Open Agenda

Planning Committee (Major Applications) A

Tuesday 14 October 2025
6.30 pm
Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2Q

Membership

Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Gavin Edwards
Councillor Darren Merrill
Councillor Reginald Popoola
Councillor Catherine Rose
Councillor Emily Tester

Reserves

Councillor Ellie Cumbo
Councillor Sam Dalton
Councillor Sabina Emmanuel
Councillor Jon Hartley
Councillor Nick Johnson
Councillor Michael Situ
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.

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Access

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

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Members of the committee are summoned to attend this meeting
Althea Loderick
Chief Executive
Date: 6 October 2025

PRINTED ON RECYCLED PAPER

Planning Committee (Major Applications) A

Tuesday 14 October 2025
6.30 pm
Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2Q

Order of Business

Item No.	Title	Page No.
1.	**APOLOGIES** To receive any apologies for absence.	
2.	**CONFIRMATION OF VOTING MEMBERS** A representative of each political group will confirm the voting members of the committee.	
3.	**NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT** In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	**DISCLOSURE OF INTERESTS AND DISPENSATIONS** Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	**MINUTES** To approve as a correct record the minutes of the meeting held on 22 July 2025.	1 - 9
6.	**TO RELEASE £742,188 FROM SECTION 106 AGREEMENTS TO BE APPLIED TO LANDSCAPE IMPROVEMENTS FOR GUY STREETS PARK**	10 - 25
7.	**DEVELOPMENT MANAGEMENT**	26 - 30

Item No.	Title	Page No.
7.1.	**SITE KNOWN AS SNOWSFIELDS QUARTER INCLUDING 92-95 SNOWSFIELDS, 96 SNOWSFIELDS (THE MILLER PUB), NCP LONDON BRIDGE CAR PARK, AND 111 SNOWSFIELDS (THE FORMER MARGARET HOUSE), LONDON, SE1 3SS**	31 - 260
7.2.	**NEW CITY COURT 4-26 ST THOMAS STREET LONDON SE1 9RS**	260 - 303

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

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 6 October 2025

Planning Committee (Major Applications)

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

1. The reports are taken in the order of business on the agenda.

2. The officers present the report and recommendations and answer points raised by members of the committee.

3. The role of members of the planning committee (major applications) is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.

4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

   (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.

   (b) The applicant or applicant's agent.

   (c) One representative for any supporters (who live within 100 metres of the development site).

   (d) Ward councillor (spokesperson) from where the proposal is located.

   (e) The members of the committee will then debate the application and consider the recommendation.

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

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

will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.

7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants. **As meetings are usually livestreamed, speakers should not disclose any information they do not wish to be in the public domain.**

9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.

10. No smoking is allowed at committee.

11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

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

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

Contacts: General Enquiries
Planning Section
Resources
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Governance and Assurance
Tel: 020 7525 7420

Agenda Item 5

Planning Committee (Major Applications) A

MINUTES of the OPEN section of the Planning Committee (Major Applications) A held on Tuesday 22 July 2025 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2Q

PRESENT:	Councillor Richard Livingstone (Chair) Councillor Kath Whittam (Vice-Chair) Councillor Darren Merrill Councillor Emily Tester
OTHER MEMBERS PRESENT:	Councillor Irina von Wiese
OFFICER SUPPORT:	Colin Wilson (Assistant Director Strategic Development) Nick Grant (External Legal Counsel, Landmark Chambers) Dipesh Patel (Head of Planning, Strategic Applications) Michael Tsoukaris (Manager Design and Conservation) Victoria Crosby (Planning Team Leader) Andy Sloane (Senior Planning Officer) Emily Tadgell (Senior Planner, Transport) Liam Dunford (Point 2, external daylight/sunlight consultant) Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Gavin Edwards, Reginald Popoola and Catherine Rose.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

The following members of the committee declared an interest in items:

6.3. 24/AP/3800 - Chambers Wharf, Chambers Street, London SE16 4XQ

Councillor Emily Tester, non-pecuniary, as she would be speaking on this item in her capacity as a ward councillor.

6.4 24/AP/3801 - Chambers Wharf, Chambers Street, London SE16 4XQ

Councillor Emily Tester, non-pecuniary, as she would be speaking on this item in her capacity as a ward councillor.

Following these declarations of interest Councillor Emily Tester left the top table and sat with the audience.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present above were confirmed as the voting members for the meeting, except Councillor Emily Tester.

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

The chair informed the meeting that the following papers had been circulated:

- The main agenda pack (containing items 6.1 New City Court and 6.2 Timber Square)
- The supplemental agenda pack No.1 (containing late and urgent items 6.3 and 6.4 relating to Chambers Wharf which had been deferred to this meeting by Planning Committee (Major Applications) B on 15 July 2025). These items would be heard together, as they related to the same address.
- the addendum report and
- the members' pack.

The chair also informed the meeting that he would be changing the order that the items of business would be heard in, so that the late and urgent items would be heard first.

5. MINUTES

The committee considered the draft minutes.

RESOLVED:

That the minutes for the Planning Committee (Major Applications) A meeting held

on 2 July 2025 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

The committee considered the report.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items were considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated be agreed.

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

6.3 24/AP/3800 - CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 4XQ

Planning Application Number: 24/AP/3800

Report: see pages 1 to 15 of the supplemental agenda pack No.1

PROPOSAL:

Non material amendment to planning permission reference number 07/AP/1262, as amended by 13/AP/4266, to amend the description of development as set out below and to add a new condition of consent to secure the quanta of residential units and commercial floor space to be delivered: Current description of development attached to reference number 13/AP/4266

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

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

the scheme.

This item was heard together with item 6.4 as they relate to the same site.

The committee heard the officers' introduction to the reports and addendum report. The meeting heard that a further two objections had been received since the publication of the addendum report. Members put questions to officers.

The spokespersons for the objectors addressed the committee and responded to questions put by members of the committee.

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

There were no supporters living within 100 metres of the development site present and wishing to speak.

Councillor Emily Tester addressed the committee in her capacity as a ward councillor and responded to questions put by members of the committee.

Following this, Councillor Tester gave her apologies for the rest of the meeting and left the meeting room.

Members of the committee put further questions to officers and discussed the application.

A motion to grant planning permission as on paper was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the application for non-material changes be agreed, subject to the recommended condition set out in the report.

6.4 24/AP/3801 - CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 4XQ

Planning Application Number: 24/AP/3801

Report: see pages 16 to 192 of the supplemental agenda pack No.1 and pages 1 to 3 of the addendum report

PROPOSAL:

Proposal: Material amendment under section 73 of the Town and Country Planning Act 1990 to reference number 07/AP/1262, as amended by 13/AP/4266, to secure amendments to Blocks A, B, C, D and associated landscape only including

amendments to the internal configuration, external design and overall massing, mix and unit numbers, and variation of the conditions of consent including to allow for:

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

Application 07/AP/1262 was accompanied by an Environmental Statement pursuant to the Town and Country Planning Act 1990, which can be viewed on southwark.gov.uk/planningregister under reference 07/AP/1262. This application is supported by a note prepared Trium dated March 2025 assessing the compliance against the Environmental Statement, which can be viewed on southwark.gov.uk/planningregister under reference 24/AP/3801. Copies of the application documents are available by request.

This item was heard together with 6.3.

A motion to grant planning permission as on paper with an additional condition was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to:

    a. revised conditions to those on the existing permission, as set out in the report, and
    b. an amended condition 10 to require ongoing consultation with residents, in a similar manner to the approach taken at the Rotherhithe Gas Holder Site, and

c. the completion of a deed of variation to the existing s106 legal agreement; and

2. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted; and

3. That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and

4. That the planning committee in making its decision has due regard to the potential equalities impacts that are outlined in this report; and

5. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Environmental Impact Assessment Regulations; and

6. That following issue of the planning permission, the director of planning and growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and

7. That in the event that the requirements of paragraph 1 above are not met by 30 September 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the development not complying with Southwark Plan 2022 SP6, SP4, P23, P28, P50, P54, P53 Polices and London Plan 2021 Polices SI 2, S4, E11, T1, T4, T5, T9 and DF1.

After this, the meeting took a comfort break from 8:16pm at 8:23pm.

