - Changes in on-site provision for cyclists, including the integration of a new cycle hub and updated cycle parking provision;
  - Amendments to the cycle hire station for fire tender access; and
  - Changes to the provision of blue badge spaces.
152. The principles of the scheme in relation to providing a highly permeable development which follows the Healthy Streets principles, including integration with the local area, remain unchanged.
153. In line with London Plan Policy T4, a Transport Assessment Addendum, prepared by AECOM, has been submitted to assess the impacts of the Proposed Amendments at a local, network-wide and strategic level.
154. Regarding trip generation, the Proposed Amendments will result in an increase in peak directional trips of 73 in the AM peak hour (inbound) and 65 in the PM peak hour (outbound). The majority of these trips are expected to take place on rail and underground networks. It is considered that the revised proposals would not result in an impact on the transport networks that is materially different from that considered in the original Transport Assessment submitted with the consented scheme. Accordingly, it is not considered that the revised proposals would have a significant adverse impact on the operation of the transport networks and, therefore, comply with London Plan Policies T1 and T4 and Local Plan Policy P50.
155. An Interim Office Travel Plan Addendum, prepared by AECOM, has been submitted with the application to supplement the Interim Travel Plan submitted with the consented application in order to confirm the measures, management and

monitoring principles that will underpin the full Travel Plans to be secured by condition and prepared by the future occupiers of the office element of the development. This sets out the management tools deemed necessary to enable employees and visitors to make more informed decisions about their travel, whilst minimising the adverse impacts of their travel on the environment.

156. An Outline Construction Environment Management Plan has also been submitted with the application, which fulfils the requirements of London Plan Policy T4, as it aims to reduce emissions, enhance vehicle and road user safety, and reduce congestion throughout the construction period of the amended proposals. It is envisaged that final construction logistics details could be secured by planning condition.

### Cycle hub

157. The ability to provide basement space for the development is limited by underground constraints and as such it is not possible to accommodate extensive basement cycle parking. Therefore, the cycle parking has been relocated from the basement.
158. It is proposed that long-stay cycle parking and shower/locker facilities associated with the office elements of the development will be accessed through the Cycle Hub, providing enhanced security and convenience compared to the approved scheme. A separate secure entrance will be provided in order to provide access outside the opening hours of the Cycle Hub.
159. The cycle parking area accessed through the Hub provides a total of 350 cycle spaces and will include provision for non-standard cycles (2 accessible spaces and 2 cargo spaces) at ground floor level. The upper and lower mezzanine levels will provide the majority of the cycle parking for the commercial uses, with a mix of double stackers and Sheffield stands. Access will be provided via a cycle channel alongside the stairs to the two levels. Showers and locker facilities will be provided in a basement area below.
160. Access to the Residential Building's cycle store is at ground floor via St. Margaret's Lane and the residential courtyard. The proposed arrangement provides a total of 65 cycle spaces and includes 3 accessible spaces. Access to the Workspace Building's cycle store is at ground floor via St. Margaret's Lane, and the proposed arrangement provides a total of 26 cycle spaces and includes 2 accessible spaces.
161. The proposals also include a total of 90 short-stay cycle parking spaces. These comprise 64 spaces provided in stacking cycle parking in Woods Yard in addition to Sheffield/non-standard provision to the east and west of the site.
162. A summary of the London Plan cycle parking requirements and the proposed provision is outlined below:

Use	Southwark Plan	London Plan	Provision
Residential	95	64	65
Office	551	363	366
Retail	11	9	9
Community	2	1	1

<b>Total</b>	<b>659</b>	<b>437</b>	<b>441</b>
--------------	------------	------------	------------

Long stay cycle parking requirements and provision

Use	Southwark Plan	London Plan	Provision
Residential	4	1	90
Office	99	18	
Retail	68	68	
Community	1	1	
<b>Total</b>	<b>172</b>	<b>88</b>	<b>90</b>

Short stay cycle parking requirements and provision

163. The proposed cycle parking is therefore in accordance with the requirements of London Plan Policy T5 and, where possible, provision has been made in excess of these requirements. This scheme was originally approved prior to the adoption of the Southwark Plan 2022 and the increase in cycle parking provision contained within the plan. If the scheme were to be amended to accommodate additional cycle parking it would either require the enlargement of the basement, which would have a significant carbon cost, or a larger ground floor footprint which would compromise the principle of creating a network of permeable spaces with active frontages to provide amenity to all and integrate the development into its historic context.
164. Therefore, the provision of cycle parking to London Plan standards, in combination with the enhancements to provision for cyclists through the incorporation of the Cycle Hub, while maintaining the amenity spaces within the development, is considered to achieve the best overall balance and is in this instance considered to be acceptable.

### Car parking

165. The proposed development as approved will continue to be car free except for blue badge parking, in line with guidance set out in the NPPF and London Plan Policy T6.
166. The permitted development includes the provision of two blue-badge car parking spaces in Woods Yard. One of these was to serve the residential element of the development, while the other would serve the commercial development.
167. In consultation with the Council's archaeologist, the applicant has explored how the most important of the archaeological finds can be displayed at the site, and the proposals include provision of a pavilion structure to be located within Woods Yard to present the Mausoleum and two mosaics. The new structure means there needs to be amendments to the approved public realm which will affect the approved blue badge parking.
168. Following a review of the blue badge parking provision, the revised proposals include the provision of the blue badge space to serve the residential development, but not for the commercial space. This is considered acceptable as the site is well served by public transport with an excellent PTAL rating of 6b, the highest rating possible. Not only this, but a range of services are available that include provision for accessibility by those with mobility difficulties, making non-car travel feasible for all travelling to the site.



## Servicing

169. The approach to servicing will remain as per the consented scheme with a service bay to accommodate large delivery and refuse vehicles provided on Southwark Street, plus an on-site service area within the curtilage of the building to accommodate smaller vehicles.
170. Based on the same trip rate presented in the Transport Assessment submitted with for the consented scheme (0.255 service vehicles per day per 100sqm GFA), the office service vehicle trip generation would increase from 36 vehicles per day to 43 vehicles per day; an increase of seven vehicles per day.
171. The previous assessment was based on there being a total of 18 retail units (including ground floor workspace units), each generating one to two service vehicles per day depending on category, plus refuse collection. The overall resultant servicing trip generation was 30 vehicles per day.
172. The revised proposals include 11 retail units (including ground floor workspace), plus the cycle hub. It is expected that three of these units could be café/restaurant, plus there could be a café element to the cycle hub. Applying the trip rate of two vehicles per food and beverage unit per day and one per other retail unit per day, results in a total daily trip generation of 16 vehicles, plus refuse collection. This is a reduction of 13 service vehicles per day, compared to the permitted scheme.
173. Accordingly, the proposed scheme will result in a reduction in traffic generation and demand for servicing bays compared to the previously consented scheme.

## Fire tender access (relocation of cycle docks)

174. In line with updated fire safety requirements, in order to achieve the necessary firefighting hose distances to the Residential Building, it will be necessary for a fire tender pull alongside the cycle hire station outside 15 Southwark Street and access the street level passageway under the building. The TfL Hop Exchange cycle hire station is located on the southern side of the carriageway of Southwark Street, along the site frontage. Therefore, it will be necessary to create a gap in the hire station that firefighters can use to access the passageway without being impeded by the cycles in the docking stations.
175. It is proposed that three cycle hire docks will be relocated to the western end of the cycle hire station to provide a clear accessway of approximately 2.25m (when the docks either side are occupied). The Applicant is committed to funding additional cycle hire spaces as required through the existing S106 agreement, and additional spaces could be provided at the westernmost end of the cycle hire station, should TfL wish to make the additional provision in this location. It is proposed that a Deed of Variation links any new permission granted via this MMA application to the existing S106 provisions.

## **Fire safety**

176. The changes in fire safety requirements since the planning permission have partially driven the need for these Minor Material Amendments. Three fire statements for each the residential, office and workspace buildings, prepared by suitably qualified

personnel at AECOM have been submitted by the applicant, in accordance with Policy D12. The submitted Fire Statements, detail the fire safety strategy for each building for the Proposed Development and demonstrate compliance with London Plan Policy D12 (Fire Safety).

177. Pre-application engagement between the applicant and the London Fire Brigade on 19 June 2023 and HSE in September 2023 informed the design of the Proposed Development and its fire safety aspects. The residential building has a height of 33.9m AOD and would be provided with two staircases. Policy D5 requires, where lifts serve each level, for an evacuation lift to be provided in each core. The applicant confirms that evacuation lifts are provided to each core of the residential building, but not every level of each core as the protected stair core evacuation lift does not descend to basement level.
178. The submitted fire statements include a signed declaration by a suitably qualified assessor confirming its compliance with London Plan Policy D12 (Fire Safety).
179. Further details have also been submitted confirming appropriate locations of fire main inlet connection points, in relation to the proposed buildings and potential parking locations to allow firefighting operations.

### **Energy and sustainability**

180. Energy and sustainability measures have been carefully considered throughout the design evolution, resulting in an energy strategy that endeavours to reduce CO<sub>2</sub> emissions as far as reasonably possible. The Proposed Development is targeting a BREEAM score of Excellent for the majority of the non-residential areas, with the retail spaces targeting Very Good.
181. Overall, the Proposed Development achieves a 23% improvement in carbon reduction against relevant Building Regulation 2021 standards, which represent a more stringent target than the consented scheme was assessed against. In accordance with policy, an offset payment for the reduction to achieve zero carbon will be secured by S106 agreement.
182. The design and operation of the Proposed Development has been carefully considered in line with the GLA's Whole Life Cycle Carbon (WLC) and Circular Economy principles, which have only been introduced into London Plan policy since the original development was consented. Technical documentation prepared by AECOM accompanies the planning application in relation to these topics.
183. In terms of WLC, the proposed development has an estimated reduction of 25% kgCO<sub>2</sub>e/m<sup>2</sup> when compared to the approved scheme. Therefore, even with the GIA increase the Liberty of Southwark has the potential to save 3,000 tonnes of CO<sub>2</sub>e overall for the study period of 60 years. In terms of Circular Economy, the main principles of material reuse, material efficiency, off-site construction methods, and waste minimisation and management have been implemented.

### **Environmental matters**

184. Southwark Plan Policy P65 states that development must achieve or exceed Air Quality Neutral standards and address the impacts of poor air quality on building

occupiers and public realm users. It further notes that any shortfall in air quality standards on site must be secured off site through planning obligations or as a financial contribution.

185. London Plan Policy SI 1 states that development proposals should not lead to further deterioration of existing poor air quality. Development proposals should, as a minimum, be Air Quality Neutral, and use design solutions to prevent or minimise increased exposure to existing air pollution. The submitted Air Quality Assessment, prepared by AECOM, demonstrates how the proposed amendments will meet the requirements of Part B of London Plan Policy SI 1.
186. The previous Air Quality Assessment submitted with the approved scheme concluded that the proposed development was a 'High Risk' site in terms of dust nuisance and human health impact from construction dust, however, with the application of the dust mitigation measures set out in the Air Quality Assessment the impacts would be reduced to negligible. The scale of risk has not changed, and neither has the range of mitigation measures proposed, as such, the conclusions of the original dust risk assessment have not changed.
187. Taking into account changes to the development and updated guidance it was concluded that the assessment of the construction and operational phases of the development were still relevant. The Air Quality Neutral Assessment was updated according to new guidance. The result of which showed that the Proposed Amendments can still be considered air quality neutral.

### Basement impact

188. The accompanying Basement Impact Assessment, prepared by Robert Bird Group, undertakes a qualitative and quantitative assessment of the impact of the amended basement extent on existing surrounding structures and ensures the safe construction of the development.
189. The report concludes that the Proposed Development is not considered likely to result in any detrimental effect on the local hydrogeology and hydrology of the Site, nor to have any adverse impact on neighbouring infrastructure.
190. The Proposed Amendments are therefore considered to accord with London Plan Policy D10 and Southwark Plan Policy P14.

### Ecology

191. The applicant has submitted an updated preliminary Ecological Appraisal (PEA) of the Site prepared by AECOM. The PEA notes the following:
- 15 Southwark Street was found to have suitability for roosting bats during the preliminary roost assessment carried out from ground level. A bat inspection carried out by Aven Ecology in June 2023 assessed the building as low suitability for bats. The following bat emergence survey did not record any bat activity.
  - Habitat suitable for birds is present. Measures must be taken to avoid killing birds or destroying their nests.
  - Two ponds are present within Crossbones that support common frogs and

common toads. Suitable hibernation habitat is present at Crossbones. These habitats will be retained as part of the proposals.

- An invasive plant species (*Buddleia*) is present on site. Measures must be taken to avoid causing the spread of this species into the wild.
- Measures to control pollution, lighting, dust and noise are included in the Construction and Environment Management Plan (CEMP) for the works. These measures are considered sufficient mitigation for these issues during the construction of the Proposed Development.

192. No further surveys are recommended for the Scheme. Recommendations to avoid impacts on habitats or protected or notable species are summarised within the report.

193. The Landscape and Ecological Management Plan (LEMP) provides measures to mitigate for biodiversity on the development site, e.g. breeding birds and bats. Measures are also included within the design of the proposal for the enhancement of biodiversity across the site, notably for birds (including house sparrow, swift, black redstart), bats and insects. These enhancement measures support both the national Biodiversity Action Plan and the local SNAP and will contribute to biodiversity within Southwark.

### Biodiversity net gain

194. The NPPF notes that planning decisions should provide net gains for biodiversity (Para 174), and the Environment Act 2021 includes provisions to mandate Biodiversity Net Gain (BNG) (to come into effect from January 2024 for major development in England). This is echoed by the London Plan Policy G6, and the Southwark Local Plan Policy P60, which state that development should contribute to net gains in biodiversity.

195. The LEMP confirms that the site will have an increase of more than 15% in biodiversity units (Biodiversity Net Gain).

### Flood risk and drainage

196. The NPPF states that development should only be allowed in areas of flood risk where it can be demonstrated that the most vulnerable development is located in areas of lowest flood risk, the development is appropriately flood resistant and resilient, it incorporates sustainable drainage systems, any residual flood risk can be safely managed, and safe access and escape routes are included (Para 167). London Plan Policy SI 12 and Southwark Plan Policy P68 reiterate these requirements, adding specific targets such as reducing surface water run-off to greenfield run-off rates, and setting finished floor levels no lower than 300mm above the predicted maximum water level.

197. The applicant has submitted a Flood Risk Assessment Addendum and Sustainable Drainage Addendum prepared by the Robert Bird Group. A summary of the main conclusions is as follows:

- The site is in Flood Risk Zone 3a which has a high probability of flooding (1 in 100 or greater annual probability of river flooding). This is mitigated as a result of the site being protected from river flooding by the Thames Tidal

Defences, up to 0.1% annual probability (1 in 1000 year return period).

- The building management company should put in place an evacuation plan for the building in the event of a breach of the Thames defences and should sign up to the Environment Agency's flood warning service.
- Flood resilience measures should be incorporated into the building up to 300mm above the Maximum Likely Water Level of 5.10mOD.
- The site is outside of any Critical Drainage Area, as defined in the SFRA.
- Based on the SFRA and available information, the site has a low risk of flooding from rivers and surface water.
- There are no incidents of sewer flooding recorded in the postcode area of the site.
- The site is therefore considered to be at low risk of flooding from sewers.
- The development will use SuDS to manage storm water and reduce pre-development discharge rates by 91% for the 1 in 100-year storm event plus 40% climate change, in accordance with The London Plan and Supplementary Planning Guidance.
- Waterproofing to the new basements will provide a Grade 2 / 3 environment and protect the building from the effects of elevated groundwater.

198. In line with Southwark Policy P68, all residential dwellings are a minimum of 300mm above the breach flood level. There are no dwellings proposed in the basement or ground floor levels.

199. In line with LB Southwark Policy P68 and London Plan Policy SI13, opportunities for improving surface water drainage from the Site have been explored and implemented within the design. By providing SuDS features such as geocellular storage tanks, green roofs and lined permeable paving, the surface water discharge from the proposed development can be reduced by 91%. The proposed development will seek to make use of the existing sewer connections where this is possible. Where new connections are required, these will be agreed with Thames Water.

### Noise and vibration

200. A Noise and Vibration Statement has been prepared by AECOM to assess the likely effects of the Proposed Amendments in terms of noise and vibration. In summary:

- External noise ingress is expected to be suitably controlled if recommendations for the external façade of the building outlined in the report are followed.
- Predicted noise levels within residential and commercial external amenity areas are expected to be in line with BS 8233:2014 guidance relating to developments in city centre areas.
- Plant noise emission limits have been set on the basis of controlling the plant noise so that there is no significant increase to the existing background noise levels measured on site.
- The vibration survey shows that the expected level of re-radiated ground borne noise from the road and rail traffic will not have a negligible impact on occupants and as a result there is no need to provide vibration isolation to the building structure to control re-radiated noise transmission.
- The vibration assessment indicates that levels of perceptible vibration are also below those associated with a low probability of adverse comment and

therefore no particular vibration isolation measures are required to be incorporated into the building structures to control vibration transmission.

201. The amended scheme is therefore considered to be compliant with London Plan Policy D14, Southwark Plan Policy P66 and other relevant policies in respect of noise and vibration matters.

### Trees

202. The applicant has submitted an Arboricultural Technical Note of the Site prepared by AECOM which considers the arboricultural impacts of the revised design and whether there is any substantive change from the impact of the 2021 approved development. An updated Tree Protection Plan is included which identifies trees to be retained and protected.
203. The Technical Note identifies that the revised design will require the removal of T6 (a semi mature tree considered to be of low quality/Category C) which was identified for removal in the 2019 Arboricultural Impact Assessment. T7 (located within Crossbones Burial Ground) was also identified for removal in 2019 but is now considered feasible to be retained and this represents an improvement in terms of tree retention. All of the other surveyed trees and two additional trees identified in 2023 in Crossbones Burial Ground can be successfully retained and protected.
204. It is concluded that the level of impact is an improvement upon the impacts identified in the 2019 Arboricultural Impact Assessment and therefore there is no new or increased arboricultural impact to achieve the revised design.
205. In light of the above, it is considered that the proposals comply with London Plan Policy G7 and Southwark Local Plan Policy P61.

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

206. A S.73 application results in a new consent however any new consent issued will remain bound by the original S.106 Agreement signed under application 19/AP/0830. The main expected changes to the s106 will likely include:

<b>Planning Obligation</b>	<b>Amendments</b>
Schedule 5: Car Club Scheme	Clauses to be amended to confirm basic car club membership within 850m of the application site to be made available for three years for the approved residential units. This aligns with the LBS highways consultee comments.
Schedule 8 Energy Strategy and District Heating Network	Energy Strategy submitted as part of MMA – to be updated accordingly
Schedule 9 Children’s Play Space and Outdoor Amenity Space	New clause to be added relating to play space financial contribution - to offset shortfall. References to play areas and amenity space locations to be updated to reflect the MMA scheme
Schedule 11 Affordable Workspace	-Updated proposed quantum and location of affordable workspace (definitions and main text);

	<p>-Allowance for alternative forms of affordable workspace to be provided on site and/or financial contributions to be made – subject to written agreement by the Council;</p> <p>-Affordable workspace specification (including community space specification) to be submitted and agreed with the Council prior to first occupation of the Office Building;</p> <p>-Consideration of occupation of the employment floorspace in respect of the completion of the affordable workspace in accordance with the approved specification(s).</p> <p>-Annex A to schedule 11 Affordable workspace Specification to be deleted. New specification to be agreed as above.</p>
Schedule 14 Affordable Housing Mix	To be updated to align with MMA scheme and mix Definitions to be updated to align with numbers etc
Annex 1 Drawings & Plans	To be updated to reflect the MMA scheme including updates to: Children's Play and community amenity space plan, public realm plan, ground floor building use plan and playspace
Tree Removal Contribution	MMA proposes that 1 tree is to be removed. Contribution may change (tbc).
Conservation and Management Plan (of Roman Display and Cultural space)	<p>Consideration of security, operation and management and on-going conservation and maintenance of the archaeological remains and displays.</p> <p>Also consideration of potential future ownership issues.</p>

207. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 30 October 2020 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

*“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Section 106 Agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with Saved Policy 2.5 'Planning obligations' of the Southwark Plan (2007), Strategic Policy 14 'Delivery and implementation' of the Core Strategy (2011), Policy 8.2 'Planning obligations' of the London Plan (2016), and Southwark Council's Planning Obligations and Community Infrastructure Levy SPD (2015).”*

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

208. In terms of Mayoral and Southwark CIL, this application for minor material design amendments does not alter the levy liability. As such the application is still bound to the CIL liability.
209. Both the Mayor of London and LBS have adopted CIL charging schedules. In LB Southwark, the Mayor's Levy is £60 per sqm (plus indexation) for all relevant land uses.
210. The Site falls within LB Southwark's CIL Charging Zone 1. There is a £435 per sqm charge for residential development, there is a £76 per sqm charge for office and a £136 per sqm charge for all retail uses.
211. The Proposed Development is expected to generate a significant MCIL contribution, as well as an LBS CIL contribution (subject to indexation and confirmation of applicable reliefs/exemptions).
212. For the purposes of CIL, this application proposes a 'phased' development, as set out in the previous CIL phasing NMAs.

### **Community involvement and engagement**

213. This application was accompanied by a statement of community involvement (which provides full details of the public consultation). In summary, the document confirm that the following public consultation was undertaken by the applicant prior to submission of the application:
- An A5 flyer was distributed to 4,417 addresses outlining the details of the consultation events, how to register to attend and including details of the commonplace website.
  - Social media posts on Landsec's social media channels.
  - Emails to key local groups and organisations.
  - A half-page advertisement in the Southwark News.
  - Posters placed by the site gates and in local businesses.
  - In-person announcements and leafleting at the 13th June mausoleum event.
  - Clay workshop at Marlborough Sports Garden, 17th June 2023.
  - Resident Event at Lowick's offices, 18th June 2023
  - Mosaic workshop at Carrubo Bar and Restaurant, 20th June 2023.
214. Responses showed a large degree of support for the proposed changes; 61% of comments were supportive of the changes to the Liberty of Southwark project. 10% had a neutral view of the project, and 28% viewed the project negatively. The key themes of feedback received through public consultation were as follows:
- Height and massing: The largest cause for concern outlined by local residents was the increased height and massing included within the proposed changes for the scheme.
  - Archaeological findings: The archaeological finds saw a huge positive response, particularly given their retention on site.
  - Crossbones Graveyard: The Crossbones Graveyard is a hugely important



heritage asset on site, and respondents were almost unanimous in outlining their hopes that the graveyard remains safe from development.

- Office use and housing: Respondents also questioned the necessity of office space in Southwark, citing a preference for housing. This was specifically relevant to the change of use of 15 Southwark Street.

215. The applicant has also provided an engagement summary for the development consultation charter, which is now a validation requirement. It details the extent of pre-application consultation and demonstrates that the applicant has made acceptable efforts to engage with those affected by the proposals. As part of its statutory requirements, the council, sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.
216. Details of consultation and re-consultation undertaken by the local planning authority in respect of this application are set out in the appendices. The responses received are summarised later in this report.

## **Consultation responses, and how the application addresses the concerns raised**

### **Consultation responses from members of the public**

217. In response to public consultation and re-consultation, a total of 113 unique representations have been received (this does not include duplicate comments from the same individual). Of the 113 unique representations:
- 93 were in objection
  - 20 were in support
218. Summarised below are the material planning considerations raised by members of the public. In each instance, an officer response has been provided.
219. *Should be prioritising housing over office/employment space in this area, expanding office only benefits developer's profits and does not help borough.*

**Officer response:** The NSP07 site allocation of the Southwark Plan 2022 states that the redevelopment of the site must provide at least 50% of the development as office/employment floorspace (E(g), B class), and active frontages on Southwark Street with ground floor retail, community or leisure uses. The allocation states redevelopment of the site should provide new homes (C3). It estimates a residential capacity of approximately 36 homes.

NSP07 site allocation goes on to state that Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

London Plan Policy SD5(C) identifies that offices (and other CAZ strategic functions) are to be given greater weight relative to new residential development given their strategic importance in the CAZ. The principle of greater weight is designed to ensure that the agglomerations of offices and other CAZ strategic functions are not compromised by new residential development.

The Proposed Amendments will maintain the consented mix of uses at the site, continuing to prioritise office uses, followed by residential development, then retail with the addition of a new community space which is intended to house some of the archaeological finds.

220. Decrease from 36 to 34 residential units unacceptable – housing is priority.

**Officer response:** Due to the addition of the second core for increased fire safety, and the change of use of 15 Southwark Street from residential to office (which comes with heritage and safety benefits, as well as being a more efficient use of space), the massing of the Residential Building has been increased to accommodate additional units to compensate for the units that have been lost. It is therefore proposed that the scheme would provide the same overall number of habitable rooms as per the permitted scheme, with 50% of those being affordable and a tenure split of 19.7% discounted market rent (DMR) and 80.3% social rent. This therefore meets the requirements for the threshold approach set out in London Plan Policies H5 and H6, and Southwark Plan Policy P1.

As previously stated above, London Plan Policy SD5(C) identifies that, in the CAZ, offices (and other CAZ strategic functions) are to be given greater weight relative to new residential development given their strategic importance in the zone.

221. Excessive height - obstructs important views.

**Officer response:** The site is within an area appropriate for tall buildings, as set out in figure 4 of the Southwark Plan 2022. The previous application concluded that the scale of the buildings related well to its surroundings and was in general, an appropriate piece of townscape. While a further storey has been added to the tallest elements of the scheme, the additional height is approximately 4.4m taller, and thus has limited further impact on the surrounding townscape when viewed in context with the extant scheme. As this is not a singular landmark building, but a collection of buildings which respond most directly to their immediate context, the collection of buildings together are considered appropriate for the location and contribute positively to the London skyline as a whole. The proposals therefore are considered to be in accordance with P17 Tall Buildings.

Protected views were tested extensively and considered throughout the pre-application process (as they were with the original scheme). No protected views are considered to be unduly detrimentally impacted as demonstrated in the submitted TVIA (townscape visual impact assessment) prepared by Montague Evans.

222. Heritage harm caused to Hop Exchange and other heritage assets, not in keeping with local historic area.

**Officer response:** Changes to the massing since the permission have been sensitively considered, to ensure the scheme complements and enhances the

surrounding townscape. The new massing follows the same principles as the permitted scheme and has been developed in close collaboration with Council officers through the pre-application discussions.

The need for a modern mixed-use development with large office floor plates (as supported by the development plan) has resulted in a scheme which is inevitably large compared to the scale of the surrounding area. London Plan Policy D3 states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations.

Southwark Street, the Hop Exchange, and adjacent historic buildings, have been appropriately responded to. The existing neo-classical buildings of 4/5 storeys line the south side of the street also set a coherent scale and character. They terminate with No.15 Southwark Street. Thereafter the façade of the scheme is to be divided into a further three new 'buildings' which tier up in height from east to west along Southwark Street.

Facing the street, the "Southwark Street" building, will have a main façade which is broadly similar in height to No.15 and the Hop Exchange opposite, but with a further set back top floor. In this respect it matches the very large warehouse that once stood on this site and which would have formed a dramatic contrast with buildings to the east.

The architecture of this Southwark Street building features deep-set paired windows set between robust brick pilasters with stone/ pigmented concrete lintels and cills. The set-back upper floor is to be finned steel to provide a discrete top to the building that does compete with the masonry façade below, and while further height has been added, this has been achieved by carefully designing this element to be incorporated into the overall townscape. The lowest floor forms a strong base to the building which is to be the location of the retail element of the scheme. Overall the architecture of this building is a wholly convincing modern reinterpretation of the traditional warehouse aesthetic.

On design and townscape matters, the proposals meet the requirements of Chapters 12 Achieving well-designed places of the NPPF, the relevant London Plan design policies, and Southwark Plan policies P13 Design of places; P14 Design quality; P17 Tall Buildings.

Further details can be found in the assessment section of the report (design and townscape, and conservation and archaeology) as well as in the submitted application documents, in particular the DAS, TVIA and heritage statement.

223. *Daylight/sunlight/overshadowing impact on Park Street properties, Cromwell apartments, and Borough market not considered.*

**Officer response:** The residential properties along Park Street have not been considered as part of any application (including the parent application) as these sit at a substantial distance from the Application Site and therefore it is not considered that significant daylight/sunlight impacts would occur.

Borough market is not a residential building, and will not be considered when looking at the protection of residential amenity, however, in any instance, it is also not in

close enough proximity to experience any significant daylight/sunlight impacts.

The Cromwell Buildings were not part of the initial application due to their orientation to the east and as such they have not been included in the MMA application. Due to their orientation, they will only have an oblique view of the proposed development and are therefore unlikely see changes in daylight/sunlight outside of the BRE recommendations.

224. *Developer (LandSec) has made large profits – proposal is profit motivated (not viability motivated)*

**Officer response:** A planning application is assessed against the policies set out in the development plan. The motivation behind a planning application is not a material consideration.

225. *Demolition of 15 Southwark Street is a violation of previous conditions – disregard of conservation importance.*

**Officer response:** The careful dismantlement of the façade of 15 Southwark Street has already been granted planning permission under application ref: 23/AP/2334. It has been determined that it is no longer possible to restore the façade in situ so it will be instead be carefully dismantled, restored on-site, and then re-constructed as it was (same design/proportions), re-using as much original fabric as possible.

226. *Inadequate space dedicated to Roman display, the display building itself looks temporary – roman discoveries not prioritised enough.*

**Officer response:** It is proposed to provide two new spaces within the Liberty of Southwark development as part of this MMA for the display and interpretation of the Mausoleum and Mosaics:

- The community/cultural space would be an interior space located at the junction of Union Walk and St Margaret's Lane. Mosaics 1 and 2 would be displayed within the community space.
- The Mausoleum pavilion would be a covered exterior space located in Woods Yard, against the boundary with the Crossbones burial ground and adjacent to a play area. The Mausoleum and associated Mosaics 3 and 4 would be displayed within the pavilion.

The design of the display pavilion and community/cultural space has been carefully considered with input from the Council's archaeologist and design and conservation officer. The proposed design takes inspiration from similar existing displays and would sufficiently protect the findings from environmental damage (including excessive sunlight) while being open and accessible to the public and in keeping with its surroundings.

The community/cultural space provides further opportunity to display archaeological finds and history of the site, whilst also being a multi-functional space. Various arrangements have been tested to ensure the space would be suitable for a range of different events and activities.

Overall, in archaeological terms, the proposals detailed comply with local and

national policy and the conditions attached to the original application. The amendments deliver significant heritage benefits, in the interpretation and display of archaeological remains within the borough, on the site where they were excavated.

## Consultation responses from external consultees

227. Greater London Authority (Stage 1):

- Land Use Principles: The proposed amendments do not change the consented land uses, and therefore are acceptable in principle. The revised housing proposal would result in a reduction of two market units; however, the proportion of 50% Affordable Housing would be maintained. The proposed change of use of 15 Southwark Street from housing (Class C3) to commercial floorspace, together with an alternative restoration strategy for the facade, is supported in principle. The provision of a new community space (Class D2) is supported. The revised affordable workspace offer is acceptable in principle, subject to agreement with Southwark Council.
- Urban Design: The adjustments to scale and massing are appropriate for the existing and emerging context and are acceptable in principle. A revised fire statement for the residential building demonstrating compliance with Policy D5 is required.
- Heritage: The amended scheme would cause less than substantial harm to the conservation area and certain surrounding heritage assets. The proposals for the relocation on site of the Roman mausoleum and its two mosaics, and the relocation of the other two mosaics to indoor wall-mounted positions are welcomed. Where appropriate public benefits are secured, the less than substantial harm would be outweighed.
- Transport: The proposed amendments have limited strategic planning implications. The proposed Cycle Hub is a positive addition to an enhanced cycling offer.
- Sustainable development: Further information on energy, air quality, CE, WLC, and UGF is required.

Officer response: Points regarding land use, urban design, heritage and transport are noted. Further information has been submitted by the applicant which is considered to adequately address the points made regarding fire safety, energy and sustainability.

228. Environment Agency: No objections subject to conditions.

Officer response: Conditions have been attached accordingly.

229. Metropolitan Police (Design out crime): No objection subject to conditions.

Officer response: Conditions have been attached accordingly.

230. Historic England: The proposed increase in height of the 8 and 9 storey elements by approximately a storey, and the widening of the (formerly) 8 storey element by a bay causes heritage harm. Proposed increase in height and width of Southwark Street buildings would have a more harmful impact on the Borough High Street

Conservation Area than the consented scheme in views towards the site in both directions along Southwark Street (particularly View 5 and View 12).

Recommend that opportunities to reduce the height of the Viaduct Building are explored with the Applicant, as we advised at pre-application stage. Should you be minded to determine the application as currently submitted, it will be for your Council to consider whether there are sufficient public benefits offered (beyond those provided in the consented scheme) to outweigh the harm in accordance with Paragraph 202 of the NPPF.

We consider that the pedestrian access to the public realm via 15 Southwark Street and the exciting plans for the displaying of the incredible archaeological finds on site would offer heritage benefits that could support this policy requirement.

(Comments were also made in relation to the dismantlement of 15 Southwark Street, however this was considered under a separate application (ref: 23/AP/2334), it does not form part of the proposed amendments under this application).

Officer response: The massing was added to the areas of the scheme which would not compromise its overall design while also minimising the potential impact on townscape or heritage. Officers do not consider there to be heritage harm as a result of the proposed amendments. The potential impacts related to the dismantlement of 15 Southwark Street has been considered under permission ref: 23/AP/2334. Please refer to the assessment section for further details.

231. Health and Safety Executive: Concern raised regarding fire brigade access and facilities, including the locations of fire main inlet connection points, in relation to the proposed buildings and potential parking locations to allow firefighting operations.

Officer response: Further information has been submitted by the applicant which is considered to adequately address the concerns raised.

232. Transport for London: No objection subject to conditions and obligations.  
Officer response: Conditions and obligations have been attached accordingly.

233. Victorian society: This minor material amendment would increase the height of the proposed new building and confirm the damaging proposals to demolish and reconstruct 15 Southwark Street. The increased height of the proposed building would harm the setting of the Conservation Area and nearby listed buildings by introducing buildings of height out of character with their surroundings, this would dominate nearby historic buildings, especially the Grade II listed Hop Exchange immediately to the north. Also oppose the demolition of 15 Southwark Street.

This proposal would not enhance or better reveal the significance of the Conservation area or setting of nearby listed buildings. Therefore, we object to the application.

Officer response: Changes to the massing since the permission have been sensitively considered, to ensure the scheme complements and enhances the surrounding townscape. The new massing follows the same principles as the permitted scheme and has been developed in close collaboration with Council

officers through the pre-application discussions.

The careful dismantlement of the façade of 15 Southwark Street has already been granted planning permission under application ref: 23/AP/2334. It has been determined that it is no longer possible to restore the façade in situ so it will be instead be carefully dismantled, restored on-site, and then re-constructed as it was (same design/proportions), re-using as much original fabric as possible.

Please refer to the assessment section for further details.

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

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

235. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
236. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
237. 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.
238. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
239. There are a range of potential impacts on the local community during construction and operation. Potential impacts in terms of infrastructure, environmental factors, amenity, accessibility, housing, employment creation and health have been discussed in detail in the relevant sections of this committee report and any necessary mitigation to limit adverse impacts has been secured through s106 obligations and planning conditions (for example construction impacts will be minimised through the use of a CEMP).

240. This application would deliver a significant amount of commercial development including a large quantum of affordable workspace thus presenting opportunities to enhance access to employment for all residents of the borough including those with protected characteristics. There will also be positive benefits in terms of the affordable housing provided, archaeological displays and community uses, as well as positive health and amenity benefits through enhanced public realm and improvements to crossbones graveyard. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community.
241. The detailed proposals have been designed to ensure inclusive access for all. All public realm areas have appropriate gradients and slopes instead of steps wherever possible. The landscaped areas will incorporate appropriately designed benches and play equipment for a range of users. There is level access into the buildings and internally the design incorporates an appropriate provision of wheelchair accessible toilets, lifts, wide corridors, doors and circulation areas. Furthermore both buildings provide DDA cycle parking facilities and parking spaces.
242. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

### **Human rights implications**

243. 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.
244. This application has the legitimate aim of redeveloping this site for a range of mixed-use buildings comprising office, workspace, cultural, retail/café floorspace and residential units together with publicly-accessible realm. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

<b>Positive and proactive engagement: summary table</b>	
Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES



## Conclusion

245. The proposed amendments to the consented scheme allow the site to continue to provide substantial public benefits, stemming from the comprehensive mixed-use redevelopment of an existing under-utilised brownfield site, which in turn makes a significant contribution to delivering the vision and objectives of the development plan.
246. Public benefits include:
- Protecting nationally significant local archaeology and displaying it for the benefit of the whole community in the proposed pavilion building.
  - Providing additional high-grade office space within the Central Activities Zone, as well as flexible spaces for SMEs, local entrepreneurs, etc.
  - Provision of additional affordable workspace on site, and providing a new, flexible community/cultural space.
  - Restoring 15 Southwark Street and revitalising local heritage by bringing 15 Southwark Street back into a commercial use.
  - Enhancing fire safety and ensuring dignified escape for all with a revised fire safety strategy, including the addition of a second escape stair and evacuation lift to the Residential Building, and additional firefighting and evacuation lifts to the Office Building.
  - Maintaining the delivery of housing on site, including the 50% proportion of affordable housing (by habitable room).
  - The generation of 1,597 FTE jobs for the local economy, £182.4m additional GVA per annum, £55,700 per annum in Council Tax revenues, and £3.2m in business rate revenues per annum.
  - Enhancements to Crossbones Graveyard.
  - Securing environmental improvements across the site including a significant increase in the Urban Greening Factor compared to the approved scheme and Biodiversity Net Gain (exceeding 15%).
  - Targeting the most up to date and highest sustainable performance targets, compared to the consented scheme; increasing the overall sustainability credentials of the scheme, and enhancing safety and performance to comply with current regulations.
  - Increasing the quantum of cycle parking on site and providing more accessible, higher quality storage facilities.
  - Providing a Cycle Hub for the benefit of the local community.
247. It is recognised that there would continue to be some degree of harm to surrounding residential amenity (as was the case under the original permitted development) but that harm is relatively limited beyond what has been consented.
248. The proposed development would deliver a high quality mixed use development incorporating a significant amount of employment floorspace, together with a range of flexible retail/cultural units, an archaeological display, and affordable workspace. It would also provide high quality dwellings with a policy compliant level of affordable housing. Not only is this compliant with both the London and Southwark Plans but it also fulfils the council's aspirations for the site, as set out in the NSP07 Site Allocation. The principle of redevelopment (as amended) is therefore still strongly supported.

249. It is therefore recommended that Members grant permission, subject to conditions as set out in the attached draft decision notice, referral to the GLA, and the timely completion of a Section 106 Agreement.

## BACKGROUND INFORMATION

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP 1145-15 Application file: 23/AP/2810 Southwark Local Development Framework and Development Plan Documents TP/1396-38	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 0207 525 0254 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Steve Platts, Director of Planning and Growth	
<b>Report Author</b>	Nathaniel Young, Strategic Team Leader	
<b>Version</b>	Final	
<b>Dated</b>		
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
<b>Date final report sent to Constitutional Team</b>		18 January 2024

## Appendix 1: Recommendation

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

This document is not a decision notice for this application.

---

<b>Applicant</b>	C/O Agent Landmark Court Partnership Ltd (c/o Landsec)	<b>Reg. Number</b>	23/AP/2810
<b>Application Type</b>	S.73 Vary/Remove Conds/Minor Alterations		
<b>Recommendation</b>	AGREE variation	<b>Case Number</b>	PP-12388079

### Draft of Decision Notice

#### The variation is **AGREED** for the following development:

Minor material amendment of planning permission 19/AP/0830 (as amended by permissions ref: 21/AP/1295 and 22/AP/1689): 'Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and; ancillary plant and equipment.'

Amendments include:

- Addition of permanent structure for discovered mausoleum and mosaics;
- Creation of community centre;
- Change of use of 15 Southwark Street from retail/residential to retail/office;
- Reconfiguration of basement
- Increased massing of office and residential buildings;

-Updates to energy, sustainability and fire safety strategy (including additional staircores);

-Creation of new cycle hub, increase in cycle parking, improvement to storage facilities, updates to parking strategy

Reconsultation:

-Amendments to 15 Southwark Street (retention of existing facade proportions and changes to internal floorplates)

The Liberty Of Southwark (formerly Landmark Court) Land Bounded By Southwark Street Redcross Way And Cross Bones Graveyard London SE1 1RQ

**In accordance with application received on 5 October 2023 and Applicant's Drawing Nos.:**

Existing Plans

Proposed Plans

Other Documents

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

1. The development shall be carried out in accordance with the approved plans [TBC]

Reason:

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

2. The development hereby permitted shall be begun before the end of three years from 5th January 2021.

Reason:

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

3. BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

Any demolition works shall be undertaken in strict accordance with the Demolition Environmental Management Plan (DEMP) prepared by J F Hunt and as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2018 on 20 March 2023, unless otherwise agreed in advance in writing by the Local Planning Authority.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Any demolition works shall be undertaken in strict accordance with the Demolition Environmental Management Plan (DEMP) prepared by J F Hunt and as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2018 on 20 March 2023, unless otherwise agreed in advance 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 2023; P56 (Protection of Amenity) of the Southwark Plan 2022

4. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**  
Any demolition works shall be undertaken in strict accordance with the Demolition Logistics Plan (DLP) prepared by J F Hunt and as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2066 on 16 March 2023, unless otherwise agreed in advance in writing by the Local Planning Authority.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Any demolition works shall be undertaken in strict accordance with the Demolition Logistics Plan (DLP) prepared by J F Hunt and as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2066 on 16 March 2023, unless otherwise agreed in advance in writing by the Local Planning Authority.

Reason:

To ensure that demolition works do not have an adverse impact on the transport network and to minimise the impact of demolition activities on local air quality, in accordance with: Policies T3 (Transport capacity, connectivity and safeguarding), T4 (Assessing and mitigating transport

impacts) and SI 1 (Improving Air Quality) of the London Plan 2021.

5. BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

a) Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- include prior approval from London Underground before commencing any works for the relevant stage of the development
- accommodate the location of the existing London Underground structures and tunnels"
- accommodate ground movement arising from the construction thereof and
- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

b) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

BLOCK 02(A): THE RESIDENTIAL EAST BUILDING

a) Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority which:

- provide details on all structures;
- include prior approval from London Underground before commencing any works for the relevant stage of the development;
- accommodate the location of the existing London Underground structures and tunnels;
- accommodate ground movement arising from the construction thereof; and

- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

b) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

#### BLOCK 02(B): 15 SOUTHWARK STREET

The development of 15 Southwark Street shall be undertaken in accordance with the documents approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2014 on 19 August 2022. All structures and works comprised within the development hereby permitted which are required by the approved details shall be completed, in their entirety, before any part of 15 Southwark Street hereby permitted is occupied.

#### BLOCK 02(C): ST MARGARET'S LANE WORKSPACE

a) Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- include prior approval from London Underground before commencing any works for the relevant stage of the development
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof

and

- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

b) The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London

Underground transport infrastructure, in accordance with: the National Planning Policy Framework 2023; Policy T3 (Transport Capacity, Connectivity and Safeguarding) from the London Plan 2021.

6. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

a) Construction works shall be undertaken in accordance with the Remediation Strategy (Method of Works) ref. RS\_21004\_01, prepared by JF Hunt and as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/0391 on 20 September 2022.

b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

In processing applications to discharge either of the two component parts listed above (b and c), the Local Planning Authority shall do so in liaison with the Environment Agency.

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

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

a) Construction works shall be undertaken in accordance with the Remediation Strategy (Method of Works) ref. RS\_21004\_01, prepared by JF Hunt and as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/0391 on 20 September 2022.

b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority. The



verification report shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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

In processing applications to discharge either of the two component parts listed above (b and c), the Local Planning Authority shall do so in liaison with the Environment Agency.

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

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 (owing to this site being located over a Secondary Aquifer and potentially affected by historic contamination), property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with: the National Planning Policy Framework 2023; P56 (Protection of Amenity) of the Southwark Plan 2022.

## 7. BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

a) Prior to piling works commencing, a Final Construction Environmental Plan (CEMP) for the piling works phase shall be submitted to and be approved in writing by the Local Planning Authority. The Final CEMP for the piling works phase 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 construction works for the piling 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 (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 construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the 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).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO 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/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.

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

b) Prior to main construction phase commencing (with the exception of the piling phase), a Final Construction Environmental Plan (CEMP) for the main

construction phase shall be submitted to and be approved in writing by the Local Planning Authority. The Final CEMP for the main construction phase 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 construction works for the main construction 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 (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 construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the 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).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in

buildings - vibration sources other than blasting,

- Relevant EURO 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/>

- The Party Wall Act 1996

- Relevant CIRIA practice notes, and

- BRE practice notes.

All construction work (excluding the piling phase) shall be undertaken in strict accordance with the approved Final CEMP for the main construction phase and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

## BLOCK 02: THE RESIDENTIAL EAST BUILDING AND 15 SOUTHWARK STREET

a) Prior to piling works commencing at either the Residential East building or 15 Southwark Street, a Final Construction Environmental Plan (CEMP) for the piling works phase shall be submitted to and be approved in writing by the Local Planning Authority. The Final CEMP for the piling works phase 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 construction works for the piling 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 (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 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).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality

Monitoring in the Vicinity of Demolition and Construction Sites',

- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO 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/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.

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

b) a) Prior to main construction phase commencing (with the exception of the piling phase), a Final Construction Environmental Plan (CEMP) for the main construction phase shall be submitted to and be approved in writing by the Local Planning Authority. The Final CEMP for the main construction phase 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 construction works for the main construction 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 (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 construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the 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).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO 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/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and

- BRE practice notes.

All construction work (excluding the piling phase) shall be undertaken in strict accordance with the approved Final CEMP for the main construction phase and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with: the National Planning Policy Framework (2023); Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

#### 8. BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER

Prior to commencement of any works (with the exception of demolition to ground level, piling works and site/archaeology investigations), the applicant shall submit full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS), including detailed design, size and location of attenuation units and details of flow control measures shall be submitted to and approved in writing by the Local Planning Authority. The strategy should achieve a reduction in surface water runoff rates as detailed in the Drainage Strategy prepared by Robert Bird (dated 01.03.2019), as updated by the Drainage Strategy Addendum prepared by Robert Bird (dated 26.09.2023) during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance.

The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

The site drainage must be constructed to the approved details.

#### BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE

Prior to commencement of any works (with the exception of demolition to ground level, piling works and site/archaeology investigations), the applicant shall submit full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS), including detailed design, size and location of attenuation units and details of flow control measures shall be submitted to and approved in writing by the Local Planning Authority. The strategy should achieve a reduction in surface water runoff rates as detailed in the Drainage Strategy prepared by Robert Bird (dated 01.03.2019), as updated by the Drainage Strategy Addendum prepared by Robert Bird (dated 26.09.2023) during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance.

The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

The site drainage must be constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with: the National Planning Policy Framework 2023; Policy SI 13 (Sustainable Drainage) of the London Plan 2021; Policies P56 (Protection of Amenity) and P68 (Reducing flood risk) of the Southwark Plan 2022.

9. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

The development shall be constructed in accordance with the methodology and mitigations measures contained within the approved Basement Impact Assessment Report, dated 21.09.23, prepared by Robert Bird Group.

**BLOCK 02(A): THE RESIDENTIAL EAST BUILDING**

The development shall be constructed in accordance with the methodology and mitigations measures contained within the approved Basement Impact Assessment Report, dated 21.09.23, prepared by Robert Bird Group.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P68 (Reducing flood risk) of the Southwark Plan 2022.

10. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Prior to commencement of any works (with the exception of archaeological and geotechnical works), and following demolition of structures to ground level, a detailed scheme showing the complete scope and arrangement of the basement and 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 other than in accordance with any such approval given.

**BLOCK 02(A): THE RESIDENTIAL EAST BUILDING**

Prior to commencement of any works (with the exception of archaeological and geotechnical works), and following demolition of structures to ground



level, a detailed scheme showing the complete scope and arrangement of the basement and 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 other than in accordance with any such approval given.

#### BLOCK 02(B): 15 SOUTHWARK STREET

The foundation design and all ground works shall be carried out in accordance with the details as approved by the Local Planning Authority under discharge of condition application ref 22/AP/2037 on 24 August 2022, unless otherwise agreed in advance in writing by the Local Planning Authority.

#### BLOCK 02(C): ST MARGARET'S LANE WORKSPACE

Prior to commencement of any works (with the exception of archaeological and geotechnical works), and following demolition of structures to ground level, a detailed scheme showing the complete scope and arrangement of the basement and 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 other than in accordance with any such approval given.

#### Reason:

In order that details of the basement, 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 2023; Policy P23 (Archaeology) of the Southwark Plan 2022.

11. The programme of archaeological mitigation works shall be implemented in accordance with The written scheme of investigation, as approved by the Local Planning Authority under discharge of condition application ref 21/AP/1137 on 4 May 2021, unless otherwise agreed in advance 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: the National Planning Policy Framework 2023; Policy P23 (Archaeology) of the Southwark Plan 2022.

12. Development shall be implemented in accordance with the Public Engagement Programme for the archaeological investigations as approved by the Local Planning Authority under discharge of condition application ref 21/AP/0923 on 30 April 2021. In addition the hoarding approved under the same discharge of condition application shall be implemented prior to the commencement of the approved archaeological site investigation works and shall remain in place throughout the archaeological fieldwork phase.

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: the National Planning Policy Framework 2023; Policy P23 (Archaeology) of the Southwark Plan 2022.

13. BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE  
a) The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

- Bedrooms: 35dB LAeq T#, 30 dB LAeq T\*, 45dB LAFmax T \*
- Living rooms: 35dB LAeq T #
- Dining room - 40 dB LAeq T #

[\* refers to night time - 8 hours between 23:00-07:00; # refers to day time - 16 hours between 07:00-23:00]

A report shall be submitted in writing to and approved by the Local Planning Authority demonstrating that the design of the units will achieve compliance with these standards.

b) The approved scheme shall be implemented prior to the commencement of the residential use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given.

c) Following completion of the residential building and prior to occupation of the dwellings, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the Local Planning Authority for approval in writing.

Reason:

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

transportation sources, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P15 (Residential design) of the Southwark Plan 2022.

14. The requirement to temporarily suspend and/or relocate any cycle hire docks at the Hop Exchange during the construction phases will be reviewed as part of the Construction Logistics Plan and discussed with TfL. In the event that temporary re-provision is required by TfL, prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations) a Cycle Hire Temporary Relocation Strategy identifying how the docking points will be re-provided on a temporary basis at the cost of the applicant shall be submitted to and receive approval from the Local Planning Authority (who will consult with TfL).

Prior to commencement of any works (with the exception of demolition to ground level and site/archaeology investigations), any relocated docking points shall be in place and operational, in full accordance with the approved details set out in the Strategy.

The facilities shall remain in place and operational without interruption until the original docking station at the Hop Exchange is reinstated and operational.

Reason:

To ensure that adequate cycle hire facilities continue to be available in this location throughout the duration of the Hop Exchange docking point being unavailable, in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2023; Policy P51 (Walking) and P53 (Cycling) of the Southwark Plan 2022.

15. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**  
 a) Prior to piling works commencing, a Construction Logistics Plan for the piling works phase shall be developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during the piling works phase. The piling works phase shall not be carried out other than in accordance with the Construction Logistics Plan or any amendments thereto.

The Plan shall explore opportunities and make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

b) Prior to the main construction phase commencing, a Construction Logistics Plan for the main construction phase shall be developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The final Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during the main construction phase. The main construction phase shall not be carried out other than in accordance with the Construction Logistics Plan or any amendments thereto.

The Plan shall explore opportunities and make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

#### BLOCK 02(A): THE RESIDENTIAL EAST BUILDING

a) Prior to piling works commencing , a Construction Logistics Plan for the piling works phase shall be developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during the piling works phase . The piling works phase shall not be carried out other than in accordance Construction Logistics Plan or any amendments thereto.

The Plan shall explore opportunities and make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-fordevelopers.pdf>

b) Prior to the main construction phase commencing, a Construction Logistics Plan for the main construction phase shall be developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during the main construction phase. The main construction phase shall not be carried out other than in accordance Construction Logistics Plan or any amendments thereto.

The Plan shall explore opportunities and make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

Further information and guidance is available at

<http://content.tfl.gov.uk/construction-logistics-plan-guidance-fordevelopers.pdf>

#### BLOCK 02(B): 15 SOUTHWARK STREET

Development shall be implemented in accordance with the Construction Logistics Plan as approved by the Local Planning Authority under discharge of condition application ref 22/AP/2122 on 16 March 2023, unless otherwise agreed in advance in writing by the Local Planning Authority for either a) the piling works phase or b) the main construction works phase.

#### BLOCK 02(C): ST MARGARET'S LANE WORKSPACE

a) Prior to the main construction phase commencing, a Construction Logistics Plan for the main construction phase shall be developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during the main construction phase. The main construction phase shall not be carried out other than in accordance Construction Logistics Plan or any amendments thereto.

The Plan shall explore opportunities and make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-fordevelopers.pdf>

#### Reason:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with: Policies T3 (Transport capacity, connectivity and safeguarding), T4 (Assessing and mitigating transport impacts) and SI 1 (Improving Air Quality) of the London Plan 2021.

16. The applicant shall undertake a Condition and Relocation Feasibility Study of the wooden panelling located between 25-33 Southwark Street and the railway viaduct. The Study shall review the feasibility of removing the wooden panelling and incorporating it into the approved scheme. Prior to any piling works commencing, the Study shall be submitted to the Local Planning Authority for approval.

If the Study concludes that the panelling is capable of re-use, details of the removal, restoration and incorporation within the approved scheme shall be submitted to and approved by the Local Planning Authority prior to removal of the panelling.

If the Study concludes that the panelling cannot be re-used/retained, evidence justifying the removal shall be submitted to and approved by the Local Planning Authority prior to the removal of the panelling.

Reason:

In order that the Local Planning Authority may be satisfied that salvageable features of the site that are of historic and aesthetic value can be re-used in the construction of the development, in accordance with: National Planning Policy Framework 2023; Policies P14 (Design quality) and P13 (Design of places) of the Southwark Plan 2022.

17. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Before any above grade works begin, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby consented, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority.

**BLOCK 02(A): THE RESIDENTIAL EAST BUILDING**

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Before any above grade works begin, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby consented, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority."

**BLOCK 02(B): 15 SOUTHWARK STREET**

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by

Design. Before any above grade works begin, with the exception of the 15 Southwark Street stabilisation works, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby consented, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority.

#### BLOCK 02(C): ST MARGARET'S LANE WORKSPACE

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Before any above grade works begin, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby consented, a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority.

#### Reason:

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

18. The biodiversity features and enhancements set out in section 8 of the Landscape and Ecology Management Plan (prepared by Aecom, dated September 2023) are implemented as approved and maintained for the lifetime of the development.

#### Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: the National Planning Policy Framework 2023; Policies G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policy P60 (Biodiversity) of the Southwark Plan 2022.

19. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Before any above grade works begin, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the Block 01 site not covered by buildings (to also exclude Crossbones Burial Ground), shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained for the duration of the use.

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

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Before any above grade works begin, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the Block 02 site not covered by buildings (except for all external spaces at first floor level and higher within the main residential building (i.e. the fifth floor outdoor amenity space, and excluding Crossbones Burial Ground)) shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained for the duration of the use.

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



Reason:

So that the Council may be satisfied with the details of the landscaping scheme for those parts of the site except the upper levels of the residential element and Crossbones Burial Ground, in accordance with: National Planning Policy Framework 2023; Policies P56 (Protection of Amenity), P14 (Design quality), P13 (Design of places) and P60 (Biodiversity) of the Southwark Plan 2022.

20. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Before any above grade works begin, the applicant shall submit to and receive approval from the Local Planning Authority of details of all the young people's playspaces except for the high-level playspace within the main residential building, including 1:50 scale detailed drawings of equipment and treatments.

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

Prior to the occupation of any of the residential units within the development hereby consented, the play equipment shall be provided and available for use in accordance with the details approved.

All the play spaces within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for play purposes.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Before any above grade works begin, the applicant shall submit to and receive approval from the Local Planning Authority of details of all the young people's playspaces except for the high-level playspace within the main residential building, including 1:50 scale detailed drawings of equipment and treatments.

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

Prior to the occupation of any of the residential units within the development hereby consented, the play equipment shall be provided and available for use in accordance with the details approved.

All the play spaces within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for play purposes.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with: the National Planning Policy Framework; Policy S4 (Play and informal recreation) of the London Plan 2021; Policies P56 (Protection of Amenity), P14 (Design quality), P13 (Design of places) and P15 (Residential design) of the Southwark Plan 2022.

21. Before any above grade works begin, with the exception of the 15 Southwark Street stabilisation works, detailed drawings of a hard and soft landscaping scheme for Crossbones Burial Ground showing the treatment of all parts of the Crossbones site shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained for the duration of the use.

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

Any application to discharge this condition shall be supported by evidence of pre-application consultation with the Non-Profit Organisation(s) appointed to take on responsibilities under lease for the long-term maintenance and management of Crossbones Burial Ground.

Reason:

So that the Council may be satisfied, firstly, with the details of the landscaping scheme specific to Crossbones, and secondly, that the scheme has been prepared in consultation with the organisation that will ultimately assume long-term management and maintenance responsibilities for the Burial Ground. This is in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity), P14 (Design quality), P13 (Design of places), P57 (Open Space) and P60 (Biodiversity) of the Southwark Plan 2022.

22. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**  
Before any above grade works begin (excluding demolition works), the Local

Planning Authority's written approval of the following shall be required:

- 1) a materials schedule providing the specification of all relevant principle facing materials to be used in the development hereby consented shall be submitted to the Local Planning Authority, and;
- 2) sample panels of a suitable size of all external facing materials and surface finishes, including the materials to be used to enclose the rooftop plant, to be used in the carrying out of this permission shall be presented on site.

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

#### BLOCK 02(A): THE RESIDENTIAL EAST BUILDING

Before any above grade works begin (excluding demolition works), the Local Planning Authority's written approval of the following shall be required:

- 1) a materials schedule providing the specification of all relevant principle facing materials to be used in the development hereby consented shall be submitted to the Local Planning Authority, and;
- 2) sample panels of a suitable size of all external facing materials and surface finishes, including the materials to be used to enclose the rooftop plant, to be used in the carrying out of this permission shall be presented on site.

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

#### BLOCK 02(C): ST MARGARET'S LANE WORKSPACE

Before any above grade works begin (excluding demolition works), the Local Planning Authority's written approval of the following shall be required:

- 1) a materials schedule providing the specification of all relevant principle facing materials to be used in the development hereby consented shall be submitted to the Local Planning Authority, and;
- 2) sample panels of a suitable size of all external facing materials and surface finishes, including the materials to be used to enclose the rooftop plant, to be used in the carrying out of this permission shall be presented on site.

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

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used,

and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2023; P14 (Design quality) and P13 (Design of places) of the Southwark Plan 2022.

23. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Section detail-drawings at a scale of 1:5 (unless alternative scales agreed with the Council for specific elements) together with 1:50 scale for principal context drawings through relevant buildings within the development hereby consented, to include at least:

- Facades;
- All entrances;
- Loading bay shutters;
- Parapets and roof edges;
- Head, cills and jambs of all openings;
- Plant enclosure;
- The balustrades to the terraces/balconies, and;
- The junctions with the neighbouring buildings;

to be constructed in the carrying out of this permission, shall be submitted to the Local Planning Authority and approved in writing before any above grade works begin of the relevant building. The development shall not be carried out other than in accordance with any such approval given.

**BLOCK 02(A): THE RESIDENTIAL EAST BUILDING**

Section detail-drawings at a scale of 1:5 (unless alternative scales agreed with the Council for specific elements) together with 1:50 scale for principal context drawings through relevant buildings within the development hereby consented, to include at least:

- Facades;
- All entrances;
- Parapets and roof edges;
- Head, cills and jambs of all openings;
- Plant enclosure;
- The balustrades to the terraces/balconies, and;
- The junctions with the neighbouring buildings;

to be constructed in the carrying out of this permission, shall be submitted to

the Local Planning Authority and approved in writing before any above grade works begin of the relevant building. The development shall not be carried out other than in accordance with any such approval given.

#### BLOCK 02(B): 15 SOUTHWARK STREET

Section detail-drawings at a scale of 1:5 (unless alternative scales agreed with the Council for specific elements) together with 1:50 scale for principal context drawings through relevant buildings within the development hereby consented, to include at least:

- Facades;
- All entrances;
- Parapets and roof edges;
- Head, cills and jambs of all openings;
- Plant enclosure;
- The balustrades to the terraces/balconies, and;
- The junctions with the neighbouring buildings;

to be constructed in the carrying out of this permission, shall be submitted to the Local Planning Authority and approved in writing before any above grade works begin of the relevant building, with the exception of the 15 Southwark Street stabilisation works. The development shall not be carried out other than in accordance with any such approval given.

#### BLOCK 02(C): ST MARGARET'S LANE WORKSPACE

Section detail-drawings at a scale of 1:5 (unless alternative scales agreed with the Council for specific elements) together with 1:50 scale for principal context drawings through relevant buildings within the development hereby consented, to include at least:

- Facades;
- All entrances;
- Parapets and roof edges;
- Head, cills and jambs of all openings;
- Plant enclosure;
- The balustrades to the terraces/balconies, and;
- The junctions with the neighbouring buildings;

to be constructed in the carrying out of this permission, shall be submitted to the Local Planning Authority and approved in writing before any above grade works begin of the relevant building. The development shall not be carried out

other than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development 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 2023; P14 (Design quality) and P13 (Design of places) of the Southwark Plan 2022.

24. SPECIFICATION FOR THE REPAIR AND RESTORATION OF THE FRONT ELEVATION OF 15 SOUTHWARK STREET  
BLOCK 02(B): 15 SOUTHWARK STREET

Notwithstanding the repair and restoration details as approved under discharge of condition reference 22/AP/2038, prior to commencement of above ground works to Block 01: The Southwark Street Office Cluster, an updated specification for the restoration of the front elevation of 15 Southwark Street shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with any such approval given, and the restoration of 15 Southwark Street shall be completed prior to occupation of Block 01: The Southwark Street Office Cluster.