6.1 NEW CITY COURT 4-26 ST THOMAS STREET LONDON SE1 9RS

Planning Application Numbers: 24/AP/3803 (Planning Permission) and 24/AP/3804 (Listed Building Consent)

Report: see pages 11 to 232 of the main agenda pack and pages 3 to 5 of the addendum report

PROPOSAL:

Proposal: Redevelopment of the site to include: - Redevelopment of the existing 1980s office building with partial demolition (including demolition of the St Thomas Street entrance building and the King's Head Yard facade); the construction of side extensions and upward extension to add 5 storeys and create a 10-storey office building plus plant, balconies and roof terraces; - Redevelopment of Keats House (nos. 24-26 St Thomas Street) with retention of the historic frontage and construction of a roof extension to add one storey of office floorspace; - Restoration and refurbishment of the listed Georgian terrace (nos. 4-16 St Thomas Street) to create level front entrances to the offices, internal alterations and new glazed roof to the rear courtyard (with separate LBC application ref. 24/AP/3804); - Associated public realm and highway works to St Thomas Street and King's Head Yard, cycle parking and all ancillary works.

And: Listed building consent for the restoration, rebuilding and refurbishment of the listed terraces for office use (nos. 4-16 St Thomas Street) including: Making good of atrium roof, entrance building and link building interface; Internal alterations within the terrace to reinstate the plan form and reconfiguration of circulation space on each floor; Reinstatement of front doors along St Thomas Street. (Related planning application ref. 24/AP/3803.)

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

The spokesperson for the objectors addressed the committee. There were no questions from members of the committee.

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

There were no supporters living within 100 metres of the development site, or ward councillors, present and wishing to speak.

There were no additional questions for officers put by members of the committee.

A motion to grant planning permission as on paper was moved, but not seconded and was therefore lost.

Following this the meeting went into closed session from 9:33pm to 9:56pm to receive officer advice.

On the return to open session, a motion to defer the item was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the item be deferred to the next available meeting of Planning Committee (Major Applications) A to allow for further negotiations to address

the heritage impacts of the proposal.

6.2 TIMBER SQUARE (PHASE 2), 63 EWER STREET, LONDON SE1 0NR

Planning Application Number: 25/AP/0524

Report: see pages 233 to 336 of the main agenda pack and pages 5 to 7 of the addendum report

PROPOSAL:

Partial demolition of the viaduct structure, remodelling and refurbishment and change of use of existing arches within the viaduct structure to flexible office, retail, gymnasium and restaurant uses (Class E) and flexible cultural, drinking establishment, live music venue, nightclub, cinema, and theatre uses (Sui Generis); construction of two buildings (ground plus-12 storey plus plant and ground plus 15-storey plus plant) for flexible office and indoor sport and recreation facilities (Class E); associated landscaping, new public realm, creation of new entrances and frontages, cycle parking, highways works, plant and equipment and all other associated works.

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

The spokesperson for the objectors addressed the committee and responded to questions put by members of the committee.

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

A supporter living within 100 metres of the development site addressed the committee and responded to questions put by members of the committee.

Councillor Irina von Wiese addressed the committee in her capacity as a ward councillor and responded to questions put by members of the committee.

Members of the committee put further questions to officers and discussed the application.

A motion to grant planning permission as on paper was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted subject to the conditions set out in the report and in the addendum report, the applicant entering into an appropriate

legal agreement, and referral to the Mayor of London.

2. That in the event that the requirements of paragraph 1 above are not met by 22 February 2026 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 129 of the report.

3. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted.

The meeting ended at 10.48pm.

CHAIR:

DATED:

Agenda Item 6

Meeting Name:	Planning Committee (Major Applications) A
Date:	14 October 2025
Report title:	To release £742,188 from Section 106 agreements to be applied to landscape improvements for Guy Streets Park
Ward(s) or groups affected:	London Bridge & West Bermondsey
Classification:	Open
Reason for lateness (if applicable):	N/A
From:	Director of Planning and Growth

RECOMMENDATION

1. That the Planning Committee (Major Applications) A approves the release of funds amounting to £742,188, which were paid to the council under the terms of the legal agreements related to the planning applications listed in the table below, to be used for landscape improvements at Guy Street Park.

Table 1 - Section 106 Contributions to be released to Park

Planning application reference	Spend category	Address	S106 Contribution
13/AP/1403	Public Realm Improvements	Kings Reach Tower, Stamford Street, SE1 9LS	£1,603.51
11/AP/1341	Public Realm Improvements	St Ives House, 22 Lavington Street, SE1 0NZ	£2,708.52
11/AP/3510	Public Realm Improvements	16 Winchester Walk, SE1 9AG	£10,000.00
08/AP/0351	Public Realm Improvements	Newspaper House, 40 Rushworth Street, SE1 0RB	£6,043.00
12/AP/2702	Public Realm Improvements	Marshall House, 6 Pages Walk, SE1 4SB	£20,000.00
14/AP/1302	Play, Children's Play Equipment and Sports Development	Fielden House, 28-42 London Bridge Street and 21-27 St Thomas Street, SE1	£240,827.13
15/AP/4072	Play, Children's Play Equipment and Sports Development	175-179 Long Lane, SE1 4PN	£11,762.00
12/AP/1784	Parks and Public Open Space	1-16 Blackfriars Road, SE1	£109,356.82
16/AP/3020	Parks and Public Open Space	Car Park, 5-11 Pope Street, SE1	£52,258.17
18/AP/3229	Play, Children's Play Equipment and Sports Development	2-4 Melior Place, SE1 3SZ	£7,189.14
20/AP/0489	Play, Children's Play Equipment and Sports Development	46-48 Grange Walk, SE1 3DY	£3,931.80
12/AP/2062	Parks and Public Open Space	Guys Hospital, Great Maze Pond, SE1 9RT	£276,507.91
Total			**£ 742,188.00**

BACKGROUND INFORMATION

2. Planning obligations are legal commitments secured to mitigate the impacts of a development proposal and can help provide the infrastructure and facilities necessary for sustainable communities. These obligations are secured through legal agreements (often called section 106 agreements), which are made between parties with proprietary interests in the development site to which they relate. This ensures that they bind the owners of the site, including the developers (if they have or later acquire such interests). Additionally, planning obligations can take various forms, including the requirement to make financial contributions to the council. Consequently, receipted financial contributions are often referred to as s106 funds or monies.

3. The council's previous S106 and CIL Supplementary Planning Document (SPD) from 2015, updated in November 2020, offered detailed guidance on the council's use of planning obligations and CIL. On 7 July 2025, the Cabinet resolved to adopt the new Section 106 (S106) and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD).

4. Southwark Plan Policy SP4 sets a target for 10,000 new jobs to be provided over the Plan period to 2036. Southwark Plan Area Vision AV.11 identifies that site allocations in London Bridge would deliver approximately 57,000 sqm (gross) of offices and employment workspaces, and 2,100 sqm (gross) of retail, community, and leisure floorspace. The London Bridge site allocations include NSP52 London Bridge Health Cluster 'to the south and south-west of London Bridge Station', NSP53 'Land between Melior Street, St Thomas Street, Weston Street and Fenning Street', NSP54 'Land between St Thomas Street, Fenning Street, Melior Place, and Snowsfields' and NSP55 'Colechurch House, London Bridge Walk'. Development proposals are being submitted for these site allocations, which are either under construction or have been granted, subject to the signing of S106 legal agreements. The Council are monitoring the delivery of development on these sites, in line with Southwark Plan Policy IP6.

5. Site allocation NSP52 London Bridge Health Cluster indicates that development in this area could impact a designated open space due to its proximity to Guy Street Park (Borough Open Land). The current proposal for the Snowsfields Quarter, 25/AP/0772, on the southern part of NSP52 and Plot 2 of the development, is directly adjacent to Guy Street Park. The park is approximately 200 metres south of London Bridge Station and was refurbished in 2003 through partnership with the Friends of Guy Street Park, the Pool of London Partnership, and Southwark Council. Historically, the park served as a burial ground and public recreation area for the Bermondsey Vestry. As explained below, local opinions gathered through the applicant's public consultation suggest that further investment and improvements to the park would be advantageous, particularly concerning safety concerns. There is now an opportunity to invest in the park to ensure it adequately serves the needs of residents and visitors.