Reason: In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development 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 (2023); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 Listed buildings, Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

25. BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE  
Before first occupation of any part of the residential block, detailed drawings of a hard and soft landscaping scheme showing the treatment of the external sixth floor outdoor amenity space shall be submitted to and approved in writing by the Local Planning Authority. The detailed drawings shall include cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details. The landscaping shall not be carried out other than in accordance with any such approval given and shall be retained

for the duration of the use.

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme for the upper levels of the main residential building, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity), P14 (Design quality) and P13 (Design of places) and P60 (Biodiversity) of the Southwark Plan 2022.

26. **BLOCK 02: THE RESIDENTIAL EAST BUILDING**

Pre-occupation testing of the separating floor shall be undertaken for impact sound insulation in accordance with British Standards as required by Approved Document E of the Building Regulations: Impact Sound: BS EN ISO 140-7:1998 "Acoustics - Measurement of sound insulation in buildings and of building elements - Part 7: Field measurements of impact sound insulation of floors".

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental sources, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P15 (Residential design) of the Southwark Plan 2022.

27. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

a) A scheme of sound insulation shall be installed to ensure that the LF<sub>max</sub> sound from amplified and non-amplified music and speech shall not exceed the lowest L<sub>90</sub> 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the Local Planning Authority for approval.

b) The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises a validation test shall be carried out. The results shall be submitted to the Local Planning Authority for approval in writing.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

a) A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the Local Planning Authority for approval.

b) The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises a validation test shall be carried out. The results shall be submitted to the Local Planning Authority for approval in writing.

**Reason:**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises, in accordance with: the National Planning Policy Framework 2023; Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

28. Prior to the occupation of the relevant A3/A4 unit(s), full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out other than in accordance with any approval given.

**Reason:**

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building, in accordance with: the National Planning Policy Framework 2023; Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

29. Prior to first occupation of the relevant building, on site cycle parking shall be



implemented in accordance with the details provided in the approved Transport Assessment Addendum, prepared by Aecom (September 2023) Thereafter, the facilities shall be managed, serviced, maintained and allocated as set out within the approved details.

Reason:

To ensure that an appropriate strategy is in place to provide an adequate level of bicycle parking for the benefit of the users of the various flexible use units within the development hereby consented, in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2023; Policies P51 (Walking) and P53 (Cycling) of the Southwark Plan 2022.

30. Prior to first occupation of the development hereby consented, a Delivery and Servicing Management Plan (DSP) detailing how all parts of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall incorporate meaningful measures to reduce freight traffic over time and collective procurement, including consolidation of deliveries through this development's Facilities Management and/or off-site consolidation centres plus 'just in time' deliveries, in accordance with Transport for London's guidance, for instance through consolidation and collaboration.

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

Reason:

To ensure compliance with: the National Planning Policy Framework 2023; Policy P50 (Highways Impacts) of the Southwark Plan 2022.

31. Prior to the first occupation of any part of the commercial element of the development hereby consented, the applicant shall submit to and receive the Local Planning Authority's approval of a Travel Plan. The Travel Plan shall set out the measures to be taken to encourage the use of public transport and active modes by all users of the commercial element.  
At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the commercial element of the development to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: The National Planning Policy Framework 2023; Policies P50 (Highways Impacts), P51 (Walking), P53 (Cycling) and P54 (Car Parking) of the Southwark Plan 2022.

32. Prior to first occupation of the residential building hereby consented, the single approved disabled car parking space shall be provided and be available for use by the occupiers and users of the premises. The approved space shall be thereafter retained and used for no other purpose without the prior written consent of the Local Planning Authority.

Reason:

To ensure that satisfactory, safe and convenient disabled parking is provided and retained for the benefit of the users and occupiers of the development, in accordance with: the National Planning Policy Framework 2023; Policy P55 (Parking Standards for disabled people and the physically impaired) of the Southwark Plan 2022.

33. Prior to first occupation of the residential building hereby consented, details of the installation (including location and type) of one electric vehicle charger point, for the Blue Badge parking space in Woods Yard, shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charger points shall be installed prior to occupation of any part of the development.

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

Reason:

To encourage more sustainable travel, in accordance with: The National Planning Policy Framework 2023; Policies P45 (Healthy developments) and P50 (Highways Impacts) of the Southwark Plan 2022.

34. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**  
Prior to first occupation of the commercial element of the development hereby consented, the refuse storage arrangements for the commercial premises shown on the approved drawings shall be provided and made available for use by the occupiers. These refuse storage facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Prior to first occupation of the commercial element of the development hereby consented, the refuse storage arrangements for the commercial premises shown on the approved drawings shall be provided and made available for use by the occupiers. These refuse storage 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: The National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and Policy P62 (Reducing waste) of The Southwark Plan 2022.

**35. BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

a) Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby consented will, once completed, achieve:

i) the agreed 'Excellent' BREEAM Standard for the office, and workspace; and

ii) the agreed 'Very Good' BREEAM Standard for the flexible retail space.

b) Within six months of first occupation of the relevant building/use 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 BREEAM standard have been met (i.e 'Excellent' BREEAM Standards for the office and workspace and/or 'Very Good' BREEAM Standard for the flexible retail space).

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

a) Prior to first occupation of the relevant building/use hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby consented will, once completed, achieve:

- i) the agreed 'Excellent' BREEAM Standards for the workspace; and
- ii) the agreed 'Very Good' BREEAM Standard for the flexible retail space.

b) Within six months of first occupation of the relevant building/use 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 BREEAM standard have been met (i.e 'Excellent' BREEAM Standards for the workspace and/or or 'Very Good' BREEAM Standard for the flexible retail space).

Reason:

To ensure the proposal complies with: The National Planning Policy Framework 2023; Policies P69 (Sustainability standards) and P70 (Energy) of the Southwark Plan 2022.

36. **BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**  
 Before first occupation of any of any part of the residential block, the applicant shall submit to and receive approval from the Local Planning Authority of details of the high-level playspace within the main residential building, including 1:50 scale detailed drawings of equipment and treatments.

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

Prior to the occupation of any of the residential units within the development hereby consented, the play equipment shall be provided and available for use in accordance with the details approved.

All the play spaces within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for play purposes.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with: the National Planning Policy Framework 2023; Policy 3.6 (Play and Informal Recreation) of the London Plan 2021; Policies P56 (Protection of Amenity), P14 (Design quality), P13 (Design of places) and P15 (Residential design) of the Southwark Plan 2022.

37. **BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Prior to the occupation of any of the residential units within the development hereby consented, the communal amenity space shall be provided and available for use in accordance with the details approved.

All the communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for amenity purposes.

Reason:

In order that all future occupiers of the dwellings hereby consented benefit from access to these spaces in perpetuity, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity), P14 (Design quality), P13 (Design of places) and P15 (Residential design) of the Southwark Plan 2022.

38. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Prior to first occupation of any part of the development hereby consented, and notwithstanding the approved plans, details of a scheme of illumination (design, materials, luminaires (including their location, luminance and orientation) along the southwestern side of the railway bridge coterminous with the northwest boundary of the application shall be submitted to and approved by the Local Planning Authority in liaison with Transport for London and subsequently implemented in line with the approved details.

The scheme of illumination shall be implemented and operational before the first occupation of any part of the development hereby consented.

Reason:

In order to create an enhanced, safer and more pedestrian- and cycle-friendly environment, thereby encouraging the use of alternative means of transport such as cycling and walking and reducing reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2023; Policies P51 (Walking) and P53 (Cycling) of the Southwark Plan 2022.

39. **BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

Prior to first occupation any part of the residential development hereby approved, M4 (Category 3) 'wheelchair user dwellings' specification shall be achieved in respect of:

- Unit RE\_P0201 within the Residential East Building, as shown on approved drawing '16235\_04\_07\_102 (Rev P4)';
- Unit RE\_P0301 within the Residential East Building, as shown on approved drawing '16235\_04\_07\_103 (Rev P4)';

- Unit RE\_P0401 within the Residential East Building, as shown on approved drawing '16235\_04\_07\_104 (Rev P4)', and;
- Unit RE\_P0501 within the Residential East Building, as shown on approved drawing '16235\_04\_07\_105 (Rev P4)'.

Prior to first occupation of the other 30 units within the Residential East Building, M4 (Category 2) 'accessible and adaptable' specification shall be achieved.

Reason:

In order to ensure the development complies with: D7 (Accessible housing) of the London Plan 2021, and; Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022.

40. **BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**  
Before the first occupation of any residential building hereby consented, written confirmation shall be provided that either:

- all water network upgrades required to accommodate the additional flows from the development have been completed, or;
- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://thameswater.co.uk/preplanning).

Reason:

The development may lead to no or low water pressure, such that network reinforcement works may be necessary to make sufficient capacity available to accommodate the anticipated additional demand arising from the new development. This is in accordance with: the National Planning Policy Framework 2023, and; Policy SI 5 (Water infrastructure) of the London Plan 2021.

41. Any deliveries or collections to the office development hereby consented shall only be between 08.00hrs to 20.00hrs Monday to Saturdays. No deliveries or collections shall take place on Sundays and Bank Holidays.

Reason:

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) of the Southwark Plan 2022.

42. The outdoor terrace spaces connected to the commercial parts of the development hereby consented shall not be used, other than for means of escape, outside the hours of:
- 08:00 to 22:00 on any day of the week including Bank Holidays.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) of the Southwark Plan 2022.

43. The six flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235\_00\_07\_100\_A(Rev P3)' as RETAIL or RETAIL/CAFÉ, shall not be carried on outside of:
- 07:00hrs to 23:00hrs on Mondays to Saturdays, and;
  - 10:00hrs to 22:30hrs on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) of the Southwark Plan 2022.

44. The use (including set-up and take-down activities) of any of the market stalls hereby consented, and which will occupy the area of Calvert's Yard shown in dashed grey line on approved drawing '16235\_00\_07\_100\_A (Rev P3)', shall not be carried on outside of:
- 07:00hrs to 20:00hrs on Mondays to Saturdays, and;
  - 10:00hrs to 20:00hrs on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with: the National Planning Policy Framework 2023; Policies P56

(Protection of Amenity) of the Southwark Plan 2022.

45. No cooking or preparation of any other kind of hot food shall take place from any of the market stalls within the Calvert's Yard area of the development hereby consented unless otherwise agreed with the Council.

Reason:

In order to ensure that the occupiers at the Calvert's Buildings, St Margaret's Court and the dwellings within Landmark Court itself are protected from nuisance odours or fume, in the interests of protecting their residential amenity, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) of the Southwark Plan 2022.

46. Of the six flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235\_00\_07\_100\_A(Rev P3)' as RETAIL or RETAIL/CAFÉ, no more than two shall be used at any one time for purposes falling within the definition of Class D2 [Assembly and leisure] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:

To avoid an over-concentration of Class D2 uses whose cumulative effect would compromise the vitality and vibrancy of the shopping offer of the CAZ and the Borough and Bankside District Town Centre, as well as to achieve good active frontages and safeguard an appropriately diverse mix of town centre uses throughout the development site, all in accordance with: the National Planning Policy Framework 2023; Policy SD4 (The Central Activities Zone) of the London Plan 2021, and; Policies P35 (Town and Local Centres) and P13 (Design of places) of the Southwark Plan 2022.

47. Of the six flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235\_00\_07\_100\_A (Rev P3)' as RETAIL or RETAIL/CAFÉ, no more than four shall be used at any one time for a purpose falling outside the definition of Class A1 [Shops] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:

To ensure an adequate proportion of the commercial units are occupied for Class A1 purposes, to enhance and consolidate the shopping offer of the CAZ and the Borough and Bankside District Town Centre, as well as to achieve good active frontages and safeguard an appropriately diverse mix of town



centre uses throughout the development site, all in accordance with: the National Planning Policy Framework 2023; Policy SD4 (The Central Activities Zone) of the London Plan 2021, and; Policies P35 (Town and Local Centres) and P13 (Design of places) of the Southwark Plan 2022..

48. Of the six flexible Class A1/A2/A3/A4 and D2 commercial units hereby consented, and as annotated on approved drawing '16235\_00\_07\_100\_A (Rev P3)' as RETAIL or RETAIL/CAFÉ, no more than two shall be used at any one time for a purpose falling within the definition of Class A4 [Drinking Establishments] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:

To avoid an over-concentration of drinking establishments whose cumulative effect would: compromise the vitality and vibrancy of the shopping offer of the CAZ and the Borough and Bankside District Town Centre; fail to achieve a diverse mix of town centre uses throughout the development site, and; potentially harm the amenity of existing nearby residents and the future residential occupiers of the development as a result of noise disturbance particularly during the evening. This is all in accordance with: the National Planning Policy Framework 2023; Policy SD4 (The Central Activities Zone) of the London Plan 2021, and; Policies P35 (Town and Local Centres), P56 (Protection of amenity) and P13 (Design of places) of the Southwark Plan 2022.

49. No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved by the Council.

Reason:

To ensure such works do not detract from the appearance of the buildings in accordance with: The National Planning Policy Framework 2023; Policies P14 (Design Quality) and P13 (Design of places) of The Southwark Plan 2022.

50. No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to 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: The National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P13 (Design of places) of the Southwark Plan 2022.

51. 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, unless otherwise approved by the Council.

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: The National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P13 (Design of places) of the Southwark Plan 2022.

52. Notwithstanding the drawings hereby approved, no door shall open outwards over the public highway, public footway or any part of the publicly-accessible realm.

Reason:

In the interests of pedestrian safety, in accordance with: Policies P50 (Highways Impacts), P51 (Walking) and P53 (Cycling) of the Southwark Plan 2022.

53. The development shall be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) of the Southwark Plan 2022.

54. The habitable rooms within the development sharing a party ceiling or floor element with commercial premises shall be designed and constructed to

provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an L10 across any 5 minute period.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P15 (Residential design) of the Southwark Plan 2022.

55. The habitable rooms within the development sharing a party wall element with neighbouring residential units shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises, in accordance with: the National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P15 (Residential design) of the Southwark Plan 2022.

56. The existing trees on site or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement (March 2019), as updated by the Arboricultural Technical Note R01 (Aecom, September 2023). All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: The National Planning Policy

Framework 2023; Policies P56 (Protection of Amenity), P14 (Design quality), P13 (Design of places) and P60 (Biodiversity) of the Southwark Plan 2022.

57. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance for the Reduction of Obtrusive Light (January 2012)

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with: The National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P16 (Designing out crime) of the Southwark Plan 2022.

58. The measures and strategies set out in the Operational Waste Management Plan hereby approved (produced by AECOM, date September 2023) shall be implemented from first occupation of the development shall be adhered to throughout the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the refuse will be appropriately stored and managed within the site, and transferred to the relevant collection points at the appropriate times, thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: The National Planning Policy Framework 2023; Policies P56 (Protection of Amenity) and P62 (Reducing waste) of The Southwark Plan 2022.

59. The development hereby consented shall comply in full with the mitigation measures set out in the Flood Risk Assessment Addendum (ref: 4232-Rev P02, produced by Robert Bird Group, dated 26 September 2023). Specifically, this will require:

- The incorporation of flood resilience measures at ground floor level (up to 300mm above the Maximum Likely Water Level (MLWL) of 5.1mOD) in line with the SFRA recommendations, to include as a minimum: electrical circuitry installed at higher level with power cables being carried down from the ceiling not up from the floor level, and; water resistant materials for floors, wall and fixtures.

- A building management plan to be prepared, and put in place and made available to users of each building prior to first use of that building, defining the safe access and egress routes from the building in the event of a breach of the Thames Tidal Defences.

- The building management company to sign up to the Environment Agency's flood warning service.
- There will be no habitable residential accommodation at ground floor or basement level.

Reason:

To minimise the risk to life and minimise building damage in a flood event, in accordance with: the National Planning Policy Framework 2023; Policy P56 (Protection of Amenity) and P68 (Reducing flood risk) of the Southwark Plan 2022.

60. The development hereby consented shall achieve full compliance with the air quality assessment mitigation measures as detailed in AECOM Air Quality Technical Note (dated: September 2023).

Reason:

To protect future occupiers from poor external air quality, in accordance with: The National Planning Policy Framework 2023; Policy P65 (Improving Air Quality) of the Southwark Plan 2022.

61. The development hereby permitted shall be carried out in accordance with the agreed energy strategy which comprises the following documents:  
 - LANDMARK COURT ENERGY STRATEGY (INCLUDING APPENDICES A TO H) - REVISION V1 - DATED 25.09.23 - PRODUCED BY AECOM ;

unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To reduce carbon dioxide emissions as required by: the National Planning Policy Framework 2023; Policies P69 (Sustainability standards) and P70 (Energy) of the Southwark Plan 2022.

62. a. During all below grade works or impacts, the applicant shall carry out archaeological mitigation in accordance with the approved archaeological written scheme of investigation [ref: WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION (ARCHAEOLOGICAL EXCAVATION) - ISSUE NO. 2 - DATED 09.03.2020 - PRODUCED BY MOLA]. The below-grade works shall not be carried out otherwise than in accordance with any such approval given and in compliance with the method set out in the approved WSI.

b) Before any above grade works are begun, details of:

- i) the method for the conservation, relocation, mounting and display of the remains of the mausoleum and mosaics; and
- ii) the layout and finishes of the mausoleum pavilion and cultural space and associated displays and interpretation.

Shall be submitted to and approved in writing by the Local Planning Authority.

c. Prior to the occupation of the office building, a Conservation and Management Plan, including details of security, operation and management and on-going conservation and maintenance of the archaeological remains and displays shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the archaeological interest of the site is preserved by record or in situ, that archaeological operations are undertaken to an acceptable standard, and in order to mitigate the impact of the works on the archaeological resource, in accordance with: the National Planning Policy Framework 2023; Policy P23 (Archaeology) of the Southwark Plan 2022.

63. The ground floor commercial unit within the Woods Yard Building which fronts onto Woods Yard to the south and Redcross Way to the west, and which is annotated on approved drawing '16235\_00\_07\_100\_A- With Section Lines (Rev P1)' as RETAIL/RESTAURANT, shall be used at any one time only for purposes falling within the definition of Class A1 [Shops] or Class A2 [Financial or Professional Services] or Class D2 [Assembly and Leisure] of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason:

To ensure that the unit is not used at any one time for a purpose falling within the definition of Class A3 [Dining Establishments] or Class A4 [Drinking Establishments] of the Town and Country Planning (Use Classes) Order 1987 (as amended), as such a use would potentially harm the amenity of existing nearby residents, in particular those at Triangle Court, as a result of noise disturbance, in accordance with: the National Planning Policy Framework 2023, and; Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

64. The relevant building hereby consented shall be carried out in accordance with the measures set out in approved documents:
- 1. 'LONDON PLAN FIRE STATEMENT - WORKSPACE BUILDING - DATED SEPTEMBER 2023 - PRODUCED BY AECOM' for the Workspace Building

2. 'LONDON PLAN FIRE STATEMENT - RESIDENTIAL EAST BUILDING - DATED SEPTEMBER 2023 - PRODUCED BY AECOM' for the Residential East Building
3. 'LONDON PLAN FIRE STATEMENT - OFFICE BUILDING - DATED SEPTEMBER 2023 - PRODUCED BY AECOM' for the office building

Reason:

To minimise the risk to life and minimise building damage in a fire event, in accordance with: the National Planning Policy Framework 2023; Policy D12 (Fire safety) of the London Plan 2021; Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

65. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

While the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

While the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details.

Reason:

To protect against pollution of groundwater, owing to infiltrating water having the potential to cause remobilisation of contaminants present in shallow soil/made ground, in accordance with in accordance with: the National Planning Policy Framework 2023; Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

66. Within two years of the completion of archaeological site works, an assessment report detailing 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. This assessment report will include details of a popular publication illustrated throughout discussing the archaeology of Landmark Court and placing it in its context within North Southwark. The works detailed in this assessment report shall not be carried out other 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: the National Planning Policy Framework 2023; Policy P23 (Archaeology) of the Southwark Plan 2022.

67. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**

Piling works shall be undertaken in accordance with "The Liberty of Southwark Piling Risk Assessment by Robert Bird Group (Rev: P01) as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2039 on 4 January 2023.

Other piling or other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil contamination is present, it is recommended that a risk assessment is carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters.

The development shall thereafter be carried out in accordance with the approved details.

**BLOCK 02(A): THE RESIDENTIAL EAST BUILDING**

Piling works shall be undertaken in accordance with "The Liberty of Southwark Piling Risk Assessment by Robert Bird Group (Rev: P01) as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2039 on 4 January 2023.

Other piling or other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.



Where soil contamination is present, it is recommended that a risk assessment is carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters.

The development shall thereafter be carried out in accordance with the approved details.

#### BLOCK 02(B): 15 SOUTHWARK STREET

Piling works shall be undertaken in accordance with "The Liberty of Southwark Piling Risk Assessment by Robert Bird Group (Rev: P01) as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2039 on 4 January 2023.

Other piling or other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil contamination is present, it is recommended that a risk assessment is carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters.

The development shall thereafter be carried out in accordance with the approved details.

#### BLOCK 02(C): ST MARGARET'S LANE WORKSPACE

Piling works shall be undertaken in accordance with "The Liberty of Southwark Piling Risk Assessment by Robert Bird Group (Rev: P01) as approved by the Local Planning Authority under discharge of condition application ref. 22/AP/2039 on 4 January 2023.

Other piling or other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil contamination is present, it is recommended that a risk assessment is carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters.

The development shall thereafter be carried out in accordance with the approved details.

Reason:

To protect workers, neighbours, other off-site receptors and future users of the development from potential risks associated with the use of piling where contamination is an issue, in accordance with: the National Planning Policy Framework 2023; Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

68. **BLOCK 01: THE SOUTHWARK STREET OFFICE CLUSTER**
- a) 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. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the Local Planning Authority for approval in writing.
- b) The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

**BLOCK 02: THE RESIDENTIAL EAST BUILDING, 15 SOUTHWARK STREET AND ST MARGARET'S LANE WORKSPACE**

- a) 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. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the Local Planning Authority for approval in writing.
- b) The plant and equipment shall be installed and constructed in accordance with the approval given and 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 2023; Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

69. Prior to commencement of above-grade works (excluding cores), a valid construction contract for the restoration of 15 Southwark Street and construction of Block 01: The Southwark Street Office Cluster shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reason:

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Conservation Area, in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2023); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); P19 Listed buildings, Policy P20 (Conservation areas), and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

70. Prior to above grade works commencing (excluding deconstruction works), material samples of all external facing materials to be used in the carrying out of the restoration/rebuilding of 15 Southwark Street shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of Places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

71. A Historic Building Recording of the 15 Southwark Street façade shall be undertaken in accordance with the approved Written Scheme of Investigation (October 2023) prepared by Montagu Evans. Prior to occupation of the Block 01 Southwark Street Office Cluster the Historic Building Recording shall be prepared and issued to the Greater London Historic Environment Record (GLHER) and Southwark Archives.

Reason:

In order to ensure that the façade is recorded in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2023); Policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan (2023); Policy P20 (Conservation areas) of the Southwark Plan (2022).

72. The finished floor levels of the lowest habitable room in residential accommodation (excluding residential entrances and stairways) must be set no lower than 8.125 metres above Ordnance Datum (mAOD), in line with the approved Flood Risk Assessment Addendum prepared by Robert Bird Group dated 26 September 2023.

Reason:

To minimise the risk to life and minimise building damage in a flood event, in accordance with: the National Planning Policy Framework 2013; Policy P56 (Protection of Amenity) and P62 (Reducing flood risk) 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 **INFORMATIVE FROM THAMES WATER: REQUESTING ADVICE TO AIDE IN THE PREPARATION OF MATERIAL FOR DISCHARGING CONDITIONS**

The developer can request information to support the discharge of the Thames Water Condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning).

3 INFORMATIVE FROM LONDON UNDERGROUND: REQUESTING ADVICE TO AIDE IN THE PREPARATION OF MATERIAL FOR DISCHARGING CONDITIONS

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to demolition, excavation and construction methods. Enquiries should be directed to [locationenquiries@tube.tfl.gov.uk](mailto:locationenquiries@tube.tfl.gov.uk).

4 INFORMATIVE FROM LBS TRANSPORT POLICY TEAM: GUIDANCE FOR THE PREPARATION OF THE FINAL CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

The Final Construction Environmental Management Plan (CEMP) required by condition shall be based on the principles of the Outline Construction Environmental Management Plan submitted with the planning application (produced by A.I.A. and dated March 2019) but shall include the following items/commitments not mentioned in or addressed by the Outline Plan:

- Employing transport operators with 'Silver' standard FORS that incorporates CLOCs;
- Scheduling delivery times to be outside school arrival/departure times in addition to avoiding peak traffic hours;
- Minimising the number of articulated lorries;
- Proposing detailed noise/dust suppression measures including damping down, an undertaking to sweep the adjoining highway daily, penalties relating to delivery vehicles not complying with scheduled delivery times and construction vehicles not adhering to the agreed routing of vehicles;
- Vehicle swept path analysis;
- Confirmation of whether or not any of the adjacent parking bays would be suspended at any stage of the relevant building works, and;
- Site layout plans for each phase of the development showing loading area, operators' parking spaces, location of wheel washing facilities, vehicle entrance arrangement and on-site routing of vehicles.

The applicant is advised to engage with the Trustees of Borough Market in the preparation of the Final CEMP.

5 INFORMATIVE FROM THE ENVIRONMENT AGENCY: FLOOD RESISTANCE AND RESILIENCE DESIGN TECHNIQUES

It is strongly recommend that the applicant proceeds with the proposed flood resistance and resilience design techniques for the development as stated in

section 3.2.2 in the FRA. Further information on flood resilience can be found on the following link:

[http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf).

The Environment Agency is pleased with the proposed registration of the Agency's 'Flood Line' service within the submitted Flood Risk Assessment. Registration can be done by calling 0345 988 1188.

## 6 INFORMATIVE FROM LBS HIGHWAYS DEVELOPMENT MANAGEMENT: S.278 WORKS, LIGHTING UPGRADES, SSDM AND ADOPTABILITY REQUIREMENTS

As set out in the Section 106 Agreement to which approval of 19/AP/0830 is subject, the developer must enter into a Section 278 agreement to complete the following works:

- Repave the footway including new kerbing fronting the development on Redcross Way and Union Street.
- Construct proposed and existing crossovers.
- Reconstruct any redundant vehicle crossovers as footway along Redcross Way.
- Install any new post and signs related to the proposed vehicle entrance/exit located in Redcross due to the one way system along Redcross (special attention should be paid to the existing cycle contra-flow).
- Promote a TMO to amend parking arrangements on Redcross Way and relocate lost bays. Works to include road markings and signage.
- Change all utility covers on footway areas to recessed type covers.
- Upgrade street lighting to current LBS standards, including on private roads.
- Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.

The developer should contact to initiate discussions with the Highways Development Management Team on [HighwaysDM@southwark.gov.uk](mailto:HighwaysDM@southwark.gov.uk). Alternatively, contact Hernan Castano, Highway Development Manager on 020 7525 4706 or [Hernan.castano@southwark.gov.uk](mailto:Hernan.castano@southwark.gov.uk).

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the Section 278 application confirming this requirement.

With respect to upgrading street lighting to current LBS standards, including on private roads., please contact Perry Hazell at [Perry.Hazell@southwark.gov.uk](mailto:Perry.Hazell@southwark.gov.uk) for further details.

The SSDM regulating plan defines the various character area designations that apply around Southwark. These character definitions dictate the palette of materials for use in the public realm. The applicant should note that the application site is located with an area designated 'World Centre'.

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

7      **INFORMATIVE FROM LBS TRANSPORT POLICY TEAM: CYCLE PARKING PROVISION OPTIMISATION**

The applicant should make best endeavours to optimise cycle parking provision and should aim to provide as close to the New London Plan standards as possible, which for this development would comprise 717 cycle parking spaces all contained in secure shelters, including 50 Sheffield cycle racks (providing 100) cycle parking spaces on the ground floor.

8      **INFORMATIVE FROM LBS ARCHAEOLOGIST: POPULAR PUBLICATION**

A popular publication is a book for general public consumption, typically A5 in size and illustrated on most pages with maps etc. The popular publication for this site would be expected to place the site in the context of Roman Southwark, explain some of the archaeological background and detail what has been found around the area.

## Appendix 2 (Relevant policies and guidance)

### National Planning Policy Framework (the Framework) 2023

The revised National Planning Policy Framework ('NPPF') was published December 2023 and sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 10 Supporting high quality communications
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

### The London Plan 2021

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

- Policy SD1 - Opportunity Areas
- Policy SD4 - The Central Activities Zone (CAZ)
- PolicySD5 - Offices, other strategic functions and residential development in the CAZ
- Policy SD6 - Town centres and high streets
- Policy SD7 - Town centres: development principles and Development Plan Documents
- Policy D1 - London's form, character and capacity for growth
- Policy D2 - Infrastructure requirements for sustainable densities
- Policy D3 - Optimising site capacity through design-led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D10 - Basement development



- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D14 - Noise
- Policy H1 - Increasing housing supply
- Policy H4 - Delivering affordable housing
- Policy H5 - Threshold approach to applications
- Policy H6 - Affordable housing tenure
- Policy H10 - Housing size mix
- Policy S4 - Play and informal recreation
- Policy E1 - Offices
- Policy E2 - Providing suitable business space
- Policy E3 - Affordable workspace
- Policy E9 - Retail, market and hot food takeaways
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth
- Policy HC2 - World Heritage Sites
- Policy HC3 - Strategic and Local Views
- Policy HC4 - London View Management Framework
- Policy G4 - Open space
- Policy G5 - Urban greening
- Policy G6 - Biodiversity and access to nature
- Policy G7 - Trees and woodlands
- Policy SI 1 - Improving air quality
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 3 - Energy infrastructure
- Policy SI 4 - Managing heat risk
- Policy SI 5 - Water infrastructure
- Policy SI 6 - Digital connectivity infrastructure
- Policy SI 7 - Reducing waste and supporting the circular economy
- Policy SI 12 - Flood risk management
- Policy SI 13 - Sustainable drainage
- Policy T1 - Strategic approach to transport
- Policy T2 - Healthy Streets
- Policy T3 - Transport capacity, connectivity and safeguarding
- Policy T4 - Assessing and mitigating transport impacts
- Policy T5 - Cycling
- Policy T6 - Car parking
- Policy T6.1 - Residential parking
- Policy T6.2 - Office parking
- Policy T6.3 - Retail parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

### **Southwark Plan 2022**

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

- AV.02 Bankside and the Borough area vision
- NSP07 Landmark Court (site allocation)
- P1 Social rented and intermediate housing
- P2 New family homes
- P8 Wheelchair accessible and adaptable housing
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P16 Designing out crime
- P17 Tall buildings
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P22 Borough views
- P23 Archaeology
- P24 World Heritage Sites
- P26 Local List
- P28 Access to employment and training
- P30 Office and business development
- P31 Affordable workspace
- P33 Business relocation
- P35 Town and local centres
- P39 Shop fronts
- P44 Broadband and digital infrastructure
- P45 Healthy development
- P46 Leisure, arts and culture
- P49 Public transport
- P50 Highway impacts
- P51 Walking
- P53 Cycling
- P54 Car parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use

- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy
- IP1 Infrastructure
- IP2 Transport infrastructure
- IP3 Community infrastructure levy (CIL) and section 106 planning obligations
- IP6 Monitoring development
- IP7 Statement of community involvement.