6. Although the development of site allocation NSP52 aligns with the Southwark Plan, officers believe that the impacts of the proposed Snowsfields Quarter development, 25/AP/0772, on Guy Street Park necessitate financial mitigation to offset increased use and ensure the park continues to benefit local residents. Before submitting the application, the applicant developed and consulted on plans to improve Guy Street Park in collaboration with Southwark Council and Bankside Open Spaces Trust. The process undertaken by the applicants (Oxford Snowsfields Development Limited and Guy's & St Thomas' Foundation) is described in the Statement of Community Involvement submitted under Ref: 25/AP/0772, and can be summarised as:

April - October 2023 Stage 1:
Listening exercise
• 10 pop-ups
• 2 door-knocking sessions
• 1 advertised drop-in event
• 17 stakeholder meetings

October - November 2023 Stage 2:
Reporting back and vision
• 2 advertised drop-in events
• 4 stakeholder meetings

November 2023 - January 2024
Stage 3: Early plans
• 2 advertised drop-in events
• 1 resident's workshop
• 3 workshops with young people
• 4 stakeholder meetings

November 2023 - January 2024
Stage 3: Early plans
• 2 advertised drop-in events
• 1 resident's workshop
• 3 workshops with young people
• 4 stakeholder meetings

January - March 2024 Stage 4:
Detailed plans
• 2 advertised drop-in events
• 7 stakeholder meetings

March 2024 - January 2025 Stage 5:
Design update information sessions
• 2 advertised drop-in events
• 7 stakeholder meetings

7. At stage 1 of the consultation process (a listening exercise including survey conducted from April to September 2023), a total of 207 surveys were completed, and many responses indicated that Guy Street Park is

unwelcoming. Throughout the process, the applicant continued discussions on improvements to Guy Street Park, and discussions with residents and the Bankside Open Spaces Trust (BOST) led to the creation of the high-level concept plan for park improvements. While this plan has been produced, officers note that any significant amendments to the park would require planning permission and associated consultation, including the need to produce an Equalities Impacts Assessment in relation to the final design. However, before progressing with further design and implementation work, securing funding for the delivery of improvements to the park is necessary.

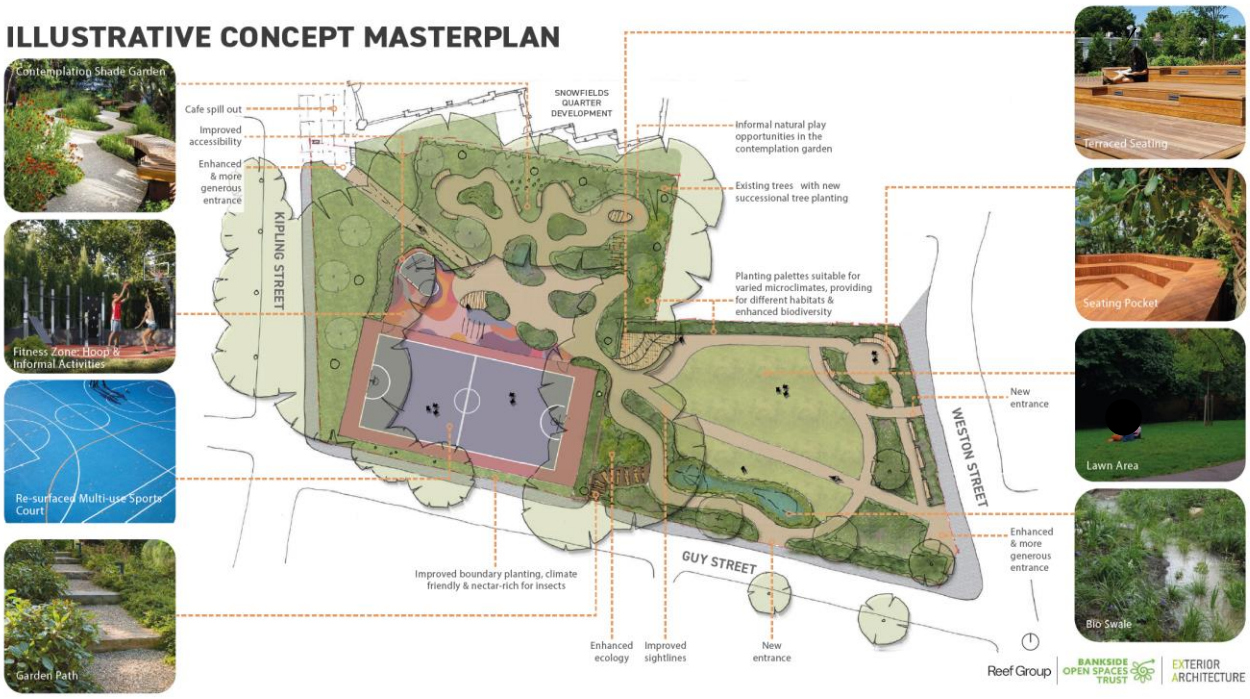


Figure 1Illustrative masterplan for park improvements prepared by BOST

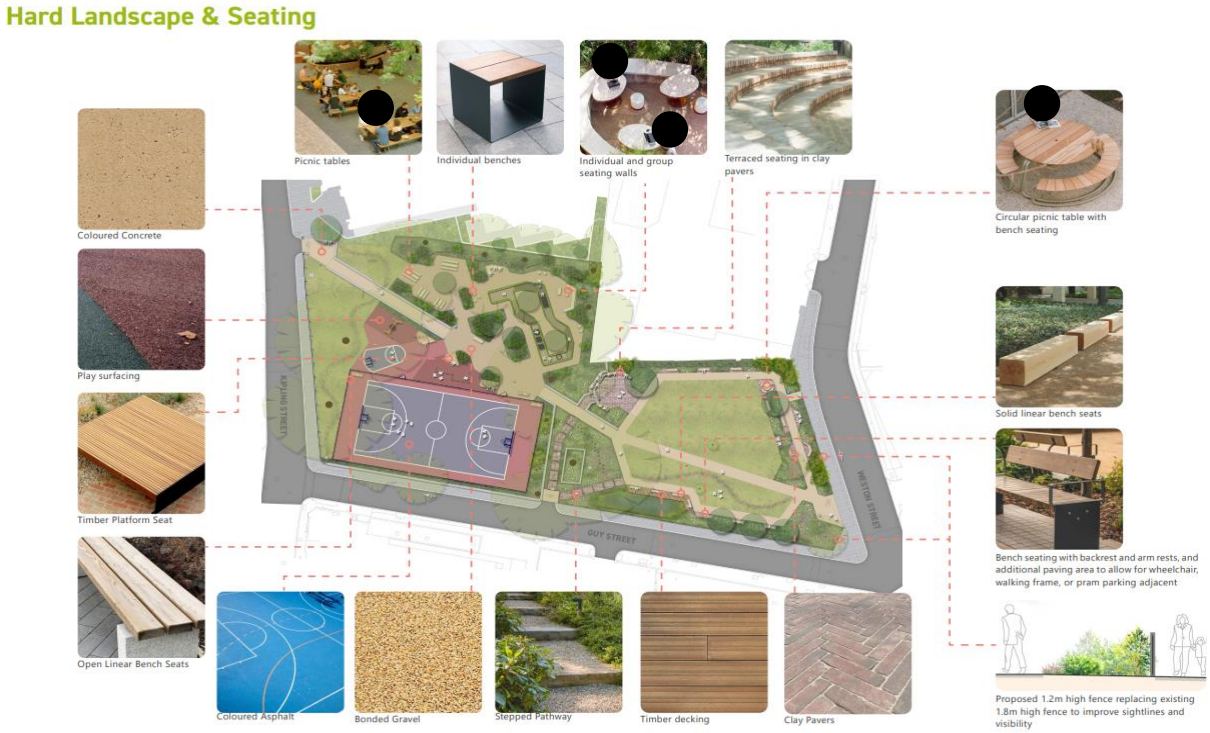


Figure 2 Indicative materials proposals for park improvements prepared by BOST



Figure 3 Indicative soft landscaping proposals for park improvements prepared by BOST

The applicant has committed £400,000 in funding to improve Guy Street Park, working in partnership with Southwark Council and Bankside Open Spaces Trust.

8. Based on pro-rata estimates from another Southwark Council park improvement, Bramscote Park North in the Old Kent Road ward and improvements to Little Dorrit Park in the Borough and Bankside ward, officers consider that another c£746,366 would be necessary to complement the £400,000 of funding secured by the applicant. The high-level assumptions are set out below.

Bramscote Park North example

- Estimated delivery cost per sq.m of £149.50

Little Dorrit Park example

- Estimated consultants' fees per sq.m of £95.94

Contingency

- +10% contingency

Calculations:

Estimated amount	Description
£150 per SQM / c3,900 = £585,000 + VAT = £702,000	Main works contract
£ 70,200	Main works contingency at 10%
£95.94 per SQM / c3,900 = 374,166	Fees, surveys and other project costs
£1,146,366	**Total project cost to deliver**

9. The Borough and the London Bridge & West Bermondsey ward have experienced significant development over several years, resulting in funding for park improvement projects, some of which remain unused and are outlined in the table above. Officers believe it is appropriate to allocate the unspent s106 monies detailed above towards enhancing Guy Street Park, as these contributions were secured locally for open space improvements.