## **Planning Guidance**

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

### National Guidance

- National Planning Practice Guidance (PPG)
- Nationally Described Space Standards
- National Design Guide

### Strategic Guidance (GLA)

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

### Local Guidance (LBS)

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

- Sustainable Design and Construction SPD (2009)

**Appendix 3 (Relevant planning history)**

19/AP/0830 – Parent application - Mixed-use development involving the demolition of 25-33 Southwark Street, the restoration of 15 Southwark Street for residential use and the erection of new buildings comprising: a part 6/8/9-storey office (Class B1) building incorporating a single-storey basement, flexible ground floor uses (Classes A1/A2/A3/A4 and D2) and workspace units (Class B1); a 3-storey workshop building (Class B1); a marketplace with up to 9 permanent stalls (Class A1); 36 residential units in the refurbished 15 Southwark Street building and a new 8-storey block; associated areas of new public realm; hard and soft landscaping; enhancements to Crossbones Burial Ground; means of access and enclosure, and; ancillary plant and equipment. Granted 05.01.2021.

21/AP/1295 – NMA: The amendments relate to the creation of a two-part CIL phasing plan. Agreed 14.05.2021.

22/AP/1689 – NMA: The amendment relates to stabilisation works and reconfiguration of the layout of no.15 Southwark Street, and consequent minor changes to conditions to facilitate scheme phasing. Agreed 03.08.2022.

23/AP/0230 – NMA: The amendment relates to the further amendment of the CIL phasing plan. Agreed 16.02.2023.

23/AP/2643 – NMA: The amendment relates to the further amendment of the CIL phasing plan. Agreed 20.10.2023.

23/AP/2334 – NMA: The amendment relates to the dismantlement, storage, and restoration of the facade of 15 Southwark Street and the amendment of the wording of Condition 25. Agreed 08.11.2023.

23/AP/2763 – NMA: The amendment relates to the change in description of the proposed development. Concurrent application.

## Appendix 4: Consultation undertaken

**Site notice date:** 19/10/2023

**Press notice date:** 19/10/2023

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

**Neighbour consultation letters sent:** 20/12/2023

### Internal services consulted

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

### Statutory and non-statutory organisations

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

### Neighbour and local groups consulted:

First Floor Left Maidstone Buildings	Southwark Street
Mews 1B 72 - 76 Borough High Street	Room 30 Third Floor Alpha House 100
Room 14B First Floor Alpha House 100	Borough High Street
Borough High Street	Room B1 Basement Alpha House 100
The Sheaf The Hop Exchange 24	Borough High Street

Room 23 Third Floor Tulip House 70  
 Borough High Street  
 Room 8 First Floor Tulip House 70  
 Borough High Street  
 First Floor Front 42 Borough High Street  
 London  
 Basement 64 Borough High Street  
 London  
 Kings Private Clinic 56 Borough High  
 Street London  
 First Floor St Margarets House 18 - 20  
 Southwark Street  
 Pilot Plus 6 Maidstone Buildings Mews  
 72 - 76 Borough High Street  
 First Floor Rear Ebbark House 93 - 95  
 Borough High Street  
 Apartment 15 Sussex House 3  
 Maidstone Buildings Mews  
 103 Borough High Street London  
 Southwark  
 Flat 8 34 Southwark Street London  
 Suite 14 Three Tuns House 109 Borough  
 High Street  
 Suite 4 Three Tuns House 109 Borough  
 High Street  
 Flat 2 Norfolk House 4 Maidstone  
 Buildings Mews  
 Flat 4 Wiltshire House 2 Maidstone  
 Buildings Mews  
 141 - 143 Borough High Street London  
 Southwark  
 62 Borough High Street London  
 Southwark  
 Apartment 6 Sussex House 3 Maidstone  
 Buildings Mews  
 Flat 3 82 Borough High Street London  
 Basement And Ground Floor 31 Union  
 Street London  
 Apartment 3 11 Southwark Street  
 London  
 Room 41 Fourth Floor Alpha House 100  
 Borough High Street  
 Rooms 61 To 63 The Hop Exchange 24  
 Southwark Street  
 Ground Floor And Kitchen Unit The Hop  
 Exchange 24 Southwark Street  
 Living Accommodation Rose And Crown  
 65 - 67 Union Street  
 Railway Arch 29 To 31 Omeara Street  
 London  
 Basement Thrale House 1 Thrale Street  
 Room 14 Second Floor Tulip House 70

Borough High Street  
 Room 36 Third Floor Alpha House 100  
 Borough High Street  
 Room 32 Third Floor Alpha House 100  
 Borough High Street  
 Lower Ground Floor The Hop Exchange  
 24 Southwark Street  
 Second Floor 5 - 7 Southwark Street  
 London  
 Second Floor 85 - 87 Borough High  
 Street London  
 4 Stoney Street London Southwark  
 Flat 10 Norfolk House 4 Maidstone  
 Buildings Mews  
 Flat 9 Devon House 1 Maidstone  
 Buildings Mews  
 145 - 149 Borough High Street London  
 Southwark  
 A M House 106 - 114 Borough High  
 Street London  
 48 Union Street London Southwark  
 Suite 60 To 63 The Hop Exchange 24  
 Southwark Street  
 Apartment 5 Sussex House 3 Maidstone  
 Buildings Mews  
 Apartment 4 Sussex House 3 Maidstone  
 Buildings Mews  
 28 Southwark Street London Southwark  
 32 Southwark Street London Southwark  
 Atm 133 Borough High Street London  
 Flat 5 88 Borough High Street London  
 Suite 3 Three Tuns House 109 Borough  
 High Street  
 Basement Storage 3 The Hop Exchange  
 24 Southwark Street  
 Ground Floor 83 Borough High Street  
 London  
 First Floor 44 - 48 Borough High Street  
 London  
 Apartment 2 11 Southwark Street  
 London  
 Unit 2 4 And Unit 2 5 Three Tuns House  
 109 Borough High Street  
 Flat A Sterling House 33 Union Street  
 Basement Front 85 - 87 Borough High  
 Street London  
 Room 51 Fifth Floor Alpha House 100  
 Borough High Street  
 Church Of The Most Precious Blood  
 Omeara Street London  
 Room 34 Third Floor Alpha House 100  
 Borough High Street

Basement Front Ground Floor Front And  
First Floor Rear 42 Borough High Street  
London  
Rooms 36 And 37 The Hop Exchange 24  
Southwark Street  
10 Triangle Court 10 - 18 Redcross Way  
London  
Third Floor Flat 69 - 73 Borough High  
Street London  
Basement And Ground Floor Left 5  
Maidstone Buildings Mews London  
Brindisa Kitchen Bar Jubilee Place  
Borough Market 8 Southwark Street  
16 Park Street London Southwark  
Premier Inn 127 - 143 Borough High  
Street London  
10 - 18 Union Street London Southwark  
First Second And Third Floor 93 - 95  
Borough High Street London  
Suite 23 The Hop Exchange 24  
Southwark Street  
Ground Floor 75 - 83 Borough High  
Street London  
Third Floor 38 - 40 Southwark Street  
London  
Unit 1 3 First Floor Three Tuns House  
109 Borough High Street  
Basement Rear 85 - 87 Borough High  
Street London  
6 Triangle Court 10 - 18 Redcross Way  
London  
101 Borough High Street London  
Southwark  
52B Union Street London Southwark  
First Floor 78 - 80 Borough High Street  
London  
3A Park Street London Southwark  
12 - 14 Park Street London Southwark  
Flat B Cromwell Flats Redcross Way  
Suite E Three Tuns House 109 Borough  
High Street  
Flat 2 Wiltshire House 2 Maidstone  
Buildings Mews  
Suite 85 To 86 The Hop Exchange 24  
Southwark Street  
Flat 6 82 Borough High Street London  
8 Union Street London Southwark  
Second Floor 78 - 80 Borough High  
Street London  
Basement And Ground Floor 60 Borough  
High Street London  
Part Second Floor Left Flat Iron House  
44 - 46 Southwark Street  
The Atrium Suite The Hop Exchange 24  
Southwark Street  
17 Park Street London Southwark  
Flat 1 30 Borough High Street London  
Rooms 4 To 6 The Hop Exchange 24  
Southwark Street  
First Floor Front Ebbark House 93 - 95  
Borough High Street  
12 Triangle Court 10 - 18 Redcross Way  
London  
First Floor Rear Tulip House 70 Borough  
High Street  
Ground Floor Left 1B Maidstone  
Buildings Mews 72 - 76 Borough High  
Street  
Ground Floor 64 Borough High Street  
London  
Room 33 Third Floor Alpha House 100  
Borough High Street  
First Floor Right Flat Iron House 44 - 46  
Southwark Street  
Rooms 42 To 44 The Hop Exchange 24  
Southwark Street  
Fifth Floor 5 - 7 Southwark Street  
London  
Third Floor 5 - 7 Southwark Street  
London  
Basement 5 - 7 Southwark Street  
London  
Third Floor 3 Southwark Street London  
Ground Floor 30 Borough High Street  
London  
First Floor And Second Floor Flat 3 Park  
Street London  
Ground Floor 13 Park Street London  
Flat 1 Wiltshire House 2 Maidstone  
Buildings Mews  
Flat 9 Town Hall Chambers 32 Borough  
High Street  
Flat 5 Norfolk House 4 Maidstone  
Buildings Mews  
Flat 14 Devon House 1 Maidstone  
Buildings Mews  
Flat 3 Devon House 1 Maidstone  
Buildings Mews  
Apartment 14 Sussex House 3  
Maidstone Buildings Mews  
62 Union Street London Southwark  
Flat 7 Wiltshire House 2 Maidstone  
Buildings Mews  
Suite 10 To 11 The Hop Exchange 24



Southwark Street  
 22 Redcross Way London Southwark  
 Flat 1 Town Hall Chambers 32 Borough  
 High Street  
 Suite D Three Tuns House 109 Borough  
 High Street  
 Suite 15 Three Tuns House 109 Borough  
 High Street  
 Suite 13 Three Tuns House 109 Borough  
 High Street  
 Suite 10 Three Tuns House 109 Borough  
 High Street  
 Flat 4 82 Borough High Street London  
 Second And Third Floors 44 - 48  
 Borough High Street London  
 Room 46 Fourth Floor Alpha House 100  
 Borough High Street  
 Ground Floor West 48 Union Street  
 London  
 Car Park 53 Southwark Street London  
 Room 42 Fourth Floor Alpha House 100  
 Borough High Street  
 Flat 3 2A Redcross Way London  
 Apartment 4 11 Southwark Street  
 London  
 Living Accommodation 9 Stoney Street  
 London  
 Flat Above 6 Stoney Street London  
 Ground Floor 38 - 40 Southwark Street  
 London  
 Room 24 Second Floor Alpha House 100  
 Borough High Street  
 Room 20 Third Floor Tulip House 70  
 Borough High Street  
 Room 17 Second Floor Tulip House 70  
 Borough High Street  
 Room 78 The Hop Exchange 24  
 Southwark Street  
 Ground Floor Left 5 - 7 Southwark Street  
 London  
 Flat 3 31 Union Street London  
 Suite 1 To 3 The Hop Exchange 24  
 Southwark Street  
 Ground Floor 89 Borough High Street  
 London  
 Ground Floor Right 5 Maidstone  
 Buildings Mews London  
 60 Union Street London Southwark  
 Part Second Floor Left Hand Side 10 -  
 18 Union Street London  
 2 Kentish Buildings 125 Borough High  
 Street London

Flat 2 99 Borough High Street London  
 Fifth Floor Alpha House 100 Borough  
 High Street  
 Flat 2 30 Borough High Street London  
 Third Floor Flat 6 Union Street London  
 Ground Floor 24A Southwark Street  
 London  
 Ground Floor St Margarets House 18 -  
 20 Southwark Street  
 Suite 51 To 52 The Hop Exchange 24  
 Southwark Street  
 56A Ayres Street London Southwark  
 Room 25 Fourth Floor Tulip House 70  
 Borough High Street  
 Suite 49 To 50 The Hop Exchange 24  
 Southwark Street  
 Flat D Cromwell Flats Redcross Way  
 Peer Group Part Lower Ground Floor  
 The Hop Exchange 24 Southwark Street  
 Rooms 58 To 59 The Hop Exchange 24  
 Southwark Street  
 Room 22 Third Floor Tulip House 70  
 Borough High Street  
 Room 21 Second Floor Alpha House 100  
 Borough High Street  
 Room Adj The North Antrium Suite The  
 Hop Exchange 24 Southwark Street  
 57 - 61 Union Street London Southwark  
 Flat K Cromwell Flats Redcross Way  
 Suite 9 Three Tuns House 109 Borough  
 High Street  
 Flat 12 Devon House 1 Maidstone  
 Buildings Mews  
 Apartment 11 Sussex House 3  
 Maidstone Buildings Mews  
 Flat 2 2A Redcross Way London  
 Apartment 2 Sussex House 3 Maidstone  
 Buildings Mews  
 7A Park Street London Southwark  
 Second Floor 89 Borough High Street  
 London  
 First Floor 3 Southwark Street London  
 Second Floor St Margarets House 18 -  
 20 Southwark Street  
 First Floor 5 - 7 Southwark Street  
 London  
 First Floor 1 St Margarets Court London  
 Flat 4 99 Borough High Street London  
 Apartment 6 11 Southwark Street  
 London  
 Third Floor Rear 1 St Margarets Court  
 London

88A Borough High Street London Southwark  
 Third Floor Flat 4 Omeara Street London  
 Flat B Sterling House 33 Union Street  
 Part Basement Peer Group The Hop Exchange 24 Southwark Street  
 Second To Fourth Floor 72 - 76 Borough High Street London  
 Basement Offices 2 Redcross Way London  
 Room 25 Second Floor Alpha House 100 Borough High Street  
 Room B2 Basement Alpha House 100 Borough High Street  
 Second Floor Rear Ebbark House 93 - 95 Borough High Street  
 Unit 3 1 And Unit 3 2 Third Floor Three Tuns House 109 Borough High Street  
 Rooms 30 To 33 The Hop Exchange 24 Southwark Street  
 53 Southwark Street London Southwark  
 1A Park Street London Southwark  
 9 Stoney Street London Southwark  
 Flat E Cromwell Flats Redcross Way  
 Apartment 10 Sussex House 3  
 Maidstone Buildings Mews  
 Flat 6 Town Hall Chambers 32 Borough High Street  
 Flat 4 Town Hall Chambers 32 Borough High Street  
 50 Borough High Street London Southwark  
 5 Maidstone Buildings Mews London Southwark  
 Coffee House 63 Union Street London  
 9 Southwark Street London Southwark  
 52A Borough High Street London Southwark  
 Flat 12 Wiltshire House 2 Maidstone Buildings Mews  
 69 - 73 Borough High Street London Southwark  
 71A Union Street London Southwark  
 Suite 5 Three Tuns House 109 Borough High Street  
 Suite 2 Three Tuns House 109 Borough High Street  
 Apartment 5 11 Southwark Street London  
 Third Floor 5 Maidstone Buildings Mews London  
 Second Floor 5 Maidstone Buildings Mews London  
 Mews London  
 Flat C Sterling House 33 Union Street  
 Unit 1 1 First Floor Three Tuns House 109 Borough High Street  
 Flat 2 Southwark Tavern 22 - 22A Southwark Street  
 Rooms 38 And 39 Third Floor Alpha House 100 Borough High Street  
 Basement And Ground Floor 123A Borough High Street London  
 1 Kentish Buildings 125 Borough High Street London  
 18 Triangle Court 10 - 18 Redcross Way London  
 Basement And Ground Floor 56 Ayres Street London  
 First Floor Left Flat Iron House 44 - 46 Southwark Street  
 Basement And Ground Floor 6 Union Street London  
 First Floor 42 Southwark Street London  
 Fourth Floor 72 - 76 Borough High Street London  
 Flat 2 5 Calverts Building 52 Borough High Street  
 Stillbirth And Neonatal Death Society  
 Part Second Floor North 10 - 18 Union Street  
 Office Basement Ground And First Floor 82 Borough High Street London  
 Hop Exchange West Wing 26 Southwark Street London  
 82A Borough High Street London Southwark  
 Railway Arch 23 Redcross Way London  
 Flat 7 88 Borough High Street London  
 Suite G Three Tuns House 109 Borough High Street  
 Unit 3 The Ragged School 47 Union Street  
 First Floor Flat 4 Omeara Street London  
 69 - 71 Union Street London Southwark  
 25 - 33 Southwark Street London Southwark  
 Flat A Cromwell Flats Redcross Way  
 59 Thrale Street London Southwark  
 Flat 2 34 Southwark Street London  
 Suite 6 Three Tuns House 109 Borough High Street  
 Flat 15 Devon House 1 Maidstone Buildings Mews  
 Suite 45 To 47 The Hop Exchange 24

Southwark Street  
 Flat 10 Town Hall Chambers 32 Borough High Street  
 Flat 8 Town Hall Chambers 32 Borough High Street  
 Flat 5 Town Hall Chambers 32 Borough High Street  
 Third Floor 85 - 87 Borough High Street London  
 Ground Floor 78 - 80 Borough High Street London  
 Railway Arch 22 Redcross Way London  
 Fourth Floor 5 - 7 Southwark Street London  
 Excluding Ground Floor West 48 Union Street London  
 First And Second Floors 60 Borough High Street London  
 First Floor Hop Yard Studios 72 Borough High Street  
 11 Southwark Street London Southwark  
 Ground Floor South Ebbark House 93 - 95 Borough High Street  
 Flat 3 88 Borough High Street London  
 3 Triangle Court 10 - 18 Redcross Way London  
 Marlborough Playground 11 - 25 Union Street London  
 Room 19 Third Floor Tulip House 70 Borough High Street  
 Room 35 Third Floor Alpha House 100 Borough High Street  
 First Floor Right 1B Maidstone Buildings Mews London  
 56 Thrale Street London Southwark  
 Flat F Cromwell Flats Redcross Way 76 Borough High Street London Southwark  
 40 Borough High Street London Southwark  
 Flat 6 Norfolk House 4 Maidstone Buildings Mews  
 Flat 13 Devon House 1 Maidstone Buildings Mews  
 Flat 8 Devon House 1 Maidstone Buildings Mews  
 Flat 6 Devon House 1 Maidstone Buildings Mews  
 64 Union Street London Southwark  
 2 Union Street London Southwark  
 56 Borough High Street London Southwark  
 Suite A Three Tuns House 109 Borough High Street  
 Flat 1 82 Borough High Street London  
 Room 60 The Hop Exchange 24 Southwark Street  
 5A Stoney Street London Southwark  
 Room 56 Fifth Floor Alpha House 100 Borough High Street  
 Room 54 Fifth Floor Alpha House 100 Borough High Street  
 Flat 4 92 Borough High Street London  
 Part Lower Ground Floor The Hop Exchange 24 Southwark Street  
 Room 4 Ground Floor Tulip House 70 Borough High Street  
 Fourth Floor Alpha House 100 Borough High Street  
 Rooms 80 To 82 The Hop Exchange 24 Southwark Street  
 Second Floor Rear And Third Floor 42 Borough High Street London  
 Ground Floor Rear 42 Borough High Street London  
 Room 79 The Hop Exchange 24 Southwark Street  
 Rooms 34 And 35 The Hop Exchange 24 Southwark Street  
 8 Triangle Court 10 - 18 Redcross Way London  
 Second Floor 72 - 76 Borough High Street London  
 91 Borough High Street London Southwark  
 Part Ground Floor 85 - 87 Borough High Street London  
 4 Calverts Building 52 Borough High Street London  
 Third Floor Front 1 St Margarets Court London  
 37A Union Street London Southwark  
 Flat 3 Town Hall Chambers 32 Borough High Street  
 Second Floor Front 42 Borough High Street London  
 Third Floor 49 Southwark Street London  
 Room 72 The Hop Exchange 24 Southwark Street  
 Art House Redcross Way London  
 11A Park Street London Southwark  
 First Floor 72 - 76 Borough High Street London  
 Unit 1 2A First Floor Three Tuns House

109 Borough High Street  
 Flat 7 92 Borough High Street London  
 Apartment 8 Sussex House 3 Maidstone  
 Buildings Mews  
 First Floor Room 10 Tulip House 70  
 Borough High Street  
 Basement Ground Floor And First Floor  
 Evans Lombe House 38 Borough High  
 Street  
 Railway Arch 24 Redcross Way London  
 Suite 64 To 66 The Hop Exchange 24  
 Southwark Street  
 127 - 143 Borough High Street London  
 Southwark  
 48A Union Street London Southwark  
 Second Floor Front Ebbark House 93 -  
 95 Borough High Street  
 Second Floor Flat 4 Omeara Street  
 London  
 7 Maidstone Buildings Mews 72 - 76  
 Borough High Street London  
 First Floor 7 Maidstone Budlings Mews  
 72 - 76 Borough High Street  
 Third Floor Rear Ebbark House 93 - 95  
 Borough High Street  
 11A Southwark Street London  
 Southwark  
 Flat 1 34 Southwark Street London  
 Suite 8 Three Tuns House 109 Borough  
 High Street  
 First Floor Front 85 - 87 Borough High  
 Street London  
 131 Borough High Street London  
 Southwark  
 Fourth Floor 3 Southwark Street London  
 Third Floor 89 Borough High Street  
 London  
 George Inn 75 - 77 Borough High Street  
 London  
 First Floor And Second Floor 123A  
 Borough High Street London  
 Flat 5 Southwark Tavern 22 - 22A  
 Southwark Street  
 Flat 3 Southwark Tavern 22 - 22A  
 Southwark Street  
 Flat 7 Southwark Tavern 22 - 22A  
 Southwark Street  
 First Floor Room 12 Tulip House 70  
 Borough High Street  
 Room G1a Ground Floor Alpha House  
 100 Borough High Street  
 Third Floor Flat 8 Stoney Street London  
 11B Park Street London Southwark  
 127A Borough High Street London  
 Southwark  
 2 Calverts Building 52 Borough High  
 Street London  
 1A 72 - 76 Borough High Street London  
 6 Omeara Street London Southwark  
 3 Stoney Street London Southwark  
 First Floor 56 Ayres Street London  
 Room 15 Second Floor Tulip House 70  
 Borough High Street  
 Flat 8 92 Borough High Street London  
 First Floor 5 Maidstone Buildings Mews  
 London  
 4 Triangle Court 10 - 18 Redcross Way  
 London  
 Room 53 To 55 The Hop Exchange 24  
 Southwark Street  
 First Floor Flat 31 Union Street London  
 Concierges Office Maidstone Buildings  
 Mews 72 - 76 Borough High Street  
 Second Floor Flat 6 Union Street London  
 First Floor And Second Floor Calverts  
 Buildings Borough High Street  
 Third Floor Managers Flat St Christopher  
 Inn 121 Borough High Street  
 Car Parking Spaces Alpha House 100  
 Borough High Street  
 Flat 1 99 Borough High Street London  
 Second To Third Floor 58 Borough High  
 Street London  
 Room 2 Basement Tulip House 70  
 Borough High Street  
 Room 55 Fifth Floor Alpha House 100  
 Borough High Street  
 Room 45 Fourth Floor Alpha House 100  
 Borough High Street  
 Flat 5 92 Borough High Street London  
 Flat 2 92 Borough High Street London  
 Basement And First Floor 51 Southwark  
 Street London  
 Rose And Crown 65 - 67 Union Street  
 London  
 Basement 75 - 83 Borough High Street  
 London  
 Basement The Ragged School 47 Union  
 Street  
 Flat 5 5 Calverts Building 52 Borough  
 High Street  
 34 - 36 Southwark Street London  
 Southwark  
 Watkins Gray International Llp Three

Tuns House 109 Borough High Street  
 8 Stoney Street London Southwark  
 Room 13C First Floor Alpha House 100  
 Borough High Street  
 8 Park Street London Southwark  
 127 Borough High Street London  
 Southwark  
 133 Borough High Street London  
 Southwark  
 Basement And Ground Floor 9 Park  
 Street London  
 First To Fourth Floor 70 Borough High  
 Street London  
 7 Park Street London Southwark  
 37 - 39 Redcross Way London  
 Southwark  
 Basement Opt 1 The Hop Exchange 24  
 Southwark Street  
 Kitchen Basement Alpha House 100  
 Borough High Street  
 Room G3 Ground Floor Alpha House  
 100 Borough High Street  
 Flat 4 Southwark Tavern 22 - 22A  
 Southwark Street  
 Flat 6 Southwark Tavern 22 - 22A  
 Southwark Street  
 First Floor Front Second Floor And Third  
 Floor Flat 50 - 52 Borough High Street  
 London  
 Flat 1 Southwark Tavern 22 - 22A  
 Southwark Street  
 58 Thrale Street London Southwark  
 Room 5 Ground Floor Tulip House 70  
 Borough High Street  
 First To Third Floors 5 Park Street  
 London  
 2 Redcross Way London Southwark  
 4B Redcross Way London Southwark  
 4A Redcross Way London Southwark  
 2B Redcross Way London Southwark  
 15 Park Street London Southwark  
 6 Park Street London Southwark  
 1 Red Cross Cottages Ayres Street  
 London  
 Flat 3 99 Borough High Street London  
 Katzenjammers The Hop Exchange 24  
 Southwark Street  
 Flat 7 34 Southwark Street London  
 135 Borough High Street London  
 Southwark  
 Room 1 Basement Tulip House 70  
 Borough High Street

Basement To First Floor 58 Borough  
 High Street London  
 First Floor Rear 85 - 87 Borough High  
 Street London  
 Five Men And A Lady Ltd Hop Yard  
 Studios 72 Borough High Street  
 7 Triangle Court 10 - 18 Redcross Way  
 London  
 Ground Floor Right 5 - 7 Southwark  
 Street London  
 Second Floor 64 Borough High Street  
 London  
 Area D Part Second Floor North Left  
 Hand Side Exculding S40 Offices 10 - 18  
 Union Street London  
 86A Borough High Street London  
 Southwark  
 Part Second Floor North Left Hand Side  
 Exculding S40 Offices And Area D 10 -  
 18 Union Street London  
 Swift Bar 66 - 70 Borough High Street  
 London  
 Unit 2 1 And Unit 2 2 Three Tuns House  
 109 Borough High Street  
 Room 48 The Hop Exchange 24  
 Southwark Street  
 9 Triangle Court 10 - 18 Redcross Way  
 London  
 Unit 4 The Ragged School 47 Union  
 Street  
 Basement Storage 5 The Hop Exchange  
 24 Southwark Street  
 Basement Ground First And Second  
 Floors 49 Southwark Street London  
 Apartment 9 Sussex House 3 Maidstone  
 Buildings Mews  
 Suite 83 To 84 The Hop Exchange 24  
 Southwark Street  
 Flat 1 Norfolk House 4 Maidstone  
 Buildings Mews  
 Second Floor 1 St Margarets Court  
 London  
 Room 14A First Floor Alpha House 100  
 Borough High Street  
 Ground Floor And First Floor Left 1B  
 Maidstone Buildings Mews London  
 Suite C Three Tuns House 109 Borough  
 High Street  
 Rooms 57 And 58 Fifth Floor Alpha  
 House 100 Borough High Street  
 Room 31 Third Floor Alpha House 100  
 Borough High Street

Stuff International Design Limited 6  
 Maidstone Buildings Mews 72 - 76  
 Borough High Street  
 Suite 24 To 26 The Hop Exchange 24  
 Southwark Street  
 Wondersphere Ltd 38 - 40 Southwark  
 Street London  
 First Floor 53 Southwark Street London  
 35 Union Street London Southwark  
 Flat 5 34 Southwark Street London  
 Tesco 127 - 143 Borough High Street  
 London  
 Suite B Three Tuns House 109 Borough  
 High Street  
 Suite 16 Three Tuns House 109 Borough  
 High Street  
 Suite 1 Three Tuns House 109 Borough  
 High Street  
 Flat 4 Norfolk House 4 Maidstone  
 Buildings Mews  
 11 Park Street London Southwark  
 Suite 87 To 89 The Hop Exchange 24  
 Southwark Street  
 Suite 7 To 9 The Hop Exchange 24  
 Southwark Street  
 Living Accommodation George Inn 75 -  
 77 Borough High Street  
 Caretakers Office The Hop Exchange 24  
 Southwark Street  
 Opt 1 Part Basement The Hop Exchange  
 24 Southwark Street  
 Ground Floor Left Flat Iron House 44 -  
 46 Southwark Street  
 1 Triangle Court 10 - 18 Redcross Way  
 London  
 Room 21 Third Floor Tulip House 70  
 Borough High Street  
 Room 24 Fourth Floor Tulip House 70  
 Borough High Street  
 Basement And Ground Floor 44 - 48  
 Borough High Street London  
 Room 52 Fifth Floor Alpha House 100  
 Borough High Street  
 Third Floor Evans Lombe House 38  
 Borough High Street  
 Room G4 Ground Floor Alpha House  
 100 Borough High Street  
 First Floor 89 Borough High Street  
 London  
 Fourth Floor Left Flat Iron House 44 - 46  
 Southwark Street  
 Rooms 40 To 41 The Hop Exchange 24  
 Southwark Street  
 Third Floor And Fourth Floor The Hop  
 Exchange 24 Southwark Street  
 Second Floor 3 Southwark Street  
 London  
 Fourth Floor 78 - 80 Borough High Street  
 London  
 Third Floor 78 - 80 Borough High Street  
 London  
 Basement 78 - 80 Borough High Street  
 London  
 Flat 3 Wiltshire House 2 Maidstone  
 Buildings Mews  
 Flat 2 Town Hall Chambers 32 Borough  
 High Street  
 Guild House 52D Borough High Street  
 London  
 42 Southwark Street London Southwark  
 Flat 4 88 Borough High Street London  
 St Christopher Inn 121 Borough High  
 Street London  
 Flat Above 62 Union Street London  
 Flat 8 88 Borough High Street London  
 Suite 7 Three Tuns House 109 Borough  
 High Street  
 Rooms 56 To 57 The Hop Exchange 24  
 Southwark Street  
 Flat 1 92 Borough High Street London  
 Flat D Sterling House 33 Union Street  
 Room G2 Ground Floor Alpha House  
 100 Borough High Street  
 Room 18 Second Floor Tulip House 70  
 Borough High Street  
 Room 16 Second Floor Tulip House 70  
 Borough High Street  
 11 Triangle Court 10 - 18 Redcross Way  
 London  
 5 Triangle Court 10 - 18 Redcross Way  
 London  
 20 Triangle Court 10 - 18 Redcross Way  
 London  
 Store 7 Warehouse Yard The Hop  
 Exchange 24 Southwark Street  
 Keepthinking Ltd 38 - 40 Southwark  
 Street London  
 Third Floor 72 - 76 Borough High Street  
 London  
 Flat 3 5 Calverts Building 52 Borough  
 High Street  
 2A Redcross Way London Southwark  
 Part Ground Floor 125 Borough High  
 Street London

Flat 11 Devon House 1 Maidstone  
 Buildings Mews  
 Flat 8 Wiltshire House 2 Maidstone  
 Buildings Mews  
 Third Floor 60 Borough High Street  
 London  
 97 Borough High Street London  
 Southwark  
 Flat G Cromwell Flats Redcross Way  
 Flat 11 Wiltshire House 2 Maidstone  
 Buildings Mews  
 Suite 11 Three Tuns House 109 Borough  
 High Street  
 Flat 5 Devon House 1 Maidstone  
 Buildings Mews  
 Fourth Floor Right Flat Iron House 44 -  
 46 Southwark Street  
 Third Floor Right Flat Iron House 44 - 46  
 Southwark Street  
 Third Floor 24A Southwark Street  
 London  
 Rooms 27 To 29 The Hop Exchange 24  
 Southwark Street  
 Part Basement The Hop Exchange 24  
 Southwark Street  
 Basement Storage 4 The Hop Exchange  
 24 Southwark Street  
 Room 43 Fourth Floor Alpha House 100  
 Borough High Street  
 Rooms 10 To 13 First Floor Alpha House  
 100 Borough High Street  
 Workshop 3 And 4 Warehouse Yard The  
 Hop Exchange 24 Southwark Street  
 Basement And Ground Floor Sterling  
 House 33 Union Street  
 21 Park Street London Southwark  
 Unit 1 2 First Floor Three Tuns House  
 109 Borough High Street  
 Room B4 Basement Alpha House 100  
 Borough High Street  
 5 - 6 Redcross Way London Southwark  
 Second Floor Flat 56 Ayres Street  
 London  
 57 Thrale Street London Southwark  
 Jade House 3 Park Street London  
 Bridge Studios 13 Park Street London  
 5 Stoney Street London Southwark  
 Apartment 13 Sussex House 3  
 Maidstone Buildings Mews  
 Flat 5 Wiltshire House 2 Maidstone  
 Buildings Mews  
 Flat 3 Norfolk House 4 Maidstone

Buildings Mews  
 Flat 1 Devon House 1 Maidstone  
 Buildings Mews  
 Flat 10 Wiltshire House 2 Maidstone  
 Buildings Mews  
 46 Redcross Way London Southwark  
 Boot And Flogger 10 - 20 Redcross Way  
 London  
 Southwark Tavern 22 - 22A Southwark  
 Street London  
 69A Union Street London Southwark  
 36 Southwark Street London Southwark  
 Ground Floor North Ebbark House 93 -  
 95 Borough High Street  
 Basement And Ground Floor 92 - 94  
 Borough High Street London  
 Flat 1 2A Redcross Way London  
 Apartment 7 11 Southwark Street  
 London  
 Apartment 1 11 Southwark Street  
 London  
 Flat 6 92 Borough High Street London  
 1A Maidstone Buildings Mews London  
 Southwark  
 Ground Floor Right 1B Maidstone  
 Buildings Mews London  
 Room 3 Ground Floor Tulip House 70  
 Borough High Street  
 Ground Floor Rear Tulip House 70  
 Borough High Street  
 3 Calverts Building 52 Borough High  
 Street London  
 2 Triangle Court 10 - 18 Redcross Way  
 London  
 Flat 2 31 Union Street London  
 First Floor 64 Borough High Street  
 London  
 Flat 1 5 Calverts Building 52 Borough  
 High Street  
 17 - 19 Redcross Way London  
 Southwark  
 Fifth Floor Flat Iron House 44 - 46  
 Southwark Street  
 Gynaecology Cancer Research Fund  
 The Eve Appeal Part Second Floor North  
 10 - 18 Union Street  
 Monopoly Mortgages Ltd Alpha House  
 100 Borough High Street  
 Second Floor Flat 69 - 73 Borough High  
 Street London  
 Third Floor Flat 54 Borough High Street  
 London

2 Stoney Street London Southwark  
 7A Stoney Street London Southwark  
 84 - 86 Borough High Street London Southwark  
 Flat 9 Norfolk House 4 Maidstone Buildings Mews  
 Flat 7 Norfolk House 4 Maidstone Buildings Mews  
 90 Borough High Street London Southwark  
 Fifth Floor 78 - 80 Borough High Street London  
 The Cathedral School Of St Saviour And St Mary Overy Redcross Way London  
 54 - 58 Union Street London Southwark  
 Apartment 8 11 Southwark Street London  
 6 Stoney Street London Southwark  
 Flat E Sterling House 33 Union Street  
 23 - 26 The Hop Exchange 24 Southwark Street London  
 First Floor To Third Floor 75 - 83 Borough High Street London  
 Room 37 Third Floor Alpha House 100 Borough High Street  
 Room 53 Fifth Floor Alpha House 100 Borough High Street  
 Second Floor 24A Southwark Street London  
 Rooms 75 And 76 The Hop Exchange 24 Southwark Street  
 Third Floor St Margarets House 18 - 20 Southwark Street  
 Second Floor Evans Lombe House 38 Borough High Street  
 32 - 34 Borough High Street London Southwark  
 Basement And Ground Floor 5 Park Street London  
 Suite 73 To 74 The Hop Exchange 24 Southwark Street  
 Flat 7 Town Hall Chambers 32 Borough High Street  
 St Saviours House 39 - 41 Union Street London  
 Flat 4 Devon House 1 Maidstone Buildings Mews  
 125 Borough High Street London Southwark  
 Apartment 1 Sussex House 3 Maidstone Buildings Mews  
 30 Southwark Street London Southwark  
 28 Borough High Street London Southwark  
 27 - 29 Union Street London Southwark  
 58 Borough High Street London Southwark  
 Flat 4 34 Southwark Street London  
 Suite H Three Tuns House 109 Borough High Street  
 Suite F Three Tuns House 109 Borough High Street  
 Suite 12 Three Tuns House 109 Borough High Street  
 Flat 7 82 Borough High Street London  
 99 Borough High Street London Southwark  
 53A Southwark Street London Southwark  
 Basement Part West Wing The Hop Exchange 24 Southwark Street  
 Room 44 Fourth Floor Alpha House 100 Borough High Street  
 94 Borough High Street London Southwark  
 Unit 1 5 First Floor Three Tuns House 109 Borough High Street  
 First Floor Flat 6 Union Street London  
 Room 23 Second Floor Alpha House 100 Borough High Street  
 Room 22 Second Floor Alpha House 100 Borough High Street  
 Meeting Room Basement Alpha House 100 Borough High Street  
 Room 77 The Hop Exchange 24 Southwark Street  
 North Atrium Suite The Hop Exchange 24 Southwark Street  
 London Doctors Clinic Ltd Alpha House 100 Borough High Street  
 Flat 4 5 Calverts Building 52 Borough High Street  
 6 Calverts Building 52 Borough High Street London  
 Gamekeeper 45 - 47 Southwark Street London  
 First Floor Alpha House 100 Borough High Street  
 Flat 2 82 Borough High Street London  
 Basement And Ground Floor 3 Southwark Street London  
 Apartment 3 Sussex House 3 Maidstone Buildings Mews  
 1B Southwark Street London Southwark



92 Borough High Street London Southwark  
 Flat 9 Wiltshire House 2 Maidstone Buildings Mews  
 Flat 6 Wiltshire House 2 Maidstone Buildings Mews  
 The Hop Exchange 24 Southwark Street London  
 Flat 10 Devon House 1 Maidstone Buildings Mews  
 Flat 7 Devon House 1 Maidstone Buildings Mews  
 Flat 2 Devon House 1 Maidstone Buildings Mews  
 Fourth Floor St Margarets House 18 - 20 Southwark Street  
 Unit 2 109 Borough High Street London  
 First Floor 24A Southwark Street London  
 Flat 3 30 Borough High Street London  
 Flat 6 88 Borough High Street London  
 Store 8 Warehouse Yard The Hop Exchange 24 Southwark Street  
 Rooms 38 And 39 The Hop Exchange 24 Southwark Street  
 Room 9 First Floor Tulip House 70 Borough High Street  
 Room 26 Fourth Floor Tulip House 70 Borough High Street  
 Unit 1 4 First Floor Three Tuns House 109 Borough High Street  
 Third Floor Front Ebbark House 93 - 95 Borough High Street  
 Basement And Ground Floor 37 Union Street London  
 Third Floor 64 Borough High Street London  
 First Floor Room 11 Tulip House 70 Borough High Street  
 Third Floor Left Flat Iron House 44 - 46 Southwark Street  
 Part Second Floor Right Flat Iron House 44 - 46 Southwark Street

Ground Floor Right Flat Iron House 44 - 46 Southwark Street  
 Part Lower Basement The Hop Exchange 24 Southwark Street  
 Room 67 The Hop Exchange 24 Southwark Street  
 Ground Floor 52B Borough High Street London  
 Second Floor Staff Room St Christopher Inn 121 Borough High Street  
 25 Park Street London Southwark  
 10 Park Street London Southwark  
 23 Park Street London Southwark  
 1 Stoney Street London Southwark  
 Flat J Cromwell Flats Redcross Way  
 Flat H Cromwell Flats Redcross Way  
 Flat C Cromwell Flats Redcross Way  
 7B Park Street London Southwark  
 Apartment 12 Sussex House 3 Maidstone Buildings Mews  
 107 Borough High Street London Southwark  
 Flat 8 Norfolk House 4 Maidstone Buildings Mews  
 50 - 52 Union Street London Southwark  
 58 Ayres Street London Southwark  
 Apartment 7 Sussex House 3 Maidstone Buildings Mews  
 Flat 2 88 Borough High Street London  
 Flat 1 88 Borough High Street London  
 54 Borough High Street London Southwark  
 Flat 6 34 Southwark Street London  
 Flat 3 34 Southwark Street London  
 Flat 5 82 Borough High Street London  
 Ground Floor East Ebbark House 93 - 95 Borough High Street  
 Basement Suite 1 To 3 The Hop Exchange 24 Southwark Street  
 First Floor 9 Park Street London  
 Flat 3 92 Borough High Street London

**Re-consultation:**

## Appendix 5: Consultation responses received

### Internal services

LBS Design & Conservation Team [Formal]  
 LBS Environmental Protection  
 LBS Highways Development & Management  
 LBS Waste Management  
 LBS Ecology  
 LBS Archaeology  
 LBS Design & Conservation Team [Surgery]  
 LBS Urban Forester  
 LBS Highways Development & Management  
 LBS Transport Policy  
 formal consultation and response to Pol

### Statutory and non-statutory organisations

Environment Agency  
 Transport for London  
 Great London Authority  
 Metropolitan Police Service (Designing O  
 Metropolitan Police Service (Designing O  
 Historic England

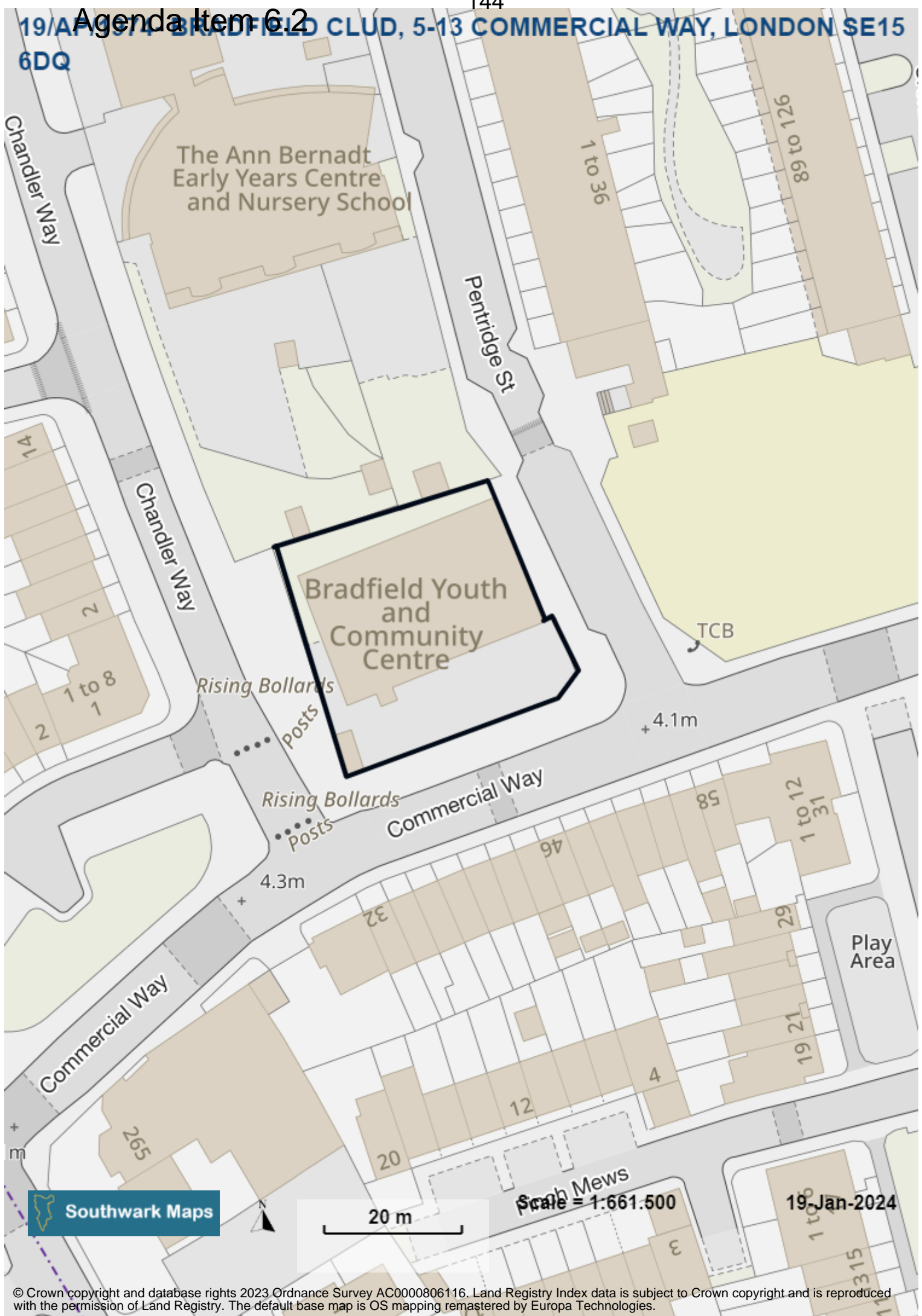
### Neighbour and local groups consulted:

Copperfield Street Flat 9-12, Winchester Buildings London  
 Flat 2, 31 Union Street London  
 10 Hilary Mews Flat 7 London  
 Flat 42, Brandon House 10 Hilary Mews London  
 Flat 29, Sumner Buildings Sumner Street London  
 Flat 17 Thorold House Pepper Street London  
 Flat 28 Sumner Buildings Sumner Street London  
 92 symington house deverell street london  
 26 Maiden Lane London SE1 9HG  
 57 Park Street London SE1 9EA  
 Flat 6, Thorold House Pepper Street, London London  
 Flat 2 8 Vine Yard London  
 4 Hilary Mews London SE1 1AN  
 77 Park Street London SE1 9EA  
 Flat 23 91 Great Suffolk Street London  
 24 Maiden Lane London SE1 9HG  
 1 Porter Street London SE1 9HD  
 Flat 4, 27 Park Street London SE1 9EA  
 Flat 20 Lucy Brown House 27 Park Street London  
 Flat 23, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 1, Thorold House Pepper Street London London  
 30 Church Road Bexleyheath DA7 4DA  
 4 Magnolia House Evelyn Street London  
 33A Bridge Road Hampton Court KT8 9ER  
 Church House Putney Park Lane London

57 Norfolk Road Upminster RM142RE  
 3heaseman Close Kent TN12 9FH  
 London N77LLL N77LL  
 Flat 1 Hayles Building London SE11 4TA  
 63 Newbury Street Wantage Wantage  
 14 Marinel House Comber Grove London  
 12 Broad Walk London SE38NB  
 3 Porter Street London SE1 9HD  
 Flat 12, Thorold House, Pepper Street, London London SE1 0EL  
 Flat 21, Sumner Buildings Sumner Street London SE1 9JX  
 Flat 2, 27 Park Street London SE1 9EA  
 Flat 11, Thorold House Pepper Street London  
 Flat 14 Thorold House, Pepper Street, London London SE1 0EL  
 Flat 2, 27 Park Street London SE1 9EA  
 18 Maiden Lane London SE1 9HG  
 Flat 3, Thorold House Pepper Street, London London  
 Flat 20 Sumner Buildings Sumner Street London  
 Flat 17 Thorold House Pepper Street London  
 Flat 1, Thorold House Pepper Street, London, London  
 81 Park Street London SE1 9EA  
 Flat 22, Sumner Buildings Sumner Street London  
 Flat 24, Sumner Buildings, Sumner Street London SE1 9JX  
 73 Park Street London SE1 9EA  
 5 Porter Street London SE1 9HD  
 85 Park Street London SE1 9EA  
 Flat 15, Thorold House, Pepper Street London SE1 0EL  
 99 Park Street London SE1 9EA  
 87 Park Street London SE1 9EA  
 1 Porter Street London SE1 9HD  
 Flat 6, Sumner Buildings, Sumner Street, London London SE1 9JX  
 Flat 7, Sumner Buildings Sumner Street London  
 Flat 10, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 1, Sumner Buildings, Sumner Street, London London SE1 9JX  
 Flat 13, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 15, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 16, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 24, Sumner Buildings, Sumner Street London SE1 9JX  
 5 Porter Street London SE1 9HD  
 5 Porter Street London Se1 9HD  
 Flat 6, Sumner Buildings, Sumner Street, London London SE1 9JX  
 89 Park Street London SE1 9EA  
 73 Park Street London SE1 9EA  
 3 Porter Street London SE1 9HD  
 91 Park Street London SE1 9EA  
 4 Maiden Lane London SE1 9HG  
 1 Perkins Sq London SE1 9HU  
 7 Colebrook Path Loughton IG102HW  
 11 Ilfracombe Flats Marshalsea Road London  
 Fairlawns Henfield BN59PL  
 Flat 6 Matilda House Hillbrow Road Bromley  
 65 Southwark St London SE1 0HR  
 21 Seymour Gardens Surbiton KT58QE  
 106 Hill House 17 Highgate Hill Greater London

London School Of Mosaic, 181 Mansfield Road London NW3 2HP  
 2 Sumner Street, London London SE1 9JX  
 Flat 6, Thorold House Pepper Street, London, London  
 Flat 8, Thorold House, Pepper Street London SE1 OEL  
 Flat 2, Thorold House, Pepper Street London SE1 OEL  
 Flat 7, Thorold House, Pepper Street London SE1 OEL  
 Flat 18, Thorold House, Pepper Street London SE1 OEL  
 Flat 19, Thorold House Pepper Street London  
 Flat 5, Sumner Buildings Sumner Street London  
 Flat 8, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 25, Sumner Buildings Sumner Street London  
 1 Perkins Sq London SE1 9HU  
 Flat 4, Thorold House, Pepper Street London SE1 OEL  
 123 Rowland Hill House Nelson Square London  
 12 Maiden Lane London SE1 9HG  
 Flat 27, Sumner Buildings Sumner Street London  
 Flat 26, Sumner Buildings Sumner Street London  
 Flat 9, Sumner Buildings Sumner Street London SE1 9JX  
 Flat 11, Sumner Buildings Summer street London  
 Flat 12, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 14, Sumner Buildings, Sumner Street London SE1 9JX  
 18 Maiden Lane London SE1 9HG  
 Flat 16, Sumner Buildings, Sumner Street London SE1 9JX  
 Flat 17, Sumner Buildings, Sumner Street, London, London SE1 9JX  
 Flat 18, Sumner Buildings Sumner Street London  
 Flat 19 Sumner Buildings Sumner Street London  
 99 Park Street London SE1 9EA  
 Flat 20, Thorold House Pepper Street London  
 Flat 13, Thorold House, Pepper Street, London London SE1 OEL  
 89 Park Street London SEA1 9EA  
 83 Park Street London SE1 9EA  
 83 Park Street London SE1 9EA  
 87 Park Street London SE1 9EA  
 93 Park Street London SE1 9EA  
 91 Park Street London SE1 9EA  
 Flat 16, Thorold House, Pepper Street, London London SE1 OEL  
 12 Maiden Lane London SE1 9HG  
 Flat 10, Thorold House Pepper Street, London London  
 Flat 26, Sumner Buildings Sumner Street London  
 Flat 2, 8 Vine Yard London SE11QL  
 Flat 3, 27 Park Street London SE1 9EA  
 Flat 18, Thorold House, Pepper Street London SE1 OEL  
 Flat 25, Sumner Buildings Sumner Street London  
 Flat 20 Sumner Buildings Sumner Street London  
 85 Park Street London SE1 9EA  
 Flat 9, Thorold House, Pepper Street, London London SE1 OEL  
 Flat 22, Sumner Buildings, Sumner Street London SE1 9JX  
 57 Park Street London SE1 9EA  
 Flat 1, 27 Park Street SE1 9EA London  
 Flat 5, 27 Park Street London SE1 9EA  
 Via Email

19/AN/05/14 BRADFIELD CLUD, 5-13 COMMERCIAL WAY, LONDON SE15 6DQ



<b>Item No:</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 31 January 2024	<b>Meeting Name:</b> Planning Committee (Major Applications B)
<b>Report title:</b>		<b>Addendum report</b> Amendments to planning application 19/AP/1974, 5-13 Commercial Way, London SE15	
<b>Ward(s) or groups affected:</b>		Peckham	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of amendments to planning application 19/AP/1974, previously subject to a resolution to grant planning permission on 9 March 2022, principally the affordable housing offer which has been reduced from 42% to 35% because of the change in market circumstances, including the increase in build costs. The revised offer would still deliver a policy compliance amount of affordable housing.
2. To put forward an updated recommendation to members which reflects the amended affordable housing offer.

## RECOMMENDATION

3. That members note and consider the amendment to the affordable housing offer and agree the revised proposal be secured in the s106 legal agreement.

## FACTORS FOR CONSIDERATION

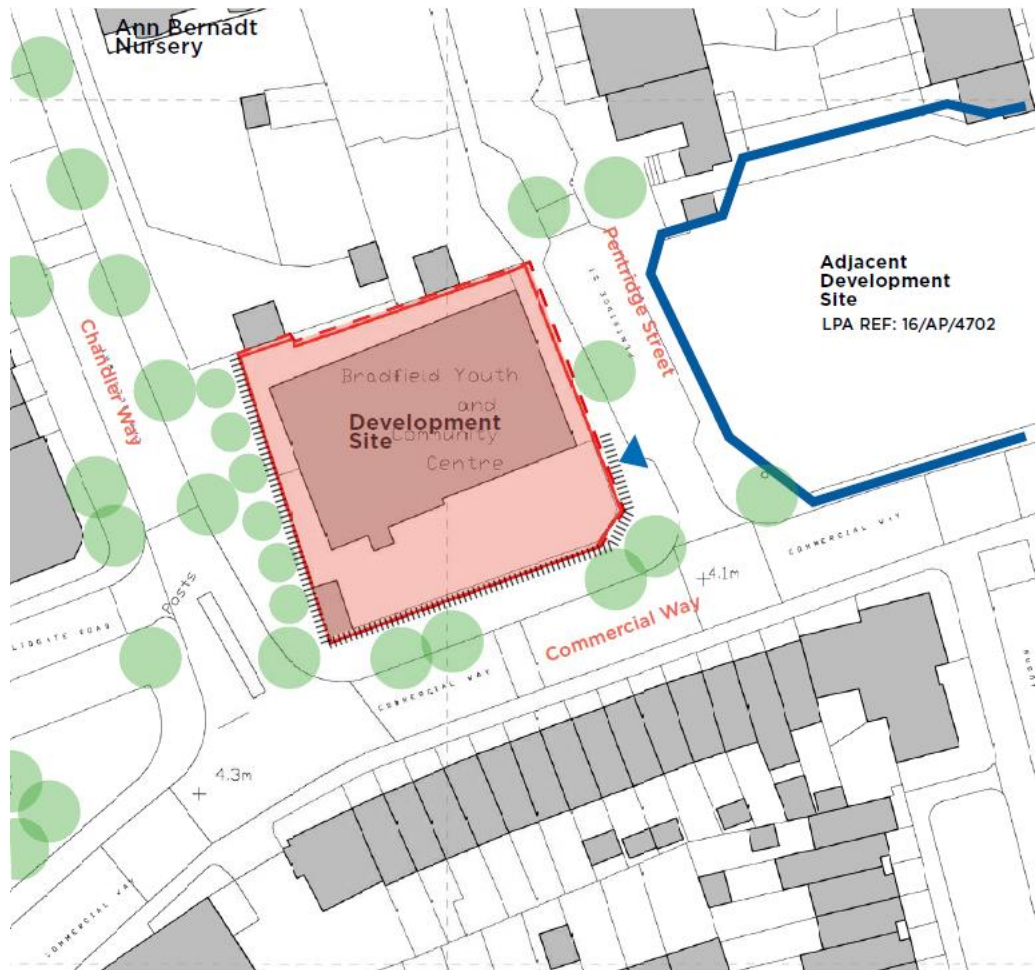
4. Further information and revisions have been received in respect of the item 5.1 on the main agenda of Planning Committee meeting held on 9 March 2022:

### **ITEM 6.2: 19/AP/1974 – 5-13 Commercial Way, London, SE15 6DQ**

#### **Background Information**

5. Planning application 19/AP/1974 comprises a development proposal for:

*Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building (34.2m AOD), comprising 48 residential units and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.*



*Site plan*



*Existing Bradfield Youth Club seen from Commercial Way, looking west*

6. The application was presented to planning committee members on 9 March 2022 and subject to a resolution to grant planning permission (subject to completion of a s106 agreement). The initial affordable housing offer was at 35% but following negotiations, including a reduction in height, it was increased to 42% and therefore was determined through the 'fast track' process where schemes proposing 40% affordable housing or more do not need to be tested for viability. A decision on the planning application has not been issued because the obligations for legal agreement have not been finalised.



Proposed view from Camberwell Way

7. In the time since the resolution to grant planning permission had been agreed by committee members in March 2022, changing circumstances, including changes to the housing and development market following the 2022 fiscal event has seen the 40% affordable housing offer become less viable for the applicant. It is on this basis that a revised affordable housing offer at 35% by habitable room has been submitted to the council as an amendment to the previous version of the scheme submitted under the same planning application, and which is being presented to the planning committee here within this report.
8. The viability of the scheme would be improved as a result of this change because some of the homes that would have been delivered as affordable would be provided as market sale.

Social Rent	Approved	Proposed	Change
1 Bed	0	0	
2 Bed	4	4	0



3 Bed	8	6	-2
<b>Intermediate</b>	<b>Approved</b>	<b>Proposed</b>	<b>Change</b>
1 Bed	2	0	-2
2 Bed	2	2	0
3 Bed	1	2	+1
<b>Private</b>	<b>Approved</b>	<b>Proposed</b>	<b>Change</b>
1 Bed	11	13	+2
2 Bed	17	17	0
3 Bed	3	4	+1

Change in housing tenure mix

9. The table above shows the proposed housing tenure mix which would mean that there would be two fewer social rent homes, and one less intermediate home. Three additional private homes to improve the viability of the development.
10. People who commented on the application previously were written to advising them of this amendment. No comments have been received on the change.
11. Since the planning committee resolved to grant permission in 2022, cost inflation has also affected the viability of the scheme with estimated build costs increasing along with costs such as professional fees and finance. This increase is more than £4m.

<b>Input</b>	<b>Viability position January 2022</b>	<b>Viability position October 2023</b>
<b>Income</b>		
Private sales	£15.7m	£18.5m
Social rent	£1.6m	£1.5m
Intermediate	£1.46m	£1.1m

<b>Costs</b>		
Build costs	£14.3m	£17.8m
External works	£1m	£1.2m
Other costs (professional fees, finance etc.)	£2.8m	£3.2m

Viability summary table

12. As the table above shows, while the income from the development has improved by over £2m, the costs have increased by more than £4m. The amendment to the affordable housing provision complies with the requirement of a minimum 35% and it is recommended that this be agreed by the planning committee.

### **Conclusion of the Director of Planning and Growth**

13. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions and the amendment to affordable housing explained in this report.

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

## Appendix 1

<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 9 March 2022	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 19/AP/1974 for: Full Planning Application  <b>Address:</b> Bradfield Club, 5-13 Commercial Way, London SE15 6DQ  <b>Proposal:</b> Demolition of existing buildings and construction of a part 3, part 5, part 6 and part 9 storey building (34.2m AOD), comprising 48 residential units and replacement youth club and associated community services (Class F2 use) with associated landscaping, car and cycle parking, servicing and refuse facilities.		
<b>Ward(s) or groups affected:</b>	Peckham		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b>	27/08/2019	<b>PPA Expiry Date</b>	N/A
<b>Earliest Decision Date</b>	25/11/2019		

### RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 2<sup>nd</sup> September 2022, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 229 of this report.

### EXECUTIVE SUMMARY

3. The proposal is for the redevelopment of the existing Bradfield Youth Club facility, located in the predominantly residential north Peckham area. The existing building is old and dilapidated, and therefore difficult and expensive to maintain. The proposal would provide a substantially enhanced youth club facility across ground and first floors, with 48 residential units provided across ground to 8<sup>th</sup> floor level. The proposal's tallest element would be 9 storeys in the south western corner of the site, with a 6 storey shoulder height, reducing to 3

storeys at the rear boundary to the north. 42% of the proposed housing would be affordable by habitable room, with 32% provided for social rent.

4. The scheme was subject to the council's pre-application process and further engagement with officers and members of the local community saw the scheme revised to reduce the overall height, scale and massing, including the reduction of the number of units on floors 6 – 8 from 5 flats to 3, in addition to increasing the affordable housing offer to policy compliant levels.
5. The quality of accommodation for the residential units would be good, often exceeding minimum space standards. The provision of communal amenity space and child play space at 6<sup>th</sup> floor roof level is on balance considered acceptable given the constraints incurred by the provision of the youth club below.
6. The proposal would sit comfortably in the existing and emerging context in massing and design terms, including in the context of the currently-under construction part 5/part 9 storey council homes scheme on the site immediately adjacent to the east. It would have acceptable amenity impacts including in terms of daylight and sunlight impacts for neighbours. The proposal would be car free and while not accommodating blue badge parking on site this would not warrant refusal and the anticipated impact, including providing two on-street blue badge spaces, is considered to be able to be accommodated in the existing street network. The proposal would provide a level of cycle parking in compliance with the Southwark Plan 2022, and would achieve a minimum 40% on-site carbon emissions savings, with the potential for this to be increased secured in the S106 agreement.
7. The application was subject to two rounds of public consultation which resulted in 31 objections and 34 responses in support. The key issues raised included impact on the amenity of the adjoining occupiers, primarily the nursery located immediately to the north of the site, and scale, height and massing. The responses in support came from users of the existing club, welcoming the improved and expanded facilities.
8. The proposal is strongly supported on the basis of the substantially enhanced youth club facility, high level of affordable housing, including social rented housing, and excellent quality of accommodation. It is on this basis that the development is considered to be in conformity with the planning policies set out in appendix 2 of this report and is recommended for approval, subject to conditions and the completion of a S106 agreement.