10. Should the recommendation set out in paragraph 1 be adopted, the s106 monies would be available immediately. They could be utilised to commence detailed design and consultation works. To further support the timely delivery of improvements to the park there would be a payment trigger at the implementation of the 25/AP/0772scheme should it be approved. The contribution would be index-linked to ensure the amount remains proportionate. If the 25/AP/0772 scheme is not approved then the scope of park improvements would need to be scaled back subject to securing other s106 or community CIL funding.

KEY ISSUES FOR CONSIDERATION

11. The Southwark Open Space Strategy (2013) assesses the availability of open space throughout the borough, highlights the need for more open areas, and outlines a vision and objectives for future enhancements and investment. The Strategy notes that the sub-area of Bankside, Borough, and London Bridge, where Guy Street Park is situated, has a relatively limited amount of open space, mostly comprising small squares and churchyards, which is typical of a dense urban environment in central London.

12. The sub-area provides 0.25ha of park space per 1,000 people, which is significantly lower than the standard of 0.72ha per 1,000 people. This is likely to decrease further with population growth. Therefore, enhancing the quality of open space is crucial to ensure it effectively benefits the local community.

13. The Southwark Joint Strategic Needs Assessment, North-West Southwark Multi-Ward profile 2023, highlights that London Bridge and West Bermondsey ward have some of the highest crime rates in the borough, similar to other

inner-city areas; in 2022, there were nearly three times as many offences as the Southwark average. Reducing opportunities for crime and improving both perceived and actual safety would be key aims for the project, based on the feedback received so far.

14. Children in the London Bridge and West Bermondsey ward experience poorer health outcomes, with one rate of childhood obesity which are higher than elsewhere in the borough, particularly for reception pupils. Improving the play area would encourage children to take part in physical activity in the park, thereby improving health outcomes.

Policy framework implication

15. Improvements to Guy Street Park would contribute towards meeting several goals in the Southwark 2030 strategy, including goal 2: A good start to life. The focus of the investment would improve the facilities in the park for a range of ages, encouraging children to play and supporting them to develop social skills and physical development through play.

16. Goal 3 in the Southwark 2030 strategy is a safer Southwark, and officers believe the proposal would create opportunities to design out opportunities for crime. These would be fully considered and secured through the planning process for the detailed park design.

17. Goal 6 in the Southwark 2030 strategy is a healthy environment; the investment would enhance parkland and biodiversity in an area lacking green space, with these aspects fully considered and secured through the planning process for the detailed park design. Additionally, park improvements would support the aims of the Southwark Nature Action Plan (SNAP) by making nature accessible to all in Guy Street Park.

18. The park improvements will align with the council's Sport and Physical Activity Strategy (2019 to 2023) by investing in sports infrastructure, including maintaining and enhancing the existing sports court and creating additional exercise space nearby.

19. Improvements to the park would also be in line with the following policies in the London Plan 2021, subject to full consideration of the detailed design at the planning application stage.

- 'Policy GG3: Creating a healthy city' and 'S5: Sports and Recreation', by including an improved play area, which will encourage active and healthy lifestyles. Accessibility to the park will be improved, and the park is well connected to public transport and networks for walking and cycling.
- 'Policy S4: Play and informal recreation', by improving the play area.
- 'Policy G4: Open Space', and 'G5 Urban Greening', by enhancing green space and incorporating additional planting.
- 'Policy G6: Biodiversity and Access to Nature', by enhancing the

habitat in the park in line with the SNAP and increasing access to nature in an urban environment.

20. The Southwark Open Space Strategy (2013) recommends increasing biodiversity in the local area, and this would be supported by improvements to the park, subject to full consideration of the detailed design at the planning application stage.

Community, equalities (including socio-economic) and health impacts

21. The Public Sector Equality Duty (PSED), outlined in section 149 of the Equality Act 2010, requires public bodies to consider individuals with protected characteristics (which include age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation) in their daily work, policy development, and service delivery.

22. The Guy Street Park improvements will require planning permission prior to any works commencing on the site, which would be subject to public consultation prior to a decision being reached.

Community impact statement

23. The community impacts related to the park design will be thoroughly considered and assessed during the planning application process for the Guy Street Park improvement. However, regardless of the detailed design, officers consider changes to the park are likely to have a positive community impact through enhancements to publicly accessible to greenspace.

Equalities (including socio-economic) impact statement

24. Equalities (including socio-economic) impacts related to the park design will be thoroughly considered and assessed during the planning application process for the Guy Street Park improvements, which will involve submitting an equalities impacts assessment. However, regardless of the detailed design, officers consider changes to the park are likely to have a positive impact in terms on equalities issues through enhancements to publicly accessible greenspace and improvements to accessibility within the park which serves a socioeconomically diverse population of residents.

Health impact statement

25. Health impacts will be thoroughly considered and assessed during the planning application process for the Guy Street Park improvements, which will require consideration of health impacts. However, regardless of the detailed design, officers consider changes to the park are likely to have a positive impact in terms on health of residents in the area through enhancements to a publicly accessible greenspace which have positive impacts on health including reducing barriers to recreation and exercise.

Climate change implications

26. The Greater London Assembly (GLA) Climate Risk Maps (see background documents) indicate that Guy Street Park lies in an area of medium to high heat risk. The proposals aim to increase planting in the area, which will help reduce heat risk. Regarding flood risk, rain gardens and additional planting are proposed, and flood and drainage issues will be fully addressed during the planning application process.

Resource implications

27. Resources for the delivery of the Guy Street Park improvements can be accommodated within current staffing.

28. It is anticipated that the project will be managed by the Parks Team, which has extensive experience in delivering similar programmes in Southwark. Staffing and other associated costs with this recommendation are to be included within existing departmental revenue budgets.

29. The project would aim to reduce the ongoing maintenance costs for the Council by using high-quality and durable materials.

Financial implications

30. The proposed Guy Street Park improvements are to be funded as follows:

Amount	**Details of funding**	**Status**	**Purpose**
£400,000.00 (index-linked)	Proposed for approval under Snowsfields Quarter application 25/AP/0772	To be determined	Improving Guy Street Park
£742,188	S106 funding	Unsecured	Various; see table in paragraph 1
Total: £1,142,188			

31. The Guy Street Park improvements project estimated spend profile is shown in the table below:

Estimated amount	**Description**
£150 per SQM / c3,900 = £585,000 + VAT = £702,000	Main works contract
£ 70,200	Main works contingency at 10%
£95.94 per SQM / c3,900 = 374,166	Fees, surveys and other project costs
£1,146,366 (-£4,178 above available funding. However. However, shortfall is acceptable considering inclusion of £70,200	**Total project cost to deliver**

Estimated amount	Description
contingency could be reduced to £66,022 or 9.4% of main works as opposed to 10%)	

32. As noted above, the project would aim to reduce ongoing revenue costs to the council through good design and the use of high-quality materials that last a long time.

33. Should the recommendation set out in the paragraph of this report be approved, the budget needs to be added to a project code for “Guy Street Park”.

Consultation

34. As outlined above, the applicant has engaged in consultation regarding the Snowsfields Quarter Development in collaboration with BOST, which has resulted in the creation of the illustrative masterplan attached as appendix 1.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning and Growth

35. The proposed allocation aligns with the agreements itemised in paragraph 1 and would provide suitable mitigation for the impacts of the specific and future developments that have led to these contributions.

Assistant Chief Executive – Governance and Assurance (KD – 02/10/2025)

36. Under Part 3 (F) of the council’s constitution it is the function of the planning committee (major applications) to, amongst other things, consider the expenditure of funds over £100,000 of strategic importance secured through legal agreements under section 106 of the Town and Country Planning Act 1990.

37. The section 106 monies must be expended in accordance with: -
(a) the terms of the specific agreements; and (b) the legal tests below which are enshrined in Regulation 122 (2) of The Community Infrastructure Levy Regulations 2010 in that they must be: -
    (i) necessary to make the development acceptable in planning terms;
    (ii) directly related to the development; and
    (ii) fairly and reasonably related in scale and kind to the development.

38. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equalities duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (I) have due regard to the need to eliminate unlawful discrimination, harassment and

victimisation; and (ii) foster good relations between people who share a protected characteristic and those who do not. Officers consider that the recommendation set out in paragraph 1 of this report (if so approved) will not have a disproportionate negative effect on any particular protected group under the Equality Act 2010 and more thorough consideration will be done through the planning application process.

39. The Human Rights Act 1998 imposes a duty on the council as a public authority to apply the European Convention on Human Rights; as a result, the council must not act in a way which is incompatible with these rights. Such rights include (but are not limited to) Article 8 (respect for private and family life); Article 6 (right to a fair trial) and Article 1 of the First Protocol (right to peaceful enjoyment of property). Officers consider that the recommendation set out in paragraph 1 of this report (if so approved) will not result in a breach of the provisions in the Human Rights Act 1998.