### Planning summary tables

#### 9. Housing

Home s	Private Homes	Private HR.	Aff.SR Homes	Aff.S R HR	Aff.Int Home s	Aff.Int HR	Home s Total (% of total )	HR Total

Studio	0	0	0	0	0	0	N/A	N/A
1 bed	11	28	0	0	2	5	13 (27%)	33
2 bed	17	53	4	13	2	7	23 (48%)	73
3 bed	3	15	8	40	1	5	12 (25%)	60
4 bed +	0	0	0	0	0	0	0	0
Total and (% of total)	31	96 (58%)	12	53 (32%)	5	17 (10%)	48	166 (100%)

## 10. Non-residential

Use Class	Existing sqm	Proposed sqm	Change +/-
F2	675	764	+89
Jobs	13 construction job	N/A	N/A

## 11. Parks and Child playspace

	Existing sqm	Proposed sqm	Change +/-
Public Open Space	0	0	N/A
Play Space	0	248	+248

## 12. Environmental

CO2 Savings beyond part L Bldg. Regs.	40%
Trees lost	x11 Category C
Trees gained	0

	Existing	Proposed	Change +/-
Urban Greening Factor Score	N/A	4.1	+4.1
Surface Water Run Off Rate	45lr/s	2lr/s	96% reduction
Green/Brown Roofs	0sqm	744sqm	+744sqm

EVCPS (on site)	0	0	N/A
Cycle parking spaces	0	Total 88 (residential)	+88 (residential)
		Total 18 (youth club)	+18 (youth club)

13. CIL and S106 contributions

SCIL (estimated)	£336,587.64
MCIL (estimated)	£299,837.87
S106	£129,018

## BACKGROUND INFORMATION

### Site location and description

14. The site comprises approximately 0.12ha in a predominantly residential area in north Peckham. The site is currently occupied a low-rise 1950s building hosting the Bradfield youth club with ancillary parking.



Site location plan



*Existing Bradfield Youth Club seen from Commercial Way, looking west*

15. The site is bounded by Commercial Way to the south, Pentridge Street to the west, Chandler Way and Lidgate Road to the east and the Ann Burnadt Nursery to the north. Commercial Way links to Southampton Way close to the site, which is served by several bus routes to the west.
16. The neighbouring residential properties comprise a mix of 2, 3 and 4 storey houses and blocks of flats developed in the post-war period or during the 1990s. Houses numbered 32 – 54 Commercial Way are located to the south of the site. No. 1 Lidgate Road (flats) and 2 – 14 Chandler Way (houses) are located to the east, and the four storey flatted block addressed as 1 – 36 Pentridge Street is located to the north west.
17. A construction site is located to the immediate west of the site across Pentridge Street where a part 5, part 9 storey residential block is currently under construction as part of a wider development of new council homes.
18. The nursery building to the north is located approximately 35m away from the site, with the distance between the two taken up by the nursery's playground and garden area which bounds the site. There are a number of street trees located on the footway adjacent to the site including on Chandler Way, Commercial Way and Pentridge Street.
19. The site is located within:
  - The air quality management area (AQMA)
  - Public transport accessibility level (PTAL) 3/4
  - North Peckham CPZ
  - Central Southwark Critical Drainage Area
20. The site is within Flood Zone 1. It is not in the immediate vicinity of any designated heritage assets, though in the wider area there lies the Sceaux Gardens Conservation Area to the south west and St Lukes Church, a Grade II listed post war building, to the north approximately 110m from the site.
21. The site is located within the Peckham Vision Area in the Southwark Plan 2022.

## Details of Proposal

22. Planning permission is sought for the demolition of the existing building on the site and construction of a part 3, part 4, part 5, part 6 and part 9 storey mixed use building, with approximately 764sqm GIA of Class F2 floorspace at ground and first floor levels, accommodating a reprovided community use for the Bradfield Youth Club.
23. This would comprise a large double height sports hall, changing room facilities and other flexible social and studio spaces as well as an ancillary kitchen and office space. An on-site servicing bay to accommodate small vehicles would be located in the north-western corner of the site at ground floor level.



*Proposed ground floor plan*

24. The 48 proposed residential units would be provided across all floors in the following arrangement:

	Grnd	1st	2nd	3rd	4th	5th	6th	7th	8th	Total
<b>1b/2p</b>				3	3	4	1	1	1	<b>13</b>
<b>2b/3p</b>				2	2	2	2	2	1	<b>11</b>
<b>2b/4p</b>		2	2	3	3	1			1	<b>12</b>
<b>3b/5p</b>				2	2	2				<b>6</b>
<b>3b/6p</b>	2	2	2							<b>6</b>
<b>Total</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>10</b>	<b>10</b>	<b>9</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>48</b>



25. 42% of the residential units would be provided for affordable housing by habitable rooms, split between 32% social rent and 10% intermediate (shared ownership). This would total 17 affordable homes out of the total 48 proposed.
26. Ancillary plant, refuse stores and cycle parking for the residential element of the scheme would be accommodated at ground floor level in the south western corner of the site and accessed from Commercial Way. The residential units would be arranged around a central core, with two entrances providing access from Commercial Way for Core A to private market units and from Pentridge Street from Core B to affordable units. Roof top level communal amenity and childplay space would be provided at 6<sup>th</sup> floor level, accessible by all residents.
27. The building would be primarily stock buff brick supplemented by grey brick utilised for setback upper storeys. The highest 9 storey element is situated at the south west corner of the site at the junction of Chandler Way and Commercial Way, where the triple-height entrance to the community centre would also be located.
28. From this corner the building would reduce to 6 storeys fronting the street on the southern and western elevations. The building would further reduce in height towards the north-eastern corner of the site where the northern elevation would comprise 3 and 6 storey elements (with the 6<sup>th</sup> storey set back).



*Proposal viewed from Commercial Way, looking north east*

29. The proposal would be car free, with the required blue badge car parking spaces indicated as being able to be accommodated on street.

### **Amendments to the proposal**

30. The proposal has been subject to several revisions as a result of pre-application feedback and further feedback from council officers and members of the public during the consultation and application determination period. Key revisions proposed since the application's formal submission includes an increased affordable housing offer, with an increase in the proportion of family sized homes, and revised tenure (with affordable rent replaced by social rent), a reduction in the total number of residential units from 60 to 48 and the resultant reduction in massing on floors 6 – 8, where 5 units per core were initially proposed, now reduced to 3. Minor revisions to the building height, layout of the proposed youth club facility and provision of cycle parking have also been incorporated since the application's initial submission, in addition to the removal of basement level plant and revisions to address neighbour amenity concerns, including around privacy and overlooking for the nursery located to the north.

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

31. There have been two rounds of consultation on this application, the initial consultation and then a further re-consultations on the amendments. Consultation on the original submission was carried out in October 2019, and on the revised application in November 2021. The objections, neutral comments and support comments are summarised below.

### First consultation

32. A total of 48 individual responses were received: 26 in objection and 22 in support. The issues raised are summarised below.

### Issues raised in objection

33. 13 of the comments in objection were submitted by people working for, or in some way involved with, the Anne Bernadt nursery. The issues raised in these responses were, in summary:
- The development would affect the health and well-being of staff and children at the nursery during the construction;
  - Impact on health and well-being due to the additional noise and pollution from traffic accessing the site;
  - Many of the children attending the nursery have additional needs and will be particularly impacted by the disruption;
  - The height of the building close to the boundary would cast a shadow over the garden, particularly in winter – the garden is used all year round;
  - The windows of flats overlooking the garden and nursery will create child safeguarding issues;
  - The construction will impact trees on the site;
  - The potential for rubbish being blown into the nursery garden;
  - Would impact fire evacuation plans;
  - The development should make a contribution to outdoor play in the area;
  - The height and scale is out of character with the area;
  - Lack of consultation with the nursery.
34. One additional objection was received raising the following issues:
35. Supports improvements to the club, but objects to the submitted plans:
- Building is too tall;
  - Would generate additional noise;
  - Increase in pollution, affecting health including asthma.
36. 22 comments were received in support of the application, all of which appear to be from people who use, work at, or are in other ways associated with the existing club. These came from a wider geographic area, both within and outside Southwark. The issues raised are summarised as:

- The club is good for children and the local community;
- It keeps children safe and off the streets;
- The existing building is dilapidated and needs renewing;
- The provision of new housing and particularly affordable housing is good.

### Responses to re-consultation in November 2021

37. In response to the amended plans, 19 consultation responses were received, 5 in objection, 12 in support and one neutral comment.
38. Of the comments in objection, four were from people associated with Anne Bernadt nursery, repeating many of the issues raised previously, and summarised as follows:
- Demolition and construction work would create noise, pollution, additional traffic and safety fears, impacting children, including those with additional needs, and staff;
  - The scale of the building would block light to the nursery;
  - Impact of construction scaffolding on boundary edge and existing plants;
  - Children need access to outdoor space and to learn about the natural environment, not just the indoor space provided at the club.
39. One additional objection was received, stating, in summary:
- Would support the application if the building was at a lower scale;
  - It is too high, overbearing, and out of character with the area;
  - Impact of construction works including construction traffic causing pollution and congestion.
40. 12 comments in support were received, all of which appear to be from people associated in some way with the existing club.
- The benefits to the children and community outweigh the short term negative effects of construction;
  - Supports the clubs range of services;
  - Would provide new housing.
41. One neutral comment was received, raising concern about what would happen to the existing activities whilst the new club was built.
42. The consultation undertaken and responses received are set out in Appendix 4, Appendix 5.

### **Planning History of the site and adjoining sites**

43. Pre-application advice was sought in 2017 and 2018 for redevelopment of the site. The most recent advice, issued in November 2018 under 18/EQ/0349, supported the improvement of the Club, but raised a series of concerns, including about the height and form of the building, the quality of the residential accommodation including the level of dual aspect accommodation, mix and amenity space, and raised queries about the delivery of affordable housing.

44. The site to the immediate west of the application site is currently under construction. The application reference number for this is 16/AP/4702, for which planning permission was granted in May 2018 for:
45. *Redevelopment of existing site to provide a residential development comprising the erection of two x 9-storey buildings and 2 x 5 storey buildings on either side of re-aligned Cronin Street, providing 109 residential dwellings (100% Affordable) , 10 no. car parking space together with access, hard and soft landscaping and other associated works incidental to the development*

## **KEY ISSUES FOR CONSIDERATION**

46. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
  - Housing mix, density and residential quality
  - Affordable housing and development viability
  - Amenity space and children’s play space
  - Design, including layout, heights and architectural design
  - Heritage considerations
  - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
  - Transport and highways, including servicing, car parking and cycle parking
  - Environmental matters, including construction management, flooding and air quality
  - Ecology and biodiversity
  - Energy and sustainability, including carbon emission reduction
  - Planning obligations (S.106 undertaking or agreement)
  - Mayoral and borough community infrastructure levy (CIL)
  - Other matters
  - Consultation responses and community engagement
  - Community impact, equalities assessment and human rights.
47. These matters are discussed in detail in the ‘Assessment’ section of this report.

## **Legal context**

48. 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 currently comprises the London Plan 2021 and the Southwark Plan 2022.
49. 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 local planning authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

50. 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 and material considerations**

51. As stated above, the statutory development plans for the borough comprise the London Plan (2021) and the Southwark Plan 2022. The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies and material considerations which are relevant to this application is provided at Appendix 2. The planning policies which are particularly relevant to the consideration of this application are highlighted in the Assessment section of the report below.

## **Site allocation**

52. The site is one part of PNAAP8 ('Cator Street/Commercial Way') as set out in the Peckham and Nunhead Area Action Plan. The site allocation comprises several distinct plots, including the application site, the two parcels of land located to the east either side of Cronin Street (and which are subject to planning permission under 16/AP/4702) and the land to the east of this now containing Tayo Situ House.
53. The site allocation stipulated that residential (Use Class C3) and/or community leisure/cultural uses (now Use Class F1 and F2) are required as part of any redevelopment, with other retail and employment uses indicated as being acceptable. The site allocation indicated that PNAAP8 has the potential to accommodate approximately 180 residential units.
54. The PNAAP is rescinded on adoption of the Southwark Plan 2022. The site allocation was not carried forward into the Southwark Plan 2022. This is on the basis that the majority of land parcels within it have been subject to redevelopment, with the Bradfield Youth Club the only remaining one, and which had been subject to pre-application and a full application submission up to 2019. The site is within the area defined by the Peckham Area Vision, which expects development to provide as many homes as possible of all tenures, including social housing, while respecting the local character.

## **Assessment**

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

55. The provision of new homes on the on the site, alongside the re-provided community use, would be welcomed. This is both on the basis of the predominantly residential character of the immediately surrounding area and the

need for new homes in the borough, and the conformity with the Southwark Plan 2022 Area Vision. Further assessment of the proposed residential aspects of the scheme, including mix, affordable housing and quality of accommodation are set out in the report below.

56. The principle of redevelopment of the existing youth club to provide an enhanced facility would also be supported. Southwark Plan 2022 policies P45 and P47 support the provision of new and replacement community facilities. The re-provision and enhancement of the existing facility within the redevelopment would comply with London Plan policies S1 ('Developing London's social infrastructure') and S5 ('sports and recreation facilities').
57. The enhanced youth club facilities are welcomed in providing space for people to meet up and socialise, reducing social isolation, and tackling obesity and inactivity. This is a very positive aspect of the application, which accords with Southwark and London Plan policies.

## **Housing mix, density and affordable housing**

### Housing mix

58. The Southwark Plan 2022 requires major residential development proposals located in the 'urban zone' to provide 25% of units as family sized homes (i.e. three or more bedrooms). The plan additionally requires a minimum of 60% of units to be provided with two or more bedrooms.
59. The proposed mix of the 48 residential units set out in the following table:

<b>Unit size</b>	<b>Number</b>	<b>Percentage</b>
studio	0	-
1 bedroom	13	27%
2 bedroom	23	48%
3 bedroom	12	25%
Total	48	100%

60. As set out in the table above, the proposed unit mix complies with the Southwark Plan 2022 policy requirement of 25% of units provided with three or more bedrooms, in addition to exceeding the minimum 60% requirement of units to be provided with two or more bedrooms at 72%.

### Density

61. The Southwark Plan 2022 does not contain specific density matrices and ranges for different areas of the borough. Instead the Southwark Plan 2022 set out a range of criteria relating to good design and appropriate density in the context of a site-specific approach, including in policies P13 ('design of places'), P14 ('design quality'), P15 ('residential design') and P18 ('efficient use of land'). Criteria across these policies require among other things that:

- Development's height, scale, massing and arrangement responds positively to the existing townscape, character and context;
  - Buildings, public spaces and routes are positioned according to their function, importance and use within the townscape;
  - Adequate daylight, sunlight, outlook and a comfortable microclimate is accommodated for future and existing occupiers
  - Development provides a high standard of residential design quality
  - Development optimises the use of land and does not unreasonably compromise development potential on neighbouring sites
62. This approach is consistent with the London Plan 2022, within which policy D3 refers to optimising site capacity through a design led approach.
63. Given the approach to assessing site capacity in the newer documents, the quality of the proposed units, the architecture, the townscape impacts, neighbour amenity impacts, and transport implications must be considered. These considerations are set out in detail in the remainder of this report.

### Affordable housing and development viability

64. The applicant is proposing to provide 42% affordable housing based on habitable rooms. The split would broadly comply with the minimum social rent provision of 25% set out in policy P1 ('Social rented and intermediate housing') of the Southwark Plan 2022. This policy also requires 10% intermediate housing. The proposal complies with this, proposing 10% intermediate housing for shared ownership, and 32% social rented housing which is strongly supported. All the affordable housing units on floors 1 - 8 would be located off Core B and accessed via Pentridge Street.
65. The scheme provides 48 flats in total comprising 166 habitable rooms. Of these, 17 flats, or 70 habitable rooms, are provided as affordable housing. The affordable housing breakdown comprises:

Tenure	No. units	Beds/persons	Total hab rooms
Social rent	4	2B/4P	13
Social rent	2	3B/5P	10
Social rent	6	3B/6P	30
<b>Totals for social rent</b>	<b>12</b>	-	<b>53</b>
<b>% social rent</b>	-	-	<b>32</b>
Shared ownership	2	1B/2P	5
Shared ownership	2	2B/4P	7
Shared ownership	1	3B/5P	5
<b>Totals for SO</b>	<b>5</b>	-	<b>17</b>
<b>% shared ownership</b>	-	-	<b>10</b>
<b>Total affordable housing</b>	<b>17</b>	-	<b>70</b>
<b>% of total housing</b>	<b>35</b>	-	<b>42</b>



66. Southwark Plan 2022 policy P1 introduces a 'fast track' viability route for major applications, with the threshold being a minimum of 40% affordable housing, with a minimum of 25% social rent and 10% intermediate housing.
67. As originally submitted, the application offered 35% of the housing (measured by habitable rooms) as affordable housing, with a split of 70/30 affordable rent/intermediate. This was based on the original 60 homes proposed, and equated to 18 affordable units.
68. The changes to the massing required to improve the relationship to the building context, neighbour amenity and housing quality reduced the total number of homes proposed to 48. Of these, 17 would be affordable, with 12 as social rent and 5 as intermediate homes. This equates to 42% affordable housing by habitable room, in a split of 32% social rent and 10% intermediate. The total amount of affordable housing, and the amount of social rented housing, complies with the requirements for fast track eligibility. The s106 agreement would secure these levels of affordable housing, and require that they be delivered without public subsidy (grant).
69. The original application was accompanied by a financial viability appraisal. This was required for two reasons: at that time the application was only offering 35% affordable housing; and the Southwark Plan 2022 was at a much earlier stage and carried less weight, in part due to unresolved objections to the emerging policy. Now that the policy is adopted, and the affordable housing offer has been increased to above the 40% threshold, the submitted appraisal is no longer material to the decision.
70. The offer of 42% affordable housing (17 units) is a very positive aspect of the development, particularly since it is offered in conjunction with the expanded and improved Bradfield Club facilities.
71. The provision of the stated level and mix of affordable housing would be secured in the s106 agreement, alongside the obligations in relation to marketing the intermediate housing at costs within Southwark's published income thresholds. Obligations in relation to the affordable housing monitoring contribution would also be secured. Whilst the permission would not be subject to a late stage review, an early stage review would be required if substantial implementation (being an agreed level of construction) has not been carried out within two years of the issue of any permission.

## **Quality of residential accommodation**

### Minimum space standards

72. All units would meet or exceed the minimum total GIA space requirements set out in the nationally described space standards and as set out in the 2015 Technical Update to the Residential Design Standards SPD. The units would additionally in the majority of instances exceed the recommended GIA for room sizes, often by 2sqm or more. Dedicated internal storage space requirements are also generally exceeded.

Market units

Unit	Minimum required GIA (sqm)	Proposed GIA (sqm)	Minimum required amenity (sqm)	Proposed amenity (sqm)
1B/2P	50	50 - 52	10	6.5 - 11
2B/3P	61	63 - 75	10	6.5
2B/4P	70	70 - 72	10	6.5*
3B/5P	86	95	10	10

\*there is one instance of a 40sqm amenity terrace provided for a 2B/4P unit

Affordable units

Unit	Minimum required GIA (sqm)	Proposed GIA (sqm)	Minimum required amenity (sqm)	Proposed amenity (sqm)
1B/2P	51	51 - 55	10	11 - 26
2B/4P	70	72 - 74	10	6.5 - 9
3B/5P	86	90	10	11.5
3B/6P	90	98 - 111	10	10 - 11.5

73. The proposal would provide 5 wheelchair accessible units complying with the Building Regulations Part M4(3) standard, with 3 provided as 2b3p market units and 2 as 3b5p affordable units for social rent. This mix, and the size and specification of the units, would comply with Southwark Plan 2022 policy P8 ('wheelchair accessible and adaptable housing').

Exemplary residential design

74. In addition to exceeding the minimum space standards for overall GIA and amenity space standards, the proposed residential units would:
- Accommodate a floor to ceiling height of 2.5m
  - Be tenure blind
  - Afford all occupiers access to the communal amenity and playspace facilities located at 6<sup>th</sup> floor roof level
  - Accommodate a maximum of 7 units per core
  - Provide 65% of units as dual aspect
  - All single aspect units provided with either a south or west-facing aspect
  - Utilise the stacking of rooms of the same type and function above and below each other to minimise noise nuisance



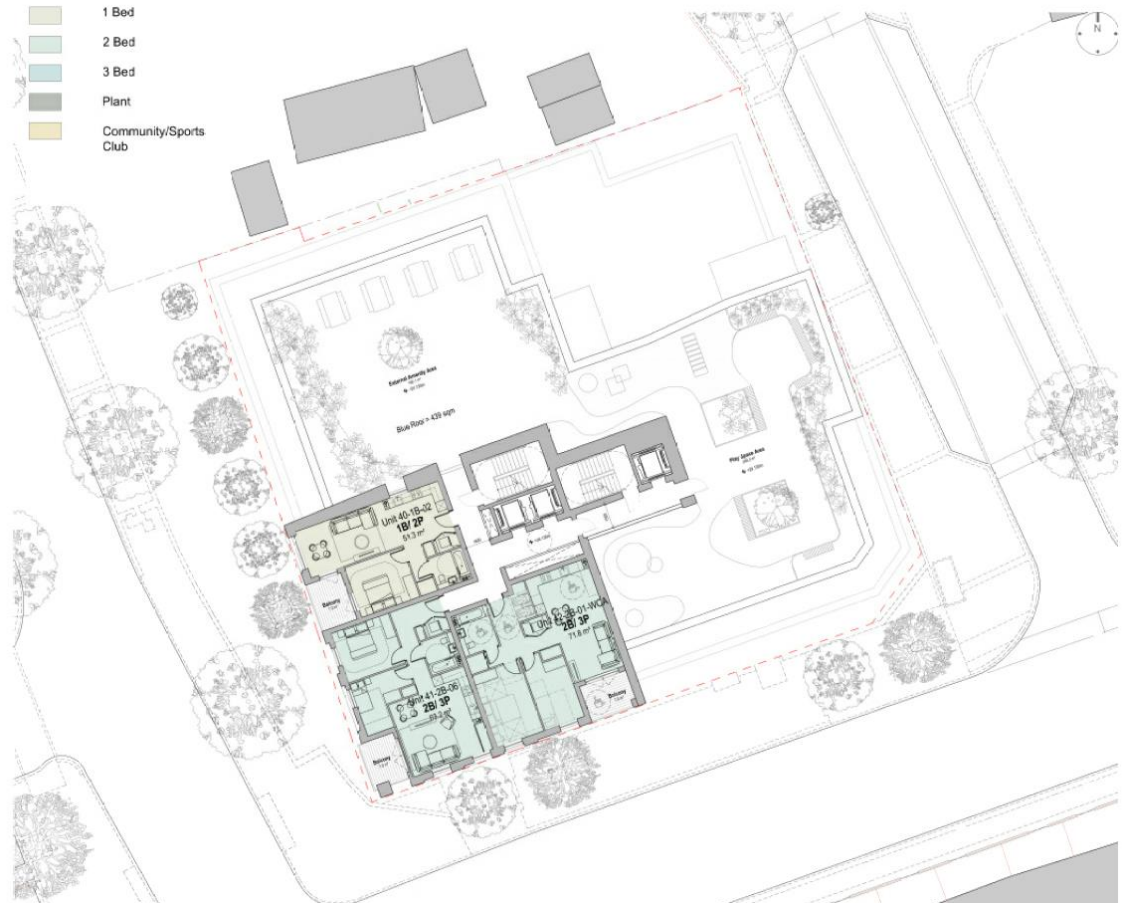
*Proposed third and fourth floor plan*

75. Across this criteria, the proposal broadly complies with Southwark Plan 2022 policy P14 ('residential design') and is in general considered to provide an excellent quality of accommodation. Further assessment of internal daylight and sunlight standards is provided later in this report.

### Amenity and child play space provision

76. All units would be afforded private amenity space, either in the form of balconies or for the two ground floor units, front garden areas. All 3 bed units meet or exceed the 10sqm minimum requirement.
77. The combined shortfall on the 10sqm private amenity space requirement accrued across the proposed one- and two-bed flats totals 108sqm. Policy requirements stipulate this must be offset through the provision of the communal amenity space provision, in addition to the default minimum 50sqm communal amenity space requirement. The large roof terrace area at 6<sup>th</sup> floor level would accommodate 190sqm provided as dedicated communal amenity space. This would exceed the required amount which is a positive aspect of the scheme.
78. The 6<sup>th</sup> floor roof level area would additionally provide 248sqm of child play space, significantly exceeding the minimum requirement of 183sqm for children aged 0-11 under the GLA's child play space calculator. The total provision would additionally meet the requirement for 12-17 year old space on site which is a positive aspect of the scheme.

79. The play space area of the 6<sup>th</sup> floor level roof terrace would have an open aspect to the south and therefore afforded plenty of sunlight. Both the communal and child play space areas would be accessible by the occupiers of both the private and affordable housing units.



*Proposed 6<sup>th</sup> floor level including roof level communal amenity and childplay space*

80. Policy P14 of the Southwark Plan 2022 states that child playspace should be at ground level or on low level podiums. Being at 6<sup>th</sup> floor level, the playspace in this scheme does not meet this expectation. However, the design and footprint of the building, to accommodate the large format spaces needed for the club, mean that limited external space is available at lower levels. The space provided in this application is well-designed in that it links the play and amenity spaces across one roof level, and has more than one escape route in the case of an emergency. It also receives good sunlight levels due to its height and orientation, and is equally and conveniently accessible by all tenures. In the specific circumstances of this application, it is recommended that the playspace location should be accepted as the best outcome for this scheme.
81. Details regarding the landscaping and design of the child play space is recommended to be secured by condition.

### **Daylight and sunlight levels for proposed homes**

82. An internal daylight and sunlight assessment was submitted which sets out the results of the average daylight factor (ADF) for the proposed habitable rooms, their daylight distribution, and the annual probable sunlight hours (APSH) tests. The applicant has used the following recommended ADF levels for the different habitable room types:
- 2% for a kitchen
  - 1.5% for a living room or a combined living/kitchen/dining room
  - 1% for a bedroom.
83. The assessment covers two potential scenarios, the first with the baseline conditions of the site to the west being vacant (as per the circumstances during the initial submission of the application), while the second takes into account the impact of the completed development approved under 16/AP/4702. This development is now at an advanced construction stage. In light of this, this report will focus on the results set out in scenario 2 only.
84. The results demonstrated that approximately 90% of rooms (130 out of 143) will meet the minimum recommended ADF levels for their specific room types. Of the 13 rooms below the recommended level, 7 would be close to achieving it (with the 3 bedrooms achieving 0.82%, 0.87% and 0.91%, while 3 living kitchen dining areas achieve 1.4% and another 1.39%).
85. Of the 143 rooms tested, 127 will meet the minimum recommended NSL of 80%. Of the 17 rooms which do not meet the recommended NSL value, 7 are close at between 69% and 79%. Of the remainder, all are bedrooms, with 3 rooms achieve between 59-68%, 2 between 50%-58% and the remaining 5 rooms achieving between 20% (one instance) and 43%.
86. On balance, the level of daylight received by the rooms within the development is acceptable, and has not unduly compromised the quality of the living accommodation.

### Sunlight to rooms

87. For the purposes of assessing access to sunlight, the assessment considers windows within the proposed development which face within 90 degrees of due south only. Of the 140 windows tested, 111 (79%) meet the recommended criteria for winter sunlight hours, while 76 windows (54%) meet recommended criteria for total annual sunlight hours. However, it should be noted that many of the windows tested serve rooms with multiple windows and the proposed development includes instances where a room hosts windows which both achieve and are below the recommended value.
88. Taking this into account, 133 (95%) of the 140 windows tested serve rooms with at least one window that meets or exceeds the annual sunlight hours target. Of the total 96 rooms tested, 26 would not have windows that would achieve the recommended 25% annual sunlight hours. Of these, 19 would still meet or exceed the minimum recommended for winter sunlight hours. The remaining 7

rooms would fall short of both the annual and winter recommended levels, although in 6 instances the achieved level for winter would be close to the recommended level at 4%.

89. Of the 26 rooms which do not host any windows which meets the recommended annual sunlight hours, 17 would serve kitchen/living/dining areas. Of these, all would still achieve the minimum for winter sunlight hours, and 3 would achieve between 20% - 24% for annual sunlight hours, reasonably close to the recommended level.
90. This is on balance acceptable and overall the proposal would provide a good quality of accommodation in terms of access to sunlight for habitable rooms.

### Noise

91. A noise impact assessment was submitted to support the application. This considered in particular the impact of the proposed community use on the occupiers of the residential units above. The council's environmental protection team (EPT) reviewed the report and agreed with the report's recommendations that adequate protection for future occupier's amenity can be implemented through use of suitable glazing and floor slab specification and insulation. Conditions regarding internal noise levels of the residential units are recommended to be included in any grant of planning permission.

### Conclusion on quality of residential accommodation

92. The proposal would meet and in the majority of instances exceed minimum space standards and provide a good level of overall provision of private and communal amenity space and child play space. The location of these amenity areas at 6<sup>th</sup> floor roof level, while not strictly compliant with Southwark Plan policy P14, is considered justified in light of the constraints incurred by the delivery of the enhanced youth club facilities at ground floor, and would provide a generous amount of space with the potential to accommodate a successful aspect of the development for the benefit of future occupiers. The proposed units would benefit from a good level of access to daylight and sunlight and where below the recommended BRE values, this is considered to be adequately justified in the majority of instances. On balance the proposal is considered to provide a high quality of accommodation and residential design.

### **Design issues**

93. Paragraph 126 of the NPPF stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 3 of the London Plan deals with design related matters. In particular, Policy D4 focuses on delivering and maintaining good design, D5 on inclusive design and Policy D9 sets out the requirements for the development of tall buildings. The heritage policies of the London Plan, set out in Chapter 7, assert that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.

94. Policies P13 and P14 of the Southwark Plan reinforce the importance of good design. These policies require the highest possible standards of design for buildings and public spaces. The principles of good urban design must be taken into account in all developments including height, scale and massing, consideration of local context including historic environment, its character, and townscape strategic and local views.

### Site context

95. The site's immediate and wider context comprises a range of predominantly residential typologies, including flats and houses, alongside associated land uses such as education (such as the Ann Bernadt Nursery), community (the existing Bradfield Club and St Luke's church to the north) and leisure (such as the Venture Ground play park to the south east).
96. Buildings in the area are predominantly 20thC, with a range architectural styles reflective of this period. This includes the post-war blocks of flats to the east which once comprised a part of the North Peckham Estate, such as 1-36 Pentridge Street, opposite the site.
97. To the south and west are more modern terraced houses, often bookended by modest blocks of flats, constructed during the 1990s and early 2000s. All the housing in the immediate area is typically 2 – 4/5 storeys in height. The non-residential uses interspersed are often in dedicated, standalone buildings and are low-rise/single storey and in a range of contemporary styles. Further to the west is the Grade II listed modernist Sceaux Gardens Estate which comprises both high and low rise blocks of flats and maisonettes.
98. The development (permitted under reference 16/AP/4702) to the immediate east of the Bradfield Youth Club site, which is currently under construction comprises two blocks of council homes, each part 5 and part 9 storeys, fronting Commercial Way.