40. Council Assembly on 14 July 2021 approved a change to the Council's Constitution to confirm that all decisions made by the council will consider the climate and equality (including socio-economic disadvantage and health inequality) consequences of taking that decision. These requirements and the requirements for fair and adequate consultation have been considered at paragraphs 7 and 21-26 above.

Strategic Director of Resources CAP25/049

41. This report seek approval to release £742,188.00 from the Section 106 agreements for improvements to Guy Street Park as outlined in this report.

42. The Strategic Director of Resources notes the resource implications in paragraphs 36 to 40 and the supplementary advice from the Director of Planning & Growth and the Assistant Chief Executive, Governance & Assurance and confirms that the Council has received the related funds and that they are available for the purposes outlined in this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None.		

APPENDICES

No.	Title
Appendix 1	Guy Street Park-Final Concept Boards - May 2025

AUDIT TRAIL

Lead Officer	Colin Wilson, Assistant Director Strategic Development	
Report Author	Andy Sloane, Senior Planning Officer	
Version	Final	
Dated	5 September 2025	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBERS		
Officer Title	**Comments Sought**	**Comments Included**
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Strategic Director, Resources	Yes	Yes
Date final report sent to Constitutional Team		3 October 2025

Guy Street Park

BANKSIDE OPEN SPACES TRUST

EXTERIOR ARCHITECTURE.

Design Updates

Community Consultation Feedback

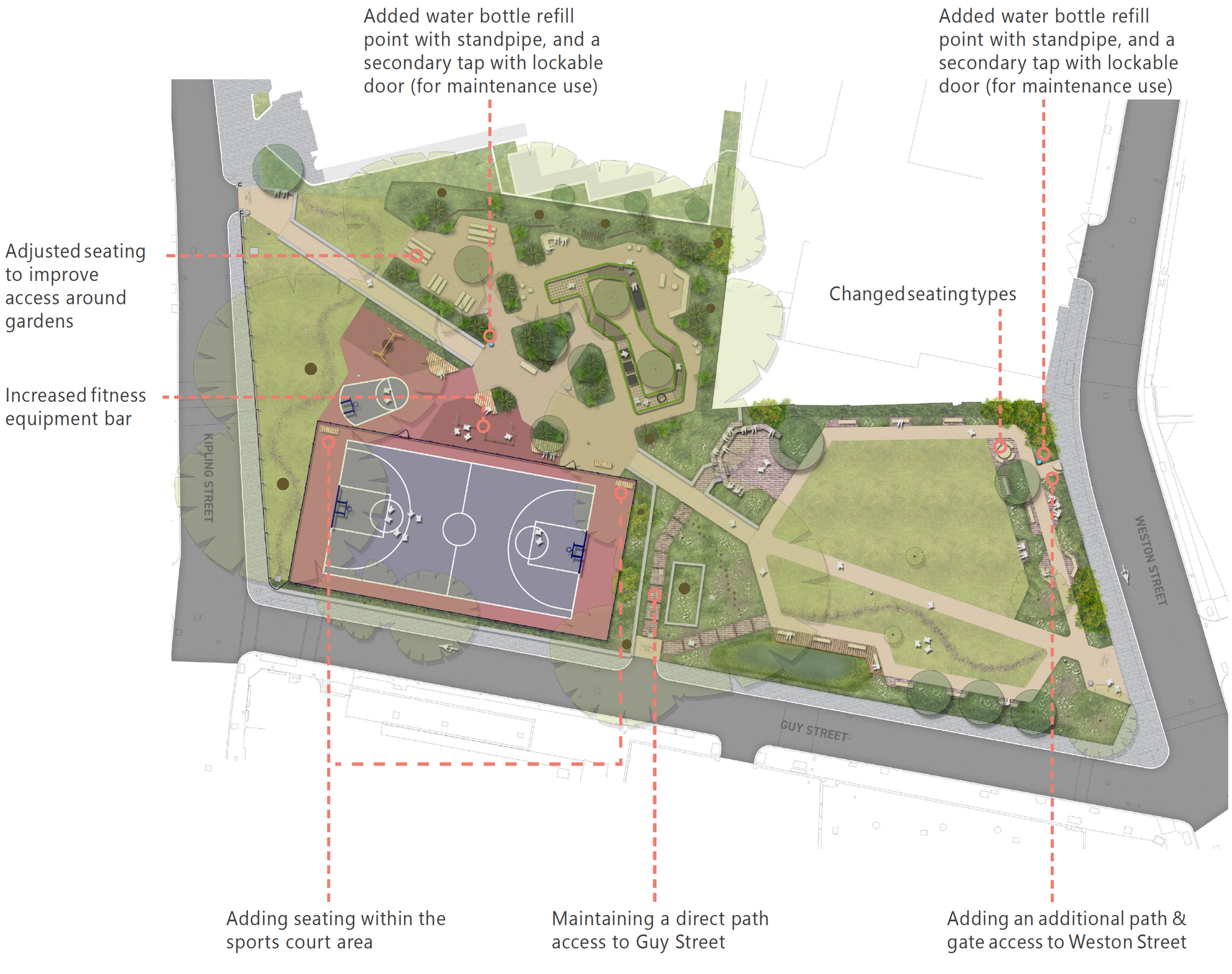
Nature & Planting
- Increase provision for nature
- Allow accessibility for all ages to engage with the nature trail.
- Incorporate more diverse trees, and a more varied vegetation structure.
- Provide community growing spaces

Play & Activity
- Slightly enlarge the fitness zone
- More play structures within the play space

Seating & Amenity
- Add seating within the sports court for spectators
- Provide a greater mix of seating types—in sun and shade, for groups and individuals.
- Provide water refill points

Access & Inclusion
- Add a new entrance on Weston Street
- Retain the pathway from Guy Street (can be informal)

The masterplan changes we have made:



Guy Street Park

BANKSIDE OPEN SPACES TRUST

EXTERIOR ARCHITECTURE.

Hard Landscape & Seating



Coloured Concrete



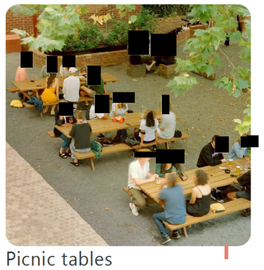
Play surfacing



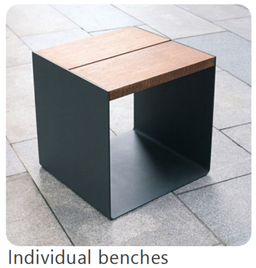
Timber Platform Seat



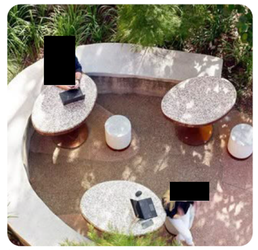
Open Linear Bench Seats



Picnic tables



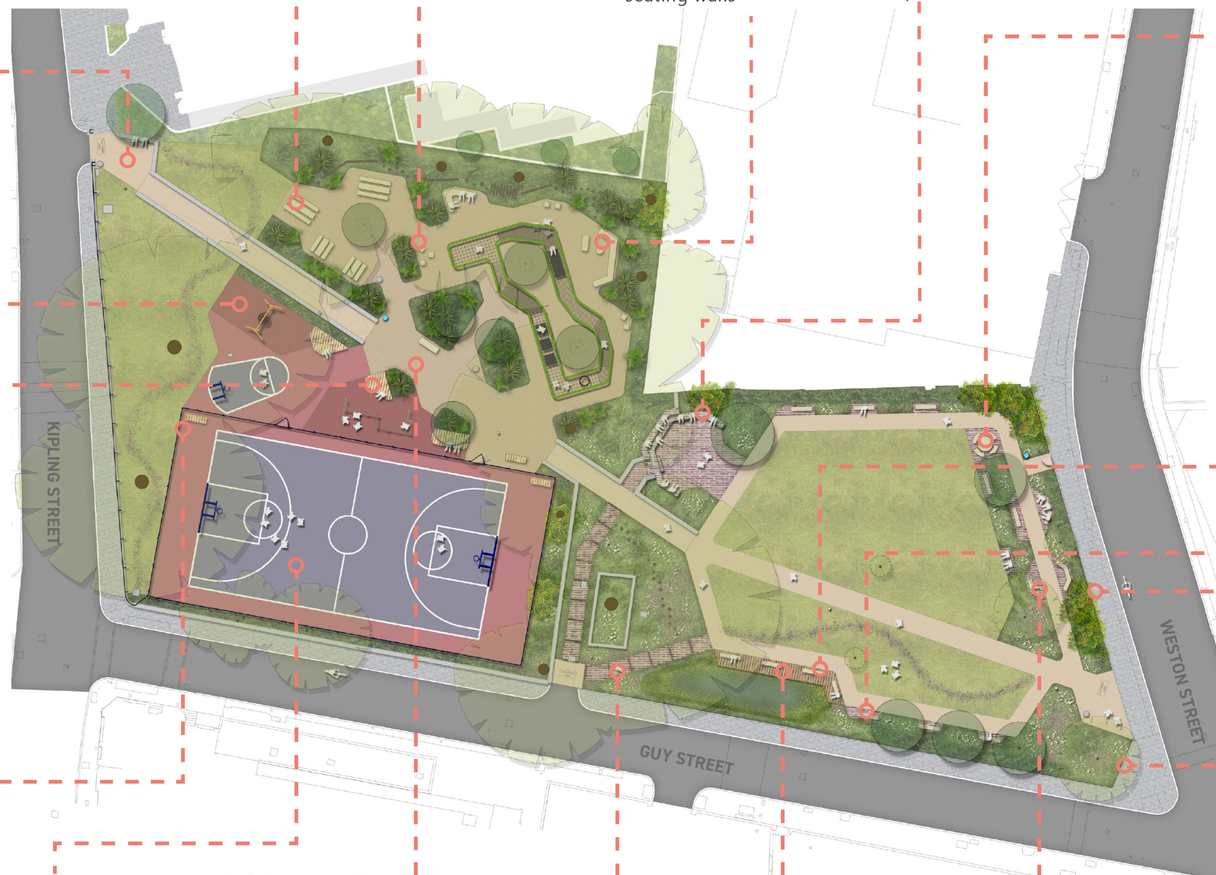
Individual benches

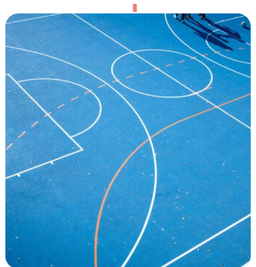


Individual and group seating walls



Terraced seating in clay pavers

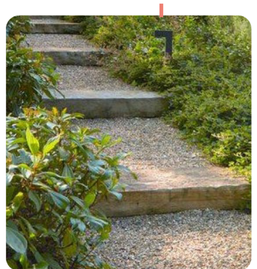




Coloured Asphalt



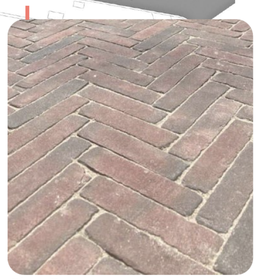
Bonded Gravel



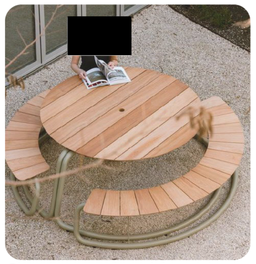
Stepped Pathway



Timber decking



Clay Pavers



Circular picnic table with bench seating



Solid linear bench seats



Bench seating with backrest and arm rests, and additional paving area to allow for wheelchair, walking frame, or pram parking adjacent



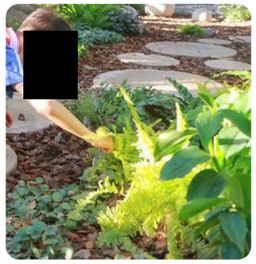
Proposed 1.2m high fence replacing existing 1.8m high fence to improve sightlines and visibility

Guy Street Park

BANKSIDE OPEN SPACES TRUST

EXTERIOR ARCHITECTURE.

Soft Landscaping



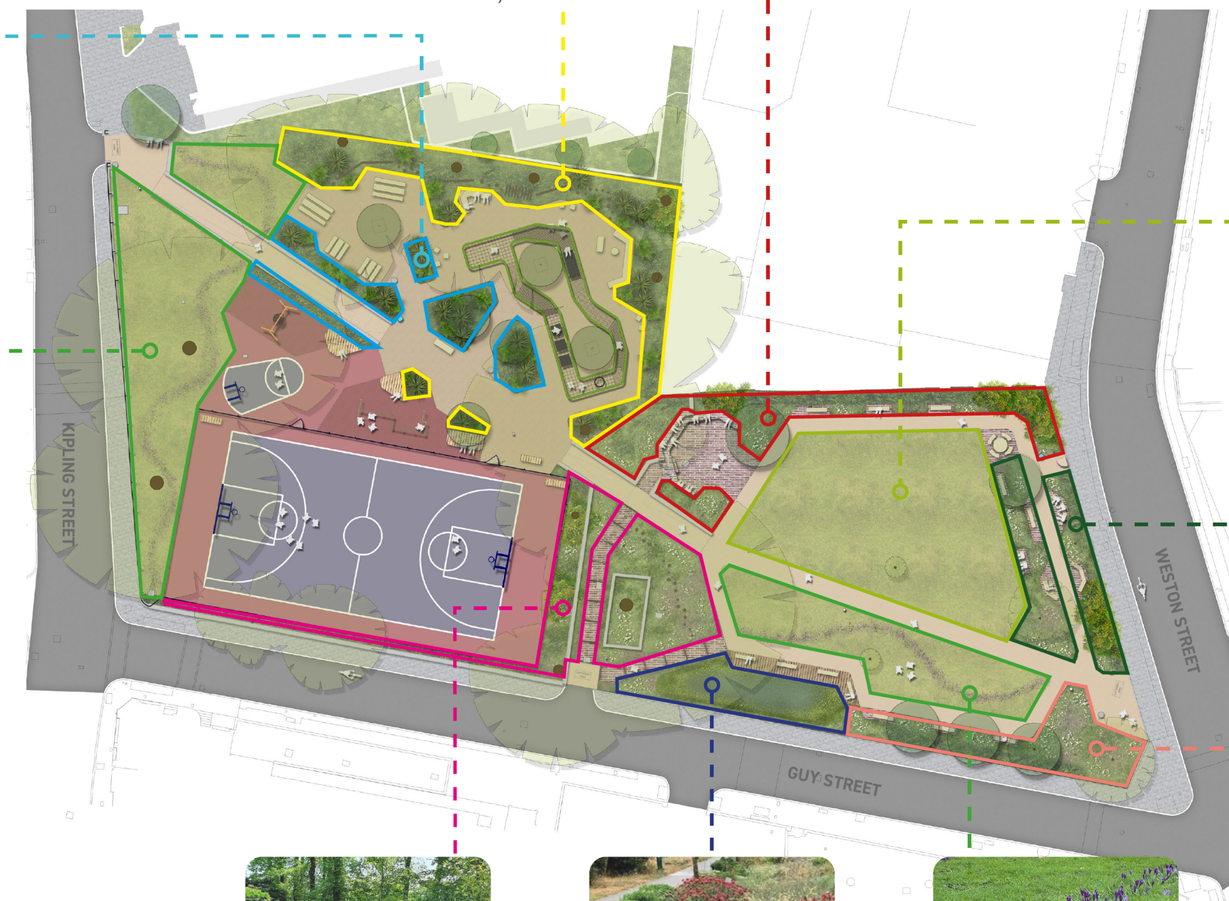
Play Garden Planting (shade tolerant)



Pollinator Rich Planting

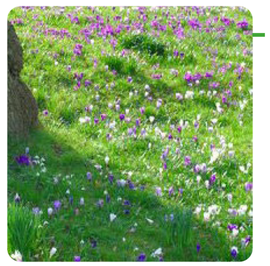


Contemplative Shade Garden Planting





Amenity Lawn



Species Rich Lawn with Crocus Wave
(shade tolerant)



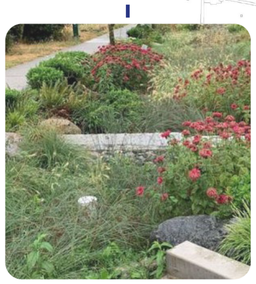
Sensory Herb Garden with opportunity for community grow space



Ecological Planting with Spring Bulbs



Ecological Planting with Natives



Rain Garden Planting



Species Rich Lawn with Crocus Wave

Agenda Item 7

Meeting Name:	Planning Committee (Major Applications) A
Date:	14 October 2025
Report title:	Development Management
Ward(s) or groups affected:	All
Classification:	Open
Reason for lateness (if applicable):	Not applicable
From:	Proper Constitutional Officer

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.

2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:

    a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Levelling Up, Housing and Communities and any directions made by the Mayor of London.

b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.

7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.

8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.

9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.

Community impact statement

10. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

11. 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.

12. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning and growth is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a

written agreement in a form of words prepared by the assistant chief executive – governance and assurance, and which is satisfactory to the director of planning and growth. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the assistant chief executive – governance and assurance. The planning permission will not be issued unless such an agreement is completed.