### Site layout

99. The proposed site layout appropriately responds to the site's immediate context. The ground and first floor elements of the youth club front onto Commercial Way. The triple-height entrance of the youth club is located in this south-western corner of the site and would be clearly visible from the Southampton Way junction. The youth club's primary hall space would be located deep into the ground/first floor plan and adjoining the similarly non-residential use of the Ann Bernadt Nursery.
100. The ground floor plan also accommodates two residential units, one fronting Commercial Way, the other located on Pentridge Street to the east. An on-site servicing bay for the youth club would be provided at the back of the site on the western side providing additional access to the main hall space.
101. Servicing elements (refuse and cycle stores) for the residential units would be located in the south east corner of the site on the junction of Commercial Way

and Pentridge Street which would provide a good level of access. Entrances to the affordable and private housing would face Pentridge Street and Commercial Way, respectively.

### Height, scale and massing

102. The maximum height of the building would be 29.9m and comprise 9 storeys. The tallest element is in the south western corner above the triple-height entrance to the youth club. The location of this tallest element is considered to be an appropriate response to the site context given the wayfinding benefits and land-marking function that a taller element will provide the site, particularly in the context of the proximity to the junction of Southampton Way to the west.
103. The 9 storey element would be significantly taller than existing buildings in the site's immediate context. However the approved and now under construction part 5, part 9 storey blocks on the adjoining site to the immediate east, also fronting Commercial Way are part of the changing character of the area. In this context, including the wider variety of heights around Sceaux Gardens, the height would not be perceived as overbearing and can sit comfortably in the emerging streetscene.



*Viewed from Commercial Way looking east*





*View from Commercial Way outside the approved and under construction 16/AP/4207 site looking east towards the application site. (Note: render reflects massing at initial submission)*

104. It should also be noted that the applicant has significantly reduced the overall massing of the tallest element (with the associated impact in the reduction on the number of residential units proposed) since the initial submission. As outlined above, on floors 6, 7 and 8, the scheme was initially proposed with 5 units in this core. This has subsequently been reduced to 3 units at the request of council design officers, which has resulted in a more slender building profile. Whilst the maximum height was reduced marginally (from approximately 32.2m AGL), this revised profile has reduced the impact of the building's mass in local views.
105. The remaining parts of the building to the north and east would be lower in height and step down towards the 2-4/5 storey housing on the adjoining residential streets. Here the building would reduce to part 6 (including at points a set back 5<sup>th</sup> floor level on east and west elevations) and part 3 storeys on Chandler Way and Pentridge Street, respectively.
106. Through use of set-backs and step-downs in height across each of the proposal's elevations, the design is considered to provide both a successful contribution to stitching back together a currently disrupted streetscape, while also appropriately responding to adjoining and nearby residential and non-residential neighbours in terms of amenity impacts, including sense of scale and massing.

### Design detail and materials

107. The building would be faced primarily in buff brick with a central recessed bay on each elevation causing the building to be read as two primary elements, being the taller volume to the south-west, and smaller 6 storey (with setback 5<sup>th</sup> floor)

elements to the east and north of this. This is considered to be a successful approach in breaking up the facades.

108. Appropriately proportioned windows and balconies (all inset) finished in metal would be situated in gently recessed elements, adding a depth to the façade. Double-layer soldier coursing would be utilised between floors to provide further variation into the facades.



*Proposed south elevation*



*Proposed west elevation*

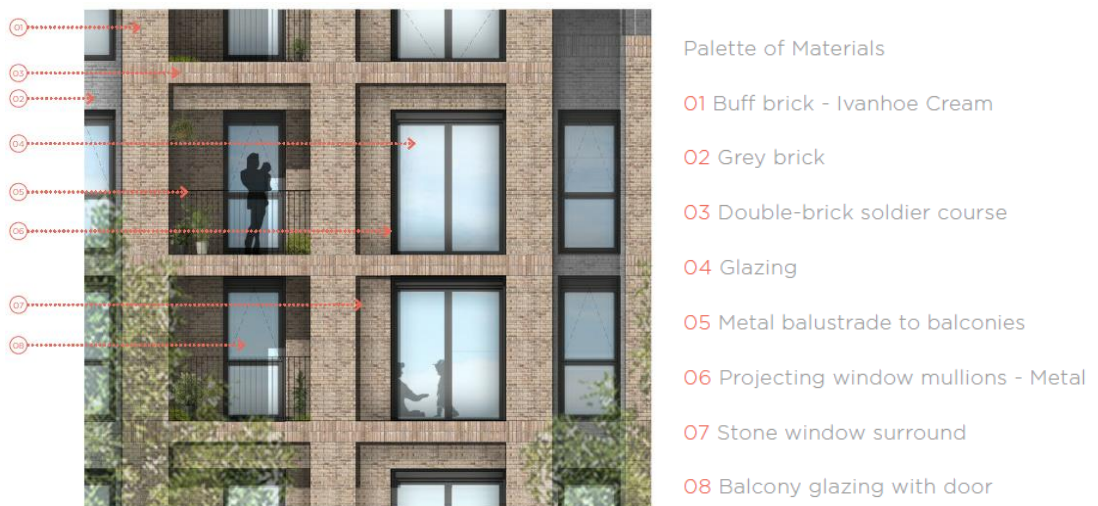


*Proposed east elevation*



*Proposed north elevation*

109. The primary buff brick material would sit comfortably within the site's immediate context, which is similarly brick-led but comprises of a range of brick types, ages and conditions. The proposal would contribute to a more consistent townscape frontage on Commercial Way alongside the adjoining site under construction to the east, which will also feature buff brick as the primary material.



*Example detail of south elevation*

110. The set-back and central recessed bays on each elevation would be faced in grey brick to add contrast and definition. The triple-height entrance and ground and first floor facades which relate to the youth club would primarily comprise glazing with stone surrounds. The building is considered to be an attractive design which could contribute positively to the local townscape and architectural quality of the area. Conditions regarding the submission of details for materials and detailed architectural treatments are recommended to be included in any grant of planning permission to safeguard quality in the final design.

### Heritage impacts

111. The proposal is situated approximately 110m south of the Grade II listed St Luke's Church. The church is of a modern red-brick 1950s design and set back from the pavement frontage on both Pentridge Street and Chandler Way.
112. The proposed development would appear partially in limited views of the setting of the listed building from the north from Pentridge Street and Chandler Way. Given the distance and relationship to the existing surrounding buildings, there is not considered to be any harm to the significance of the listed building as a heritage asset and the proposal is in this regard considered to be acceptable.
113. The proposal would be visible from limited points on the north-eastern edge of the Sceaux Gardens conservation area, located approximately 150m to the south west. These edge locations are such that this part of the conservation area's primary heritage asset, being the blocks and open spaces of the post-war Sceaux Gardens estate, would not appear the same views as the proposed development. The impact of the proposed development on the setting of the conservation area is therefore considered to be negligible.

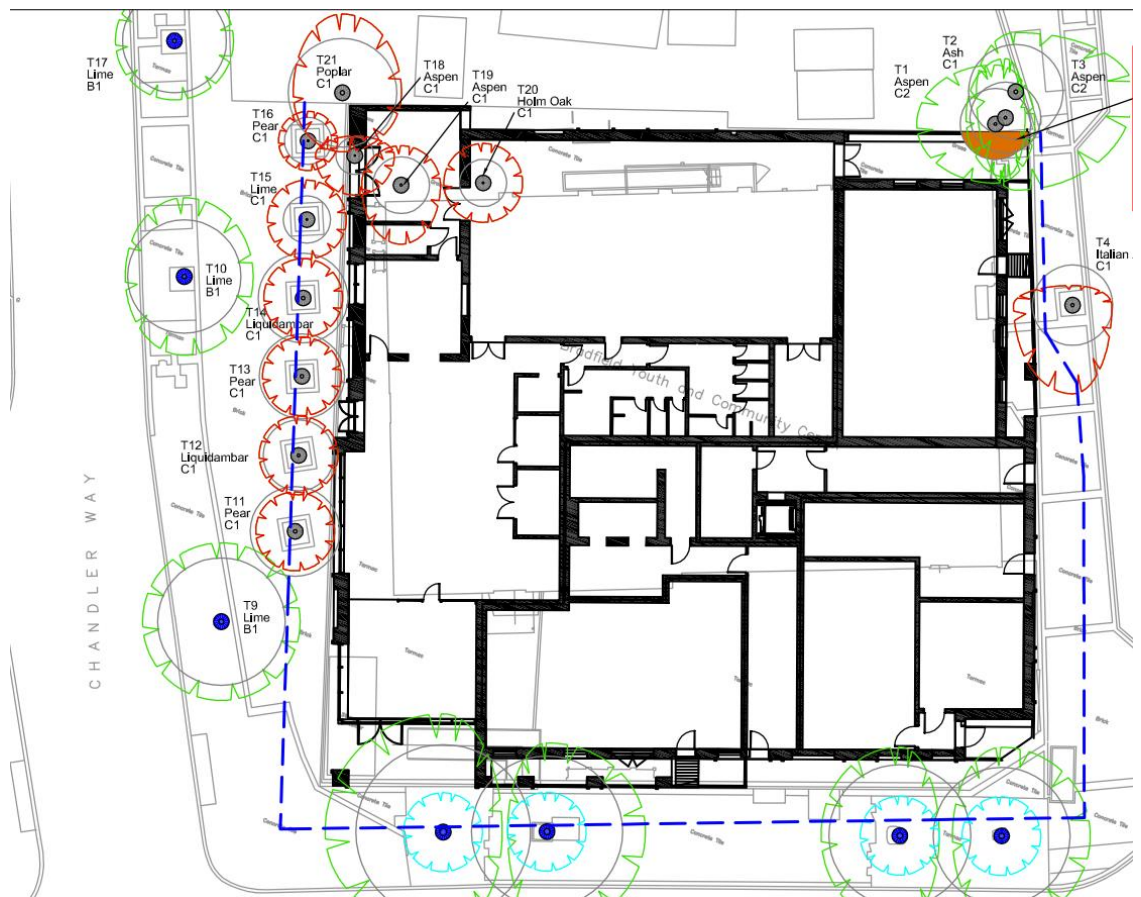
### Landscaping, trees and urban greening

114. The proposal does not provide any public open space or public realm. As noted above, the proposal does incorporate a large communal amenity space and child

playspace, for which conditions requiring the submission of details are recommended to be appended to any grant of planning permission.

115. There are several groups of street trees either on or in close proximity to the site, including:

- x4 category B London Plane trees on Commercial Way
- x3 category B Lime trees on Chandler Way (located towards the edge of the wide pavement, away from the site)
- x6 category C trees located close to the site boundary, comprising a mix of Pear, Lime and a Liquidambar tree
- x3 category C trees in the north-western corner of the site, comprising Aspen and Holm Oak
- x1 category C Poplar tree in the boundary of the Ann Burnadt Nursery to the north
- x1 category C Italian Alder on Pentridge Street to the west
- x3 category C trees in the corner of the Ann Burnadt Nursery site to the north, comprising Aspen and Ash



*Tree protection plan showing trees to be retained (green) and removed (red)*

116. Of these trees, the proposal would require removal of 11 category C trees located on the site (x3), on Chandler Way (x6) and on Pentridge Street (x1), and the single (category C) Poplar tree within the corner of the adjoining Ann Burnadt Nursery to the north. All category B trees located on Commercial Way (x4) and Chandler Way (x3) would be retained, as would a small cluster of category C

trees located in the south eastern corner of the Anne Burnadt Nursery site (x3). The construction of the building, including the new youth club space, could not be achieved with these trees retained in situ. Given the footprint of the new building, it is not possible to replace the trees on site as part of the development.

117. The loss of these trees can be acceptably off set through a payment based on the CAVAT value of the existing trees. On the basis of this payment being secured, the Urban Forester does not object to the application, acknowledging that the higher value 'B' category trees are being retained. The payment will be secured in a S106 agreement. An arboricultural method statement and details of tree protection measures is recommended to be secured by condition on any grant of planning permission.

### Designing out crime

118. The proposal would provide a significant improvement to the immediate area in terms of designing out crime and passive surveillance. The site as existing comprises a dilapidated hall and ancillary parking area surrounding by high, uninviting metal fencing. These dead frontages actively contribute to a poor streetscape, which in turn may impact on perception of crime and fear of crime.
119. The proposal would include high, triple-height active frontages for the youth club element, including a clearly demarcated entrance and reception area. External visitor cycle parking and windows to the internal youth club spaces at ground and first floor level will help contribute to active frontages and passive surveillance.
120. The proposal would additionally incorporate residential units and access to the residential upper storeys at ground floor level, also contributing to passive surveillance and reducing fear of crime. The proposal includes an on-site loading bay to serve the youth club which has been incorporated in part due to issues with vehicle robbery from on-street loading arrangements associated with the youth club use in the past.
121. The proposal has been subject to consultation with the Metropolitan Police to advise on achieving Secured by Design certification. There was no objection to the proposal in this regard, and it is recommended that Secured by Design certification is secured by condition on any grant of planning permission.

### Fire safety

122. The applicant has submitted a Fire Safety Strategy as part of the application in response to the requirements of Policy D12 – Fire Safety of the London Plan 2021. This policy requires developments to achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space for appliances, incorporate features to reduce risk to life and injury in the event of a fire; be designed and constructed in order to minimise the spread of a fire; and provide suitable and convenient means of escape for all building users.

123. The policy requires that the Fire Strategy statement should include information in terms of the building's construction, means of escape for all users, fire suppression features and measures that would reduce risk to life and injury. The strategy should also include details of how access would be provided for fire service personnel and equipment as well as provision for appliances to gain access to the building.
124. The submitted Fire Statement has been prepared in accordance with Policy D12 of the London Plan. The Fire Statement sets out that there would be an automatic sprinkler system installed, provides information on length of evacuation routes; provides details of refuge areas and provides fire alarm category information. The statement additionally sets out information regarding the provision of automatic mechanical smoke ventilation systems, natural automatic corridor and window opening vents and designations of staircores and lifts as those dedicated and specified for fire fighting access and evacuation. The Fire Strategy is considered to comply with the requirements of Policy D12 of the London Plan 2021.

### Conclusion on design issues

125. The proposal is considered to provide a successful response to the site and its immediate context in design terms. The massing, height, materials and architectural detailing of the building would ensure a high quality contribution to the immediate area and fit comfortably with the emerging streetscene. There would be negligible impacts on the nearby heritage assets, and the retention of all category B street trees around the site is supported. The proposal's provision of the enhanced youth club facility at ground and first floor levels, in addition to the ground floor residential provision, would significantly improve active frontages to the street, passive surveillance and accommodating an appropriate response to the townscape. Subject to submission of details regarding materials and architectural detail, the proposed is supported in design terms.

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

126. Southwark Plan 2022 policy P55 "Protection of amenity" states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users.
127. References to the loss of privacy, outlook, daylight and sunlight and the increased noise and disturbance from the demolition/construction phase were made in the objections received.

### Outlook and privacy

128. The proposal would provide adequate separation distances between its elevations and those of neighbouring residential occupiers on Chandler Way, Commercial Way and Pentridge Street. The facing distances at their nearest points in these locations would be approximately 25m, 18m and 14m

respectively, all in excess of the 12m minimum set out in the 2015 Technical Update to the Residential Design Standards SPD.

129. A number of consultation responses from members of the public raised concerns regarding overlooking and privacy for the occupiers, including safeguarding concerns for the children attending the adjoining Anne Burnadt Nursery to the north. The applicant has sought to address these concerns by both reducing the number of openings on the north elevation and providing obscure glazing on floors 2, 3, 4 and 5 where windows are close to the site's northern boundary and in close proximity to the nursery garden and play area. This will reduce instances of overlooking for children at the nursery while still providing the occupiers of the residential units with partial incidental outlook in virtue of the type of obscured glazing proposed. Windows at set back 5<sup>th</sup> floor level and above would not have obscure glazing due to their height and position within the development which would limit the extent of any direct overlooking.
130. It should be noted that overlooking of educational uses, including children's play grounds and play areas, is not uncommon in a built-up urban area and there are examples of residential development built up against playgrounds and similar land uses across Southwark and London. On this basis, the limited increase in overlooking incurred from the development is considered to be acceptable.

## Daylight and Sunlight

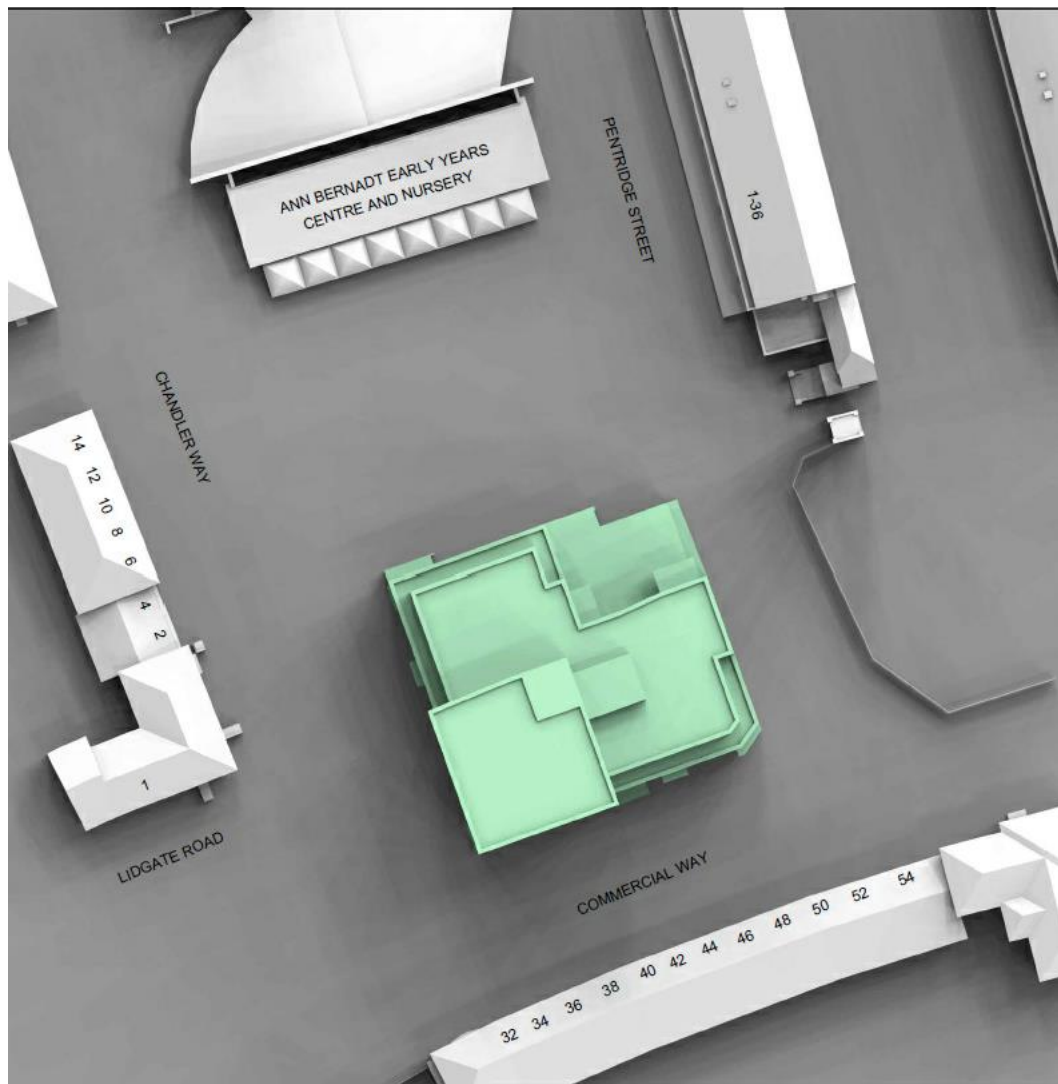
131. A daylight and sunlight report has been submitted with the application. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
132. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, 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 high rise buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings.
133. 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.
134. 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. The level of impact of loss of VSC (and NSL – see below) is generally quantified as follows:

Reduction VSC/NSL	in	Level of effect
----------------------	----	-----------------



0-20%	Negligible
21-30%	Minor
31-40%	Moderate
41% +	Major

135. 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.
136. For the purposes of assessing access to sunlight windows which face within 90 degrees of due south only are subject to testing. In order to achieve a good level of sunlight, windows should receive a minimum 25% of the annual probably sunlight hours (APSH) and 5% of this should be received in winter. Should either of these values as existing be reduced by 20% or more as a result of a proposed development, and the resulting value is below these minimum thresholds for the year or winter, the BRE advises the impact would be noticeable for neighbouring occupiers.
137. The submitted daylight and sunlight assessment considers the impact of the proposed development on the following groups of neighbouring buildings:
- West of the site: 1 Lidgate Road and 2-14 (even) Chandler Way
  - North of the site: Ann Bernadt Early Years Centre and Nursery
  - East of the site: 1-36 Pentridge Street and the development, primarily fronting Commercial Way, approved under application ref. 16/AP/4702 and currently under construction
  - South of the site: No.s 32 – 54 (even) Commercial Way



*Plan view of proposed development and (existing) affected neighbours*

## Results

### 138. Results tables

<b>VSC - windows</b>	<b>Total</b>	<b>Negligible</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
1 - 36 Pentridge Street	78	74	1	1	2
32 - 54 Commercial Way	24	6	1	8	9
1 Lidgate Road	20	5	7	6	2
2 - 14 Chandler Way	15	15	0	0	0
Anne Burnadt Nursery	31	31	0	0	0

<b>NSL - rooms</b>	<b>Total</b>	<b>Negligible</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
1 - 36 Pentridge Street	38	38	0	0	0
32 - 54 Commercial Way	24	8	6	6	4
1 Lidgate Road	15	15	2	3	0
2 - 14 Chandler Way	14	14	0	0	0

Anne Burnadt Nursery	15	15	0	0	0
----------------------	----	----	---	---	---

Sunlight - windows	Total	Annual pass	Winter pass
1 - 36 Pentridge street	70	68	70
32 - 54 Commercial Way	n/a	n/a	n/a
1 Lidgate Road	11	7	11
2 - 14 Chandler Way	n/a	n/a	n/a
Anne Burnadt Nursery	31	31	30
16/AP/4702 development site	54	31	48

### 1 – 36 Pentridge Street

139. 1-36 Pentridge Street comprises a part 4 storey block (rising to 5 storeys to the rear, away from the site) of flats and maisonettes, located the north-east of the site.
140. The proposal would reduce access to daylight to a level beyond the BRE recommended guidelines under the VSC methodology for 4 of the 78 windows (95% compliance) tested across 1-36 Pentridge Street. The windows which have been assessed as being subject to a minor, moderate or major reduction in access to daylight are part of living rooms with multiple windows which otherwise pass the BRE threshold. In addition to this, where there is a proportionally large reduction in these few instances, this is in part due to the existing low VSC values incurred by these windows being recessed under overhanging balconies.
141. There is full compliance with the BRE NSL criteria for these properties. All windows assessed also comply with the BRE Guidelines annual sunlight criteria. With the exception of one window, all comply with the winter sunlight criteria. There is a minor breach for the one window which falls short of the recommended level by 1%.

### 32 – 54 Commercial Way (evens only)

142. 32-54 Commercial Way comprise 3 storey terraced houses located to the south of the site.
143. The areas of the properties which face and would be affected by the application site to the north are non-habitable rooms on their ground floors and bedrooms on their upper floors. The main living spaces of the properties are orientated to the south, away from (and so unaffected by) the proposed development.
144. Three of the properties (No. 32, 52 and 54) would retain VSC and NSL values within the recommended BRE guidance thresholds. No. 34's two windows and rooms would additionally retain NSL values at BRE recommended levels while falling marginally below the recommended VSC minimum (at 26.9% and 25.9%).

The impact of the proposed development on these property's access to daylight would therefore be negligible.

145. In terms of VSC, the remaining windows would be subject to a proportional reduction of between 30% - and 46%, which would be noticeable to the occupiers. They would however all retain a VSC level of at minimum 20% or above, which is considered reasonable for an urban location. In terms of NSL, 6 of the windows of these properties would be subject to minor impacts (25-29% reduction), 6 subject to moderate impacts (31-37%) while 4 windows would be subject to major impacts at between 42-43%.
146. It should be noted that the low-rise nature of the existing building on the application site results in an unusually high level of access to daylight currently afforded to these neighbouring properties for an urban location. On this basis, instances of major losses or noticeable reductions in daylight are not unexpected. Given that all windows affected are bedrooms (on which the BRE guidance places less emphasis), with the main living spaces located to the south of the properties floorplans remaining unaffected, in conjunction with the otherwise reasonable degree of compliance for absolute retained VSC values, the impact of the proposal on the NSL values of these properties is on balance considered to be acceptable.
147. There are no windows facing the proposed development site oriented within 90 degrees of due south, and therefore testing for impact on access to sunlight has not been undertaken.

### 1 Lidgate Road

148. 1 Lidgate Road is a 3 storey block of flats located to the west of the site.
149. Of the 20 windows tested, 5 are subject to negligible impacts in terms of VSC, while of the remaining 15, 7 are subject to minor reductions, 6 moderate reductions and 2 major reductions in VSC values. Of the 17 windows which do not meet the recommended minimum absolute retained VSC value of 27%, 8 retain VSC values of between 20-26.9%, which is considered to be a good level of access to daylight for an urban location. These windows similarly typically experience only minor reductions on the existing level (21-30%), with only two instances marginally above the minor/moderate threshold of 31% or above.
150. A further 5 windows retain VSC values of between 15 – 19%, which is reasonable for an urban location, with 1 window experiencing a minor reduction, 3 windows experiencing moderate reductions and 1 window experiencing a major reduction on the lower end of the scale at 40%.
151. Of the 15 rooms tested under NSL criteria, 5 are subject to a loss of access to daylight beyond the recommended BRE guidance threshold, ranging from 21-35% reductions and leaving a final absolute value of between 64% - 77% which is considered reasonably close to the target 80% for this small number of rooms. The majority of instances of reductions are therefore negligible and on balance the impact is considered to be acceptable.

152. Of the windows tested that are understood to serve habitable space, all will comply with the BRE criteria for winter sunlight. 4 windows will fall short of the total sunlight hours criteria. These windows are located on the first and second floors serving likely dual aspect rooms. Therefore, the likely additional 2 windows per room either do meet the BRE criteria for APSH or provide good levels of sunlight, as they face predominantly south.

### 2-14 Chandler Way

153. These 3 storey terraced houses are located to the west of the site.
154. All windows and rooms comply with recommended BRE criteria for VSC and NSL, respectively. There are no windows which are understood to server habitable rooms which face within 90 degrees of due south meaning an assessment of the impact of the proposal on access to sunlight has not been undertaken.

### Site located to the immediate east – part 5, part 9 storey block approved under planning application ref.: 16/AP/4702 and currently under construction

155. The portion of this development which faces the site is 5 storeys and includes windows with overhanging balconies on its western elevation.
156. Given the level of information in terms of layouts and specification available for this development, in conjunction with the absence of existing occupiers on which the impact of the 'reduction' aspect of the BRE guidance thresholds are designed to consider, the applicant undertook an assessment of the impact of the proposed development using the Average Daylight Factor methodology. This provides a more appropriate methodology for accommodation which is under construction, although VSC and NSL levels were also provided as part of the assessment for completeness.
157. Of the 33 rooms tested, 25 will meet the minimum recommended ADF levels. Of the 8 rooms which do not meet the minimum recommended levels, 4 are bedrooms, two of which are relatively close to the recommended target 1% threshold (at 0.77% and 0.97%), while 4 are separate kitchens, which have the highest daylight requirement recommended at 2%.
158. The values achieved for these rooms range from 1.47%, 1.67%, 1.78% and 1.9%. This, in conjunction with the levels achieved in the associated living/dining rooms of these flats, all of which significantly exceed the recommended minimum (of 1.5%, achieving between 2.9% and 5.25%) is considered to be acceptable.

### 'Mirror image' scenario ADF assessment

159. To further understand the impact of the proposed development on the future occupiers of the adjoining site, the applicant also undertook a 'mirror image' assessment for ADF (and VSC and NSL) values. This is recommended by the BRE in instances where a proposal is likely to have an impact by virtue of the site currently being low-rise or vacant, and so neighbouring occupiers benefitting from an unusually high level of access to daylight/sunlight.
160. The purpose of the mirror image testing is to assess the impact of a hypothetical development of the same height, scale and design as existing neighbouring building being placed on the application site.
161. The assessment confirmed that under a mirror image scenario, the adjacent occupiers would be subject to very similar impacts to those reported for the proposed development. Overall, due to the lower maximum height of the adjacent (and so mirrored) development at 5 storeys, in addition to the angled building line opening up to a wider street width (compared with a total 6 storeys and parallel building line in the proposed development) the mirror image development would have marginally less impact on the adjoining future occupiers to the east, with each room having a maximum of 0.05 greater percentage points in ADF levels than those reported from the impact of the proposed development. This difference would be negligible in terms of the perception of light levels in the affected rooms.

### Sunlight – proposed and mirror image scenarios

162. The applicant additionally undertook sunlight assessment for this adjoining development both in the context of the proposed development scenario and the mirror image scenario. A total of 54 windows facing within 90 degrees of due south were tested. It should be noted that due to the presence of overhanging balconies, the adjoining development as existing (without the redevelopment of the Bradfield Youth Club site) does not meet the minimum recommended winter and annual sunlight hours in 6 and 23 instances, respectively. Therefore there are likely to be instances of substantial reduction in access to sunlight for particular windows in any reasonable development scenario.
163. The BRE guidance states that the impact of a development will be noticeable when the level of access to sunlight is both under the recommended minimum level and it is reduced by more than 20% compared to existing for either winter or annual sunlight hours.
164. Of the 54 windows tested under the proposed development scenario, 16 and 18 do not meet the BRE criteria for winter and annual sunlight hours respectively. Under the mirror image testing scenario, the majority of windows experience no change or only negligible changes in winter and annual sunlight hours when compared with the impact of the proposed development. Where additional losses do occur, this is no more than 5% in winter sunlight hours and 7% for annual sunlight.

### Ann Bernadt Nursery

165. This building is a low-rise early years and nursery complex with a single storey building located approximately 80m to the north of the application site boundary. Between the building and the application site boundary is the nursery's on-site play area and green space. A large number of the objections received refer to loss of sunlight to the nursery garden affecting the use and enjoyment of the outdoor space by children attending the nursery.



*Anne Burnadt Nursery viewed from the application site*

166. All the windows and rooms comply with the BRE Guidelines VSC and NSL criteria. 30 out of 31 comply with the BRE guideline sunlight criteria. For the one exception, the existing value is 4% winter sunlight hours, which means the 1% absolute loss represents a 25% change, and therefore is technically beyond the recommended BRE criteria. This window is set beneath a relatively deep canopy and so the 1% loss is on balance considered minor.

### Overshadowing

167. The nursery playground will receive at least two hours of direct sunlight on the 21st March to over 50% of its area (achieving 91%). The impact of the proposed development is therefore compliant with BRE Sun Hours on Ground test.

### Conclusion on impact on amenity of adjoining and nearby occupiers

168. The proposal would have an acceptable impact on neighbour's access to daylight and sunlight, with a high level of compliance to the recommended BRE thresholds. Where there are instances of reductions beyond BRE guidelines, these are mostly minor and moderate impacts and in the majority of instances are considered to be adequately justified by mitigating circumstances (such as overhanging balconies or the use or window layout of the rooms affected) and the impacts are overall considered to be reasonable given the context of the existing low-rise nature of the site and the otherwise built-up urban location. The proposal would feature adequate separation distances and has sought to incorporate design solutions to reduce overlooking and neighbour privacy, including to the nursery play area to the immediate north of the site. For these reasons the proposal is considered to be compliant with Southwark Plan policy P55 'Protection of amenity.'