13. 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.

14. 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.

15. The National Planning Policy Framework (NPPF), as amended in December 2024, is a relevant material consideration and should be taken into account in any decision-making.

16. 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.

17. "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."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

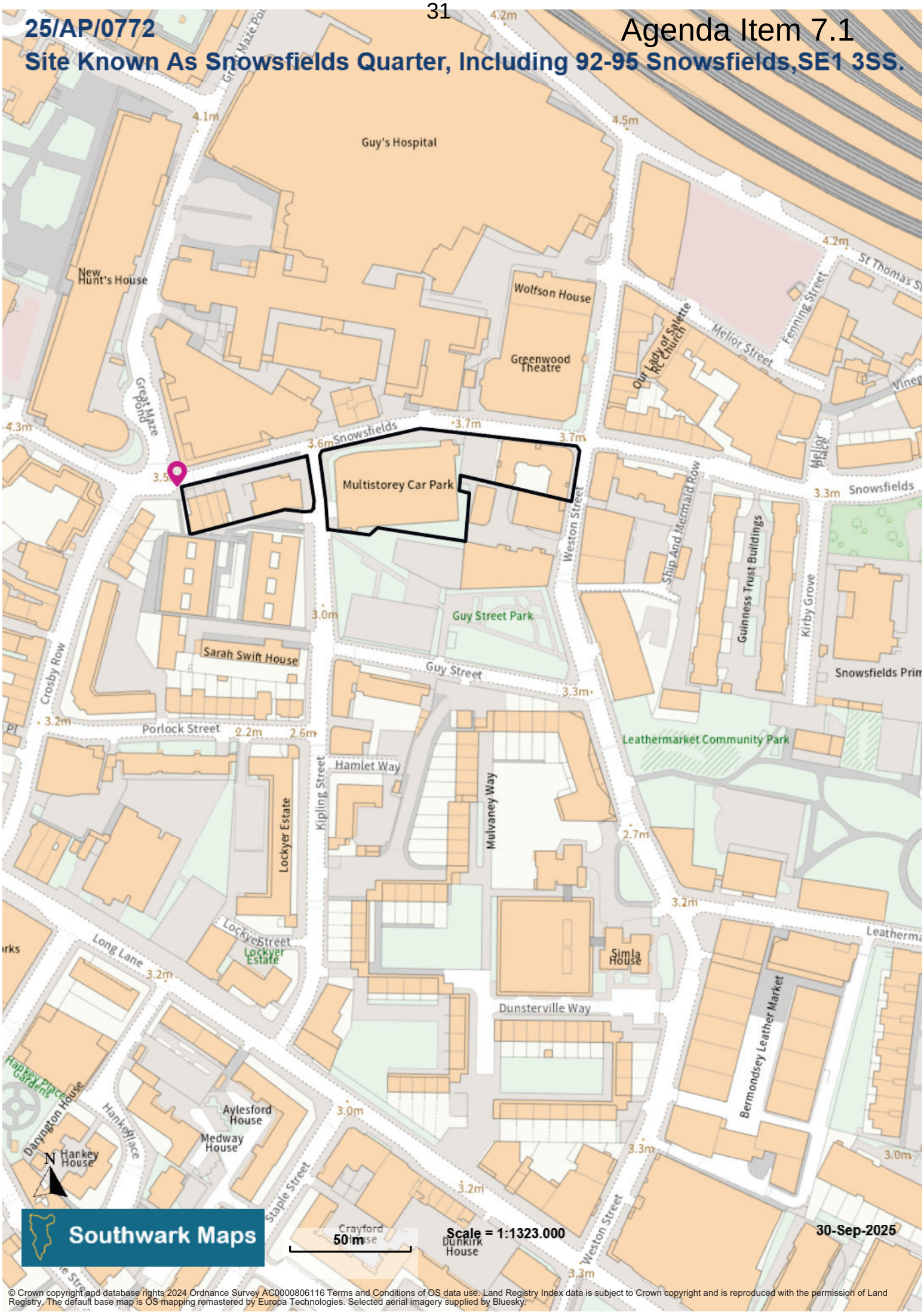
AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Kamil Dolebski, Specialist Lawyer (Planning) Gerald Gohler, Constitutional Officer	
Version	Final	
Dated	2 October 2025	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments sought**	**Comments included**
Assistant Chief Executive – Governance and Assurance	Yes	Yes
Director of Planning and Growth	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		2 October 2025

25/AP/0772

Agenda Item 7.1

Site Known As Snowsfields Quarter, Including 92-95 Snowsfields,SE1 3SS.



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Meeting Name:	Planning Committee (Major Applications) A
Date:	14 October 2025
Report title:	**Development Management planning application:** Application 25/AP/0772 for: Full Planning Application **Address:** Site Known As Snowsfields Quarter Including 92-95 Snowsfields, 96 Snowsfields (The Miller Pub), NCP London Bridge Car Park, And 111 Snowsfields (the Former Margaret House), London, SE1 3SS. **Proposal:** Demolition of the existing buildings and the construction of three new buildings, providing flexible commercial floorspace (Class E (g)), ground floor retail (Class E (a-b)), science on display (Class E(g)/F1), community performance floorspace (Class E/F1), a Public House (Sui Generis); cycle parking, servicing, refuse and plant areas, public realm and highway improvements, and other works incidental to the development.
Ward(s) or groups affected:	London Bridge & West Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 01/04/2025	**Application Expiry Date**: 22/07/2025
Earliest Decision Date: 22/07/2025	

RECOMMENDATIONS

1. That planning permission be granted subject to conditions, the applicant (Oxford Snowsfields Development Limited and Guy's & St Thomas' Foundation), entering into an appropriate legal agreement, and referral to the Mayor of London.

2. That in the event that the requirements of paragraph 1 above are not met by 1 February 2026, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 409.

EXECUTIVE SUMMARY

3. The Site is comprised of Plots 1-3 situated to the south of Snowsfields, with Plot 1 located to the west of Kipling Street and Plots 2-3 located to the east of Kipling Street. On Plot 1, there is an existing two-storey pub on the corner of Snowsfields and Kipling Street, The Miller, in addition to a two-storey building with four retail units at ground floor and residential homes above. Plot 2 sits at the centre of the site on the eastern side of Kipling Street and comprises a multi-storey car park accessed from Kipling Street. Plot 3 is situated on the eastern part of the site at the junction of Snowsfields and Weston Street and contains a three-storey c-shaped block with an inner courtyard to the south, which has an original use as a hostel and temporary consent for office use approved in November 2016 and expiring March 2026 (application ref: 23/AP/0572).

4. The development proposes demolition of all existing structures on-site and construction of a mixed-use life science and office scheme with replacement pub, café and new community floorspace and associated landscaping and public realm works. The maximum height of the buildings vary between 7 and 15-storeys (including rooftop plant enclosures) up to a maximum height of 69.55m Above Ordnance Datum (AOD), in addition to 1 to 2.5 storey basements providing associated ancillary facilities, cycle parking and plant room. The proposals include a comprehensive site-wide landscaping approach which seeks to improve greening, biodiversity, and visual connection to the surrounding green spaces. The proposals also include the widening of footpaths to improve the pedestrian environment around the Site.

SUMMARY TABLES

5.

Uses			
Use Class Description	**Existing GIA (sqm)**	**Proposed GIA (sqm)**	**Change +/- (sqm)**
E(b) Sale of food and drink mostly for consumption on the property	228	306	+78
Class C3 Residential (four units)	119.8	0	-119.8
Sui Generis	14,079	458	-13,621

Class E (Office)	1,178	32,466	+31,288
Class E/F1 Community performance and science of display floorspace	0	275	+275
Total	15,604.8	33505	+17900.2

Heights		
	Maximum height	**Number of Storeys**
Plot 1	36m	8
Plot 2	69.55m	15
Plot 3	32.3	7

Open Green Space			
	Existing Area	**Proposed Area**	**Change +/-**
Public Open Space	489sqm (excluding footway within public highway)	548 sqm (excluding footway within public highway)	+ 59 sqm

Carbon Saving and Trees	
Criterion	**Details**
CO2 savings	21% over Part L 2021 (10.9% be lean, 10.9% be clean, 21.1% be green)
Trees Lost	6
Trees Gained	17 (5 street trees and 12 terrace trees)

Greening, Drainage and Sustainable Transport Infrastructure			
Criterion	**Existing**	**Proposed**	**Change +/-**
Urban Greening Factor	-	0.3	-
Green / other Roof Coverage	0	Intensive green roof 347.2 sqm Extensive green roof 467.74 sqm Blue roof 128 sqm	+ 942.94 sqm
Electric Vehicle Charging Points	0	4	+ 4

CIL and Section 106	
Criterion	**Total Contribution**
CIL (estimated)	£103,836.52
MCIL (estimated)	£4,886,183.46
S106 Contribution	£2,763,304.44 is total As per the 'Planning Obligations' section of this report

BACKGROUND INFORMATION

Site location and description

6. The applicant's description of the site is largely adopted as set out and amended below. The application site is located on land along Snowsfields (partially designated Cyle Route – Quietway Q 14) and comprises three parcels of land (Plot 1, Plot 2, and Plot 3) totalling an area of approximately 4,385 sqm. The Site is separated between Plot 1 and Plot 2 by Kipling Street (partially designated Cyle Route – Quietway Q 14), which runs in a north-south direction and joins Snowsfields. The Site comprises the below:

- Plot 1: 92-96 Snowsfields Class E retail (four units) and C3 residential above (four units); and the Miller Pub: public house (Sui Generis) located at 96 Snowsfields.
- Plot 2: NCP multi-storey car park (Sui Generis)
- Plot 3: Margaret House temporary use as an office (Class E). Permanent use as Hostel (Sui Generis)



Image 1: Site location plan (edged in red)

7. As described in the submission, Plot 1 is situated on the western part of the application site and is bound by Snowsfields to the north, Kipling Street to the east, existing 2-storey residential units to the west which are accessed off of Crosby Row, and 4-storey residential flats to the south known as Hamilton Square. The Guy's Cancer Centre is located immediately to the north of this plot.

8. Plot 1 features existing buildings which comprise a 2-3 storey Public House ('The Miller') on the corner of Snowsfields and Kipling Street, with a short run of four retail units with a single storey of residential accommodation above (92-96 Snowsfields) which have their existing access in the western part of the Site. Between these 2 and 3 storey blocks is a small area of hard standing, used by the public house, along with the widened footpath to the north for external seating.

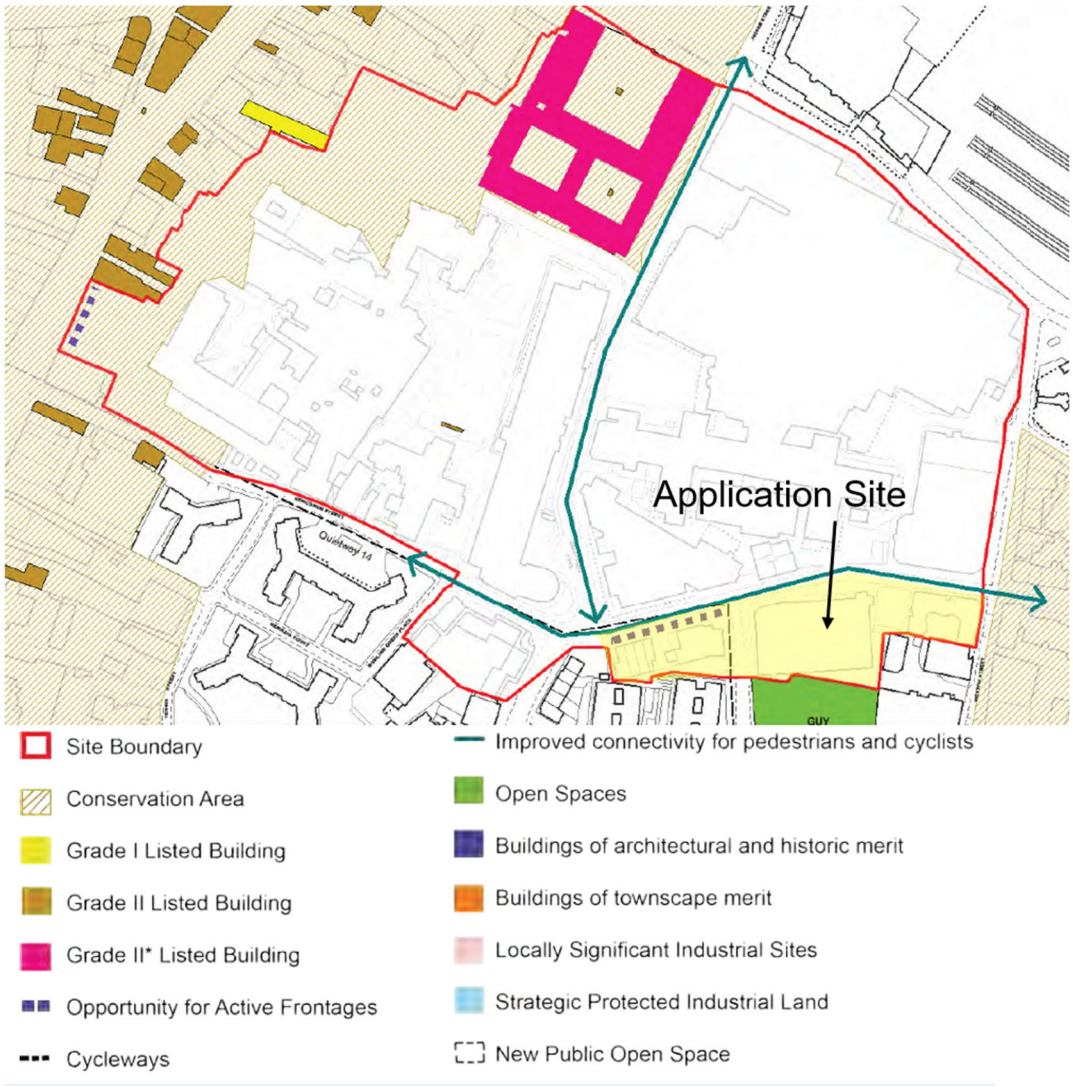
9. Plot 2 sits at the centre of the Site on the eastern side of Kipling Street. It comprises an 8-storey commercial public car park operated by NCP, which is bound by Snowsfields to the north, Margaret House (Plot 3) to the east, Guy Street Park to the south which is designated Borough Open Plan and features mature London Plane trees established near the site boundary, and Kipling Street to the west. A locally listed building is located to the south across Guy Street Park (ID 150 at 50,52 Kipling Street). The existing car park on the Site is accessed by vehicles from Kipling Street and is laid out across split levels, with the uppermost tier positioned to the south of the plot, adjacent to Guy Street Park.

10. Plot 3 is situated on the eastern part of the Site. It comprises 'Margaret House', a 3-storey building located at 19 Weston Street and 111 Snowsfields. It is bound by Weston Street to the east, the NCP car park to the west, Snowsfields to the north, and 3-storey mixed-use buildings to the south. Plot 3 is adjacent to a locally listed building to the south (ID 316 - 73-77 Weston Street). Additionally, three locally listed buildings (ID 401 at 123 Snowsfields, ID 416 at 70 Weston Street, and ID 417 at 72 Weston Street) and the Bermondsey Street Conservation Area are located across Weston Street to the east. Ronald McDonald House previously occupied the Site until it was relocated to a new building near to St Thomas' Hospital in December 2016, at which time the House at Snowsfields was closed.

11. Temporary planning permission was granted in January 2017 (Ref: 16/AP/4662) for the change of use of Margaret House from a hostel (Sui Generis) to an office (B1) for a period of three years, for use as offices for contractors and management teams working on a nearby development. Planning permission was granted on 21 March 2020 (Ref: 20/AP/0301) to enable this use to continue for a further three years (i.e. until 21 March 2023). In May 2023, a further application (ref. 23/AP/0572) was granted to renew the temporary change of use for a further three-year period from Sui Generis (hostel) to Class E (g)(i) (offices).

12. The following policy designations are relevant to this site:
    - Area Vision - AV.11 London Bridge
    - Team London Bridge Business Improvement District
    - Neighbourhood Plan Area - Old Bermondsey Village
    - Site allocation - NSP52 London Bridge Health Cluster
    - London View Management Framework Wider Setting Consultation Area (WSCA) - View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
    - London Views Management Framework – Extended background vistas - View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
    - Borough View WSCA Nunhead Cemetery Wider Setting Consultation Area - View 2 The linear view of St Pauls Cathedral from Nunhead Cemetery
    - Borough View LVS Nunhead Cemetery Landmark Viewing Corridor - View 2 The linear view of St Pauls Cathedral from Nunhead Cemetery
    - Archaeological Priority Areas (APA1)
    - District Town Centre
    - Protected Shopping Frontage (Plot 1 only)
    - Tall buildings - Central Activities Zone
    - Strategic Cultural Area - South Bank Strategic Cultural Quarter
    - Air Quality Management Area
    - Bankside, Borough and London Bridge Opportunity Area
    - Hot food takeaway primary school exclusion zone
    - Critical Drainage Area (partial)
    - Surface