## **Transport and highways**

169. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.
170. The London Plan 2021 seeks to maximise sustainable forms of transport through the integration of land use and transport. Sustainable forms of transport include, walking, cycling and public transport and the London Plan aims to have these forms of transport make up 80% of all journeys by 2041.
171. Policies P49 to P55 cover the Southwark Plan 2022's transport planning policies. These policies address issues such as public transport, highways impacts and technical parking standards for cycles and cars. The thrust of the policies is to ensure development encourages and provides opportunities for active travel and sustainable forms of transport wherever possible, including making walking and cycling attractive options through design and appropriate provision of facilities.

### **Site context**

172. The site is in an intermediate area of Public Transport Accessibility Level, with part of the site rated as 3 and part rated '4', with 1a being the lowest and 6b the highest. The nearest bus stops are located on Southampton Way approximately 120m for north bound services and 160m for southbound services. The stops are serviced by the 136 which terminates at Elephant and Castle after coming in from Bromley, and the 343, which goes from New Cross and Tower Hill via Elephant and Castle. A 24hr night bus in the form of the N343, between New Cross and Covent Garden via Elephant and Castle and London Bridge, also serves these stops.





### *Local transport and routes*

173. There are no London Underground or rail stations within the immediate vicinity of the site. Peckham Rye Station is located 1.1km to the south east of the site, which is approximately 14 minutes walk. While this distance is outside of the radius thresholds for the purposes of PTAL methodology, it nonetheless is considered to be a key piece of local transport infrastructure within walking distance from the site.

### Site layout

174. Residential refuse and cycle store facilities are appropriately located at the junction of Commercial Way and Pentridge Street in the south east corner of the floor plan. The on-site servicing bay is located away from the Commercial Way frontage on Chandler Place to both connect to the youth club's primary hall, and also allow the youth club's triple height entrance to take the prominent corner to maximise visibility. This focusses activity away from the quieter residential streets to the north

### Trip generation

175. The site is anticipated to generate 5 and 9 additional two-way vehicle trips in the morning and evening peak hours respectively. An additional 16 two-way service vehicle movements per day are also anticipated. It is not considered that this would have any noticeable adverse impact on the prevailing vehicle movements on the surrounding roads.

176. The proposal is anticipated to generate an additional 15 two-way trips via public transport in the morning and evening peaks, which is considered to be acceptable. The 3 bus stops closest to the application site do not currently benefit from a real-time passenger information system. Existing neighbouring residents and future occupiers of the site would benefit from these systems being implemented and help encourage use of public transport. On this basis it is recommended that a financial contribution to pay for the implementation of this be secured through the S106 agreement.

### Car parking

177. The proposal's residential element would be car free. The site is located within a Controlled Parking Zone, and the s106 agreement would include a clause restricting future residents from applying for an on-street parking permit. This would prevent additional parking stress on surrounding streets during controlled hours.
178. The applicant has proposed to provide two blue badge car parking spaces on street. Consideration was given to the provision of on-site blue badge bays on the eastern edge of the site to be accessed from Pentridge Street. This was not taken forward on the basis of the impact on the provision of accommodation, in particular a social rented 3 bed unit proposed at this location, in conjunction with the impact of the requirement for a vehicle cross over to access the on-site bays, which would in turn incur a loss of two existing on-street parking spaces.
179. Detail as to the exact location of these spaces has yet to be confirmed, however the submitted parking survey demonstrated capacity for an additional 63 vehicles on street in the immediate vicinity of the site. The applicant has agreed to provide a financial contribution towards the implementation of both a Traffic Management Order to designate the blue badge spaces, in addition to the cost of ensuring these are implemented with Electric Vehicle charging points. The traffic management order would not be able to safeguard the spaces for the occupiers of the proposed development only, and they would be available for general/public use. However, it is not anticipated that demand is likely to arise for these spaces outside of that generated by the proposed development, which is on balance acceptable.

### Cycle parking

180. The proposal would provide a total of 84 cycle parking spaces within a dedicated, secure and convenient cycle store internal to the site. This would be accessed from Commercial Way, providing a clearly legible location subject to passive surveillance. The store would additionally provide 2 spaces for recumbent/accessible cycles. The Commercial Way frontage would accommodate a further 18 Sheffield stand spaces for the purposes of short-stay/visitor cycle parking associated with the residential use.

The youth club would accommodate a dedicated on-site cycle store for 6 cycles for use by staff. Around the large entrance to the youth club in the south western

corner of the site, a further 14 external Sheffield stand spaces would be provided split between Chandler Way and Commercial Way. These would be overlooked and subject to passive surveillance from the youth club's internal spaces with large glazing, including the reception space. These levels of provision in all instances exceed the requirements of the Southwark Plan 2022 policy P53 ('Cycling').

### Servicing and refuse provision

181. A residential refuse store would be located in the south-eastern corner of the site plan with access provided from Commercial Way. Refuse collection would be on-street from Pentridge Street to the east of the site and store. The youth club would accommodate an on-site refuse store and loading bay in the north-western corner of the site plan and accessed off Chandler Way. This would necessitate the introduction of a drop kerb and loss of two parking spaces but would not have material impact on parking stress in the area. All general servicing needs of the youth club would utilise this bay. Deliveries to the youth club reliant on larger vehicles, such as refuse collection, will take place within the existing double yellow lines along the Chandler Way site frontage, where there are no restrictions on loading.

### Highway works

182. The following works are required and have been agreed to by the applicant in order to facilitate the implementation of the proposed development and make it acceptable in planning terms:
- Repave the footway fronting the development including new kerbing on Chandler Way, Commercial Way, and Pentridge Street using materials in accordance with Southwark's Streetscape Design Manual (precast concrete paving slabs and granite kerbs).
  - Construct a vehicle crossover on Chandler Way.
  - Reconfigure the pedestrian crossing facilities at the junction of Commercial Way with Pentridge Street including tactile paving re-alignment.
  - Promote a Traffic Management Order (TMO) to introduce new waiting/loading restrictions on Chandler Way in front of the proposed vehicle crossover. Works to include road markings and signage.
  - Upgrade street lighting to current SSDM standards.
  - Repair any damage to footways, kerbs, inspection covers and street furniture due to construction activities for the Development including construction work and the movement of construction vehicles
  - Conversion of existing set of speed humps on located on Commercial Way to sinusoidal humps
183. These works will be set out in the S106 agreement and subject to a S278 agreement with the council as the Highway Authority.

### Conclusion on transport and highways issues

184. The proposal takes a logical and appropriate approach to the layout of the ground floor plan, with the location of access points and servicing facilities

accommodated in areas of the site in response to the site's context and underpinned by good urban design principles. It would not generate a significant amount of additional vehicle movements or public transport trips to the extent of harming the function of the surrounding road network or existing public transport capacity. The proposal would not accommodate blue badge parking bays on-site, but this is considered to be justified and would be provided on-street in the immediate vicinity of the site. The level and quality of dedicated cycle parking is supported given this exceeds policy requirements. Servicing would take place on street without a material impact on the use of the road network. Highways works alongside other transport benefits would be secured through the S106 agreement to make the development acceptable in planning terms. For these reasons, the proposal is considered to comply with Southwark Plan 2022 and London Plan policies and is supported.

## **Environmental matters**

### Construction management

185. A draft construction management plan was submitted with the initial application submission in 2019. This sets out how access to and the demolition and construction of the site will be managed to protect the safety and reduce the impact on the amenity of neighbouring occupiers. The draft CMP identifies what will be happening on and around the site when, and the necessary measures proposed to mitigate construction impacts. Measures proposed include identifying and appropriately managing construction logistics and site access for vehicles and site personnel, timings of works, noise, dust and emissions control and establishing key personnel for the purposes of site management, neighbour liaison and responsibility for implementing the final CMP measures in full. The applicant has indicated their intention to time works outside of the school term to minimise the impact on the nursery where possible. A pre-commencement condition requiring submission of a final CMP is recommended in the event planning permission is granted

### Flood risk and sustainable urban drainage

186. The site is located in Flood Zone 1 and is not therefore at risk of flooding from the Thames. The site is located within a Critical Drainage Area where there is risk of surface water flooding, although the site itself specifically is at low risk of flooding from surface water. Nonetheless, development has the potential and should utilise the opportunity to reduce the risk of flooding and contribute to reducing surface water runoff in accordance with the London Plan's drainage hierarchy, including achieving greenfield runoff rates on site.
187. The proposal is not able to achieve greenfield runoff rates due to site constraints. The footprint of the building, in part necessary to provide the enhanced youth club facilities, in conjunction with existing underground services limits both the opportunities for implementing small scale surface-level sustainable urban drainage measures and the size of any underground attenuation tank. The proposal would incorporate 714sqm blue roof drainage system and a 28.5m<sup>3</sup>

underground attenuation tank to discharge at a rate of 2l/s. This would represent a 96% reduction in the existing run-off rate for a 1 in 100 Year storm event compared to the equivalent run-off rate for the site as existing.

188. Reducing the flow-rate into the attenuation tank to match the greenfield run-off rate would necessitate a larger attenuation tank which, for the reasons outlined above, is not feasible. The proposal is therefore considered to have reduced the run-off rate as far as is reasonably practicable in light of site constraints, and the council's Flood Risk Management team are satisfied with the approach and the level of compliance with London Plan policy. A condition regarding further details and technical implementation information regarding the proposed drainage strategy is recommended to be secured by condition.

### Land contamination

189. The application was supported by a desk-based study exploring risk of land contamination, in addition to a preliminary basement impact assessment and the development's impact on ground water. The desk-based study concluded the site was at low risk of harbouring contamination. On this basis, and on the recommendation of the council's Environmental Protection Team and the Environment Agency, a standard condition regarding reporting on and developing a strategy for mitigating any unexpected contamination subsequently found on site is recommended on any grant of planning permission.

### Air Quality

190. The site is located within an Air Quality Management Area. An air quality assessment (AQA) was submitted in 2019 to support the initial application. An updated Air Quality Technical Note was provided with the proposed scheme amendments in 2021 to establish the extent to which the conclusions drawn in the initially submitted Air Quality Assessment remained valid. This included a revised Air Quality Neutral assessment, taking into account updated baseline data produced since the initial AQA was authored. The submitted assessment considered:
- 191.
- The impacts of the demolition and construction phase of the proposed development on dust soiling and concentrations of PM10 at existing sensitive receptors during the construction period;
  - The impact of construction of the proposed development from construction traffic; and
  - Whether or not the proposed development is 'air quality neutral';
192. The AQA therefore considers both the impact of the construction and operational phases of the development on air quality. The key considerations during the demolition and construction phase of the development have been dust emissions as well as emissions from heavy goods vehicles. The impacts considered as part of the operational phase of the development (the building once completed) include emissions from road traffic generated by the development and any emissions associated with the running of the completed building.

193. The demolition and construction phase of a development is temporary and short term. It is acknowledged that there would be an increase in the number of heavy duty vehicles on the roads as a result of the demolition and construction phase of the development. The initially submitted AQA demonstrated that this increase would have a negligible impact on air quality at such sensitive receptors as neighbouring residential occupiers and the nursery occupiers to the north. The development would not result in any significant dust effects with mitigation measures in place. As set out above, submission of details of a mitigation and a strategy for minimising dust and emissions from the construction period will be secured through a condition for a Construction Environmental Management Plan.
194. The initial AQA concluded that pollutant concentrations predicted at and nearby to the proposed development site as a result of the operational development would not be significant, and that any air quality impacts reported in the initially submitted assessment identified as being associated with the proposed development would be the worst-case scenario. The Air Quality Neutral Assessment indicated that the total transport emissions generated by the proposal will be below the GLA benchmarks. In the absence of on-site combustion plant associated with the building emissions benchmarks, the proposal is considered to be Air Quality Neutral and will not adversely impact local air quality.

### Ecology and biodiversity

195. The proposal would incorporate several elements of landscaping and provision of blue and green roofs. This includes the extensive communal amenity and child play space area at 6<sup>th</sup> floor roof level, smaller blue roofs at 5<sup>th</sup> and 9<sup>th</sup> floor roof levels and a small green roof at 7<sup>th</sup> floor roof level. As noted above, technical details of these areas above will be secured for the purposes of landscaping design and sustainable urban drainage. The applicant has provided calculations to demonstrate the proposal will be able to achieve an urban greening factor (UGF) of 0.41, exceeding the London Plan minimum requirement of 0.40 for residential-led mixed use development. It is recommended that the landscaping condition includes reference to achieving this UGF score to ensure this is delivered.

### **Energy and sustainability**

196. Policy SI2 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 requires consideration of decentralised energy networks, Policy SI4 deals with managing heat risk and Policy SI5 is concerned with protecting and conserving water resources and associated infrastructure.

P69 ('Sustainability standards') and P70 ('Energy') of the Southwark Plan 2022 sets out the borough approach to ensuring that new developments tackle climate change. The approach is generally consistent with London Plan Policies, with

P70 requiring a higher minimum on-site carbon emissions saving of 40% against part L of the Building Regulations 2013 compared with the London Plan's 35% minimum.

### Energy and carbon emission reduction

197. As per the carbon emission reduction policies of the London Plan 2021 and the Southwark Plan 2022, both the residential and non-residential elements of the proposal would be expected to achieve zero carbon (with financial contribution to offset any remainder required once the maximum on-site saving has been achieved).
198. The 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.
199. An Energy Assessment based on the Mayor's hierarchy was submitted to support the application, setting out how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Lean' and 'Green' (but no 'Clean') measures have been employed in an attempt to achieve the reduction in line with the GLA guidance on preparing energy statements.

### Be Lean

200. The 'be lean' stage of the Mayor's energy hierarchy refers to passive energy efficiency measures achieved through passive design, including site layout and orientation, and technical specification of building fabric, including air-tightness and insulation and glazing. A range of passive and active measures are proposed. The passive measures include:
  - high thermal envelope performance to reduce uncontrolled heat transfer through the building fabric;
  - optimisation of glazing to provide a balance between minimising heat gain and maximising natural daylight (to reduce lighting energy);
  - openable windows to prevent overheating in summer and allow for natural ventilation of the residential units;
  - minimising heat loss from heating and hot water systems;
201. The active measures include:
  - communal heating system to the building;
  - a 'building-level' energy management system (BEMS) and smart meters to monitor and report on energy consumption and building performance
  - high efficiency ventilation systems including Mechanical Ventilation with Heat Recovery (MVHR) to residential apartments and non-residential elements;
  - low energy and high efficacy lighting systems, fittings and controls
202. The reduction in carbon emissions achieved through these 'demand reduction' measures will reach 18% (against a 10% policy requirement) for the residential element. This therefore complies with the London Plan. The proposal would not

achieve any 'be lean' savings for the non-residential element and it is not in this regard in conformity with the London Plan, although it is noted that the residential significantly exceeds the minimum requirement, so on balance the development as a whole could be considered acceptable.

### Be Clean

203. The 'be clean' stage of the Mayor's energy hierarchy refers to high efficiency and low-carbon energy supply, including where possible prioritising connection to an existing low-carbon heat network. There are no nearby district heating networks within 1km of the site that the development could connect to. The location and technical specification of the proposed plant room would ensure future connection to any decentralised heat network developed in the area would be feasible. This will be secured by a planning obligation.
204. An on-site CHP system is not proposed due to the scale of the proposal falling below the GLA's advised threshold of a minimum heat load equivalent to 500 dwellings in order to achieve the appropriate efficiencies. As such, no carbon savings are reported from the 'Be Clean' stage of the energy hierarchy.

### Be Green

205. The 'be green' stage of the Mayor's energy hierarchy refers to use of on-site renewable energy technologies for on-site energy generation. The applicant is proposing a communal whole-building heat network supplied by a centralised on-site energy centre. This would utilise air source heat pumps to serve both residential and non-residential elements of the proposal. With this, carbon emissions would be reduced by a minimum total 40% on site on the baseline Part L 2013 Building Regulations. This meets the Southwark Plan 2022 minimum requirement. The applicant has indicated that a greater saving beyond this should be feasible once further design work has been undertaken. A clause requiring the review and re-calculation of on-site carbon emissions savings is recommended to be included in the S106 agreement to secure this and ensure any savings are maximised.

### Be Seen

206. 'Be Seen' is the newest addition to the GLA's energy hierarchy, introduced in the London Plan 2021. It requires developments to predict, monitor, verify and improve their energy performance during actual operation.
207. In order to meet the requirements of Be Seen under Policy SI 2, the development is required to monitor and report on energy performance, such as through displaying a Display Energy Certificate (DEC) and reporting to the Mayor for at least five years.
208. As part of meeting the 'Be Seen' policy requirements, the applicant has committed to:



- conducting a predicted operational energy use analysis during the detailed design stage (and then measuring actual operational energy use once the development is in use, benchmarked against the in-design analysis);
  - using fully metered electricity and water supplies; and
  - using sub-meters to measure electricity, heating and cooling energy use, which would feedback energy consumption to each user group/ functional space/tenancy within the development.
209. This approach will ensure energy efficiency is delivered in reality, and is identified as best practice within GLA 'Be Seen' draft guidance. Requirements for complying with the 'be seen' part of the Mayor's policy, including timely submission of monitoring data to the GLA, will be secured by planning obligation.

### Carbon offset payment

210. The 40% onsite saving would result in the requirement for an offset payment of £126,768.00 on the basis of £95 per tonne of carbon per year over a period of 30 years. This will be secured by S106 obligation, with the potential for this to be reduced subject to any increased on-site savings as anticipated and set out above. To ensure these minimum on-site savings are achieved, the Section 106 Agreement will include two obligations, one requiring the development to be constructed in accordance with the Energy Assessment, and the other verifying the delivery of the carbon savings through a post-installation review process.

### Overheating

211. London Plan Policy SI4 and Policy P68 of the Southwark Plan 2022 sets out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy, along with the measures proposed as part of the design of the development in order to reduce the risk of overheating, is provided as follows:
- Minimise internal heat generation through energy efficient design:
    - Building insulation levels will go beyond Building Regulations
    - Inset balconies provide additional shading to residential units
  - Reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls;
    - Low communal heat network mean temperature
    - Pipework insulation provided in accordance with industry best practice (CIBSE CP1 (2020))
    - LED lighting installed across the development
  - Manage the heat within the building through exposed internal thermal mass and high ceilings;
    - The youth club aspect of the proposal maximises floor to ceiling height to accommodate building services large space, while the residential units would accommodate a floor to ceiling height of 2.5m
  - Use passive ventilation;
    - All windows can be opened by the residents where required

- Use mechanical ventilation
    - High efficiency, demand controlled mechanical background ventilation with summer bypass is proposed for all residential units
212. The overheating assessment undertaken by the applicant demonstrated that the proposal would pass the key overheating risk criteria set by the GLA in their draft Energy Assessments guidance (April 2020) for the modelled 2020s whether scenario.
  213. The applicant also undertook overheating risk testing for more extreme whether years, as recommended by the GLA. The guidance acknowledges that it may be challenging for development to meet these more stringent criteria in its entirety, but it should be able to in the majority of instances where passive design measures are fully explored.
  214. In the second whether scenario tested (based on 2003, i.e. a year with a very intense single warm spell), the proposal would achieve a 67% pass rate for the rooms tested. For the third extreme whether scenario, based on 1976 (i.e. a year with a prolonged period of sustained warmth) the proposal would not pass. It should be noted that this is on the basis of the modelling omitting the use of internal blinds for shading, per GLA the guidance, which in such situations could be used to mitigate against overheating.
  215. Residents will be advised of the strategy to cope in extreme weather events with the use of resident fitted blinds, local circulation fans and openable windows through the Home User Guide (HUG).
  216. The community centre use will have varying occupancy patterns. The dynamic overheating analysis assumed maximum occupancy in all areas at all times, and therefore did not pass all of the overheating criteria. Full occupancy at all times is however an unlikely occurrence and the next stage of design will review the use of efficient air conditioning to the areas that are at risk from the analysis. A condition requiring the submission of these details is recommended to be secured for any grant of planning permission.

### Whole life cycle carbon emissions

217. London Plan Policy SI2 requires a calculation of whole life cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment. This captures a development's unregulated emissions, its embodied emissions and the carbon impact of mid-life maintenance and end-of-life dismantling.
218. GLA guidance has established benchmarks for both current expected and aspirational standards in embodied carbon emissions for different types of land uses. The proposal scheme would comply with the standard benchmark for construction-based embodied carbon but not for the aspirational benchmark. This is due to the specification of reinforced concrete for the proposal's structure.

219. While in part resulting in not meeting the aspirational embodied carbon target, use of reinforced concrete would improve the longevity of the building, reduce the impacts associated with its maintenance and allow the youth club element of the proposal, including the sports hall, to accommodate an open floor plan by reducing the load-bearing requirements of internal elements. This does however increase the initial carbon emission impacts associated with the construction phase.
220. The scheme demonstrates compliance with both the standard and aspirational GLA benchmarks for use and deconstruction. The choice of long-lasting materials and use of a high proportion of recyclable materials allows the proposal to reduce the embodied carbon emissions impacts.

### Circular economy

221. Policy SI7 Reducing Waste and Supporting the Circular Economy of the London Plan requires referable applications to promote circular economy outcomes and aim to be net zero-waste. These applications are required to submit a Circular Economy Statement to demonstrate how materials arising from demolition and construction will be reused and/or recycled, how a design has incorporated a reduced demand for materials, how waste will be managed on site and ways in which performance against the information set out in the statement will be monitored and reported.
222. Whilst not a referable application, a Circular Economy Statement was submitted to support the application. The statement sets out a commitment to further developing the implementation of circular economy principles in both the building and wider development's operational phase, including extending the lifespan of the development, in addition to implementation of an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction.
223. A series of commitments and options to implement circular economy principles in the design, construction and operation of the proposal are provided across categories relating to the site itself, the proposed building's 'skin' (external-facing elements), structure, services and others.

### BREEAM

224. Policy P69 of the Southwark Plan 2022 requires the non-residential elements of development to achieve a BREEAM "excellent" rating. A BREEAM Pre-assessment report has been undertaken which demonstrates that "excellent" can be achieved for the non-residential elements of the scheme, meeting the policy requirement. It is recommended this is secured by condition.

### Water efficiency

225. For the residential component of the development, the applicant has confirmed that the dwellings would have a maximum indoor water consumption of 105 litres

per person per day, in line with the optional standard in Part G of the Building Regulations. This complies with Policy SI5 of the London Plan 2021.

### Planning Obligations (S106 agreement)

226. Policy DF 1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy IP3 of the Southwark Plan 2022 requires any adverse impact of development be offset through s106 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

227. 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	Issue	Applicant Position
Affordable Housing	Secure 17 residential units of affordable housing – split at 12 units for social rent and 5 for shared ownership. This equates to 42% by habitable room.  To make the affordable units available before 50% of the private units can be occupied.  Early-stage viability review	Agreed  Agreed  Agreed
Affordable housing monitoring fee and monitoring clauses	£2,249.95 (indexed) for the monitoring of affordable housing provision on site, and requirement to provide an annual report on the on-site affordable housing	
Wheelchair housing marketing	To market the private tenure wheelchair units to wheelchair users with appropriate locations and methods.	
Carbon offset and energy	Estimated £126,768.00 Review and re-calculation of on-site savings following detailed design stage	Agreed Agreed
Employment during construction	13 sustained jobs for previously unemployed Southwark residents (or a maximum offset of £55,900), 13 short courses (or a maximum offset of £1950), and apprenticeships (or a maximum offset of £4500).	Agreed

Transport specific)	(site	<p>Works to be secured by S278 as follows:</p> <p>Repave the footway fronting the development including new kerbing on Chandler Way, Commercial Way, and Pentridge Street using materials in accordance with Southwark's Streetscape Design Manual (precast concrete paving slabs and granite kerbs).</p> <p>Construct a vehicle crossover on Chandler Way.</p> <p>Reconfigure the pedestrian crossing facilities at the junction of Commercial Way with Pentridge Street including tactile paving re-alignment.</p> <p>Promote a Traffic Management Order (TMO) to introduce new waiting/loading restrictions on Chandler Way in front of the proposed vehicle crossover. Works to include road markings and signage.</p> <p>Upgrade street lighting to current SSDM standards.</p> <p>Repair any damage to footways, kerbs, inspection covers and street furniture due to construction activities for the Development including construction work and the movement of construction vehicles</p> <p>Conversion of existing set of speed humps on located on Commercial Way to sinusoidal</p> <p>Submission of:  Travel Plan  Delivery and Servicing Management Plan and agreement to bond payment  Restriction on parking permits for future occupiers within existing CPZ  Contribution to provision of street-side electric vehicle charging points  Contribution to real-time bus display panels on Southampton Way</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed Agreed Agreed</p> <p>Agreed</p>
---------------------	-------	---	---

Trees	Payment for CAVAT value of trees to be removed	Agreed
Other	A management and operation strategy for the community space	Agreed
Admin fee	2% of total contributions	Agreed

228. In the event that an agreement has not been completed by 2<sup>nd</sup> September 2022, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:
229. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Southwark Plan 2022 policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations'), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

### **Mayoral and Borough Community Infrastructure Levy**

230. 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.
231. The site is located within Southwark CIL Zone 3 and MCIL2 Band2 zone. Based on the floor areas provided in the applicant's CIL Form1 dated 02-Aug-21, the gross amount of CIL is approximately £636,425.51, consisting £336,587.64 of Mayoral CIL and £299,837.87 of Borough CIL. If CIL relief procedures have been followed correctly after grant of planning permission, it is expected around £204,219.53 of Social Housing Relief might be claimed.
232. That is, the anticipated CIL receipt for this scheme is circa £432,205.98 net of relief. 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.

### **Other matters**

None.

### **Community involvement and engagement**

233. The applicant engaged in a programme of pre-application meetings in addition to consultation and engagement with key stakeholders and the wider community.

The consultation area contained approximately 800 addresses surrounding the site, with a mix of residential and non-residential uses, including the Anne Burnadt Nursery located adjacent to the site to the north. In addition to consulting with residents and the local community, the consultation programme identified the following political consultees during the initial pre-application period of 2018 - 2019:

- Cllr Barrie Hargrove, Peckham Ward
- Cllr Rebecca Lury, at the time of engagement (February 2019) Cabinet Member for Culture, Leisure, Equalities and Communities
- Cllr Johnson Situ, Peckham Ward Councillor and at the time of engagement (February 2019) Cabinet Member for Growth, Development and Planning

234. The applicant has set out in their Statement of Community Involvement, the series of public exhibitions and meetings undertaken in order to ensure a full consultation process. Leaflets advertising the meetings were distributed to the approx. 800 addressed noted above. This meetings comprised the following:

- 1<sup>st</sup> Community exhibition on site at the Bradfield Youth Club – 26/06/2018
- 2<sup>nd</sup> Community exhibition on site at the Bradfield Youth Club – 27/03/2019
- Meeting with representatives of the Anne Burnadt Nursery – 21/05/2021
- 3<sup>rd</sup> Community exhibition on site (outdoors) at the Bradfield Youth Club – 20/07/2021

235. The changes which resulted from community feedback, in addition to council officers, is summarised as ‘amendments’ of this report above.

236. As part of its statutory requirements the Local Planning Authority sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. Details of consultation and any re-consultation undertaken by the Local Planning Authority in respect of this application are set out in the appendices of this report.

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

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

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

239. 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.

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

241. The principle of the use proposed by the application is acceptable in planning terms given the overall compliance with the development plan, including the Southwark Plan 2022. The Southwark Plan was itself the subject of a detailed equalities impact assessment. There is nothing in the principle of the redevelopment of the site for the uses proposed in the application that should cause a fundamental inconsistency with the Public Sector Equality Duty (PSED).

242. There is nothing in the proposal that contributes to the discrimination, harassment, victimisation or any other conduct that is prohibited by or under this Act. The Club would provide space for people with different protected characteristics to meet and socialise, fostering good relations.

### **Human rights implications**

243. 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.

244. This application has the legitimate aim of providing a new youth club facility and new homes. 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.

### **CONCLUSION**



245. The application is supported in land use terms. The enhanced youth club facility would improve opportunities for greater number of local people, particularly local youth, to meet and social in a safe and accessible space. The high level of affordable housing at 42% by habitable room is strongly supported. The application can be determined under the 'fast track' route under Southwark Plan 2022 policy P1. The quality of accommodation is good, and in many cases excellent, and the provision of communal amenity and childplay space at 6<sup>th</sup> floor roof level is considered justified, and the quality of the space itself is very good
246. The proposal would be a significant increase on building scale, height and massing compared to the existing building on the site, but has been carefully designed to respond appropriately to both the existing and emerging context of the site, including the part 5, part 9 storey development of council homes on the site adjacent to the east, and to reduce amenity impacts on neighbouring occupiers. The objections from the neighbouring Anne Bernadt nursery are noted; changes to limit overlooking towards the nursery and its outdoor space are positive. The proposed treatment of the elevations in architectural detailing and materials would sit comfortably within the streetscene.
247. The proposal would not raise any adverse amenity, transport and highways or environmental issues which would warrant refusal and the level of cycle parking and achievement of a minimum 40% on-site saving in carbon emissions, with the potential for this to increase, is supported. Subject to the proposed conditions and planning obligations, the proposal is considered to comply with the development plan policies set out in appendix 2 of this report and it is on this basis that it is recommended that planning permission be granted.

## BACKGROUND INFORMATION

### BACKGROUND DOCUMENTS

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

## APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)

Appendix 2	Planning policy
Appendix 3	Planning History
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received.

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Tom Weaver, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	24 February 2022	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		25 February 2022

This page is intentionally blank.

**OPEN**

**MUNICIPAL YEAR 2023-24**

**COMMITTEE: PLANNING COMMITTEE (MAJOR APPLICATIONS) B**

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

**OPEN**

<b>COPIES</b>		<b>COPIES</b>	
<b>MEMBERS</b>		<b>PLANNING TEAM</b>	
Councillor Richard Livingstone (Chair)	1	Colin Wilson / Stephen Platts	1
Councillor Kath Whittam (Vice-Chair)	1		
Councillor Sam Foster	1		
Councillor Jon Hartley	1		
Councillor Portia Mwangangye	1		
Councillor Emily Tester	1		
<b>Electronic Copies (No paper)</b>		<b>COMMUNICATIONS TEAM (Electronic)</b>	
Councillor Ellie Cumbo		Louise Neilan	
Councillor Cassandra Brown (reserve)			
Councillor Sam Dalton (reserve)		<b>LEGAL TEAM</b>	
Councillor Barrie Hargrove (reserve)		Nagla Stevens	1
Councillor Nick Johnson (reserve)			
Councillor Sarah King (reserve)			
Councillor Reginald Popoola (reserve)		<b>CONSTITUTIONAL TEAM</b>	
Councillor Cleo Soanes (reserve)		Gregory Weaver	3
<b>MEMBER OF PARLIAMENT (Electronic)</b>		<b>TOTAL PRINT RUN</b>	11
Helen Hayes MP, House of Commons, London, SW1A 0AA			
		List Updated: 23 January 2024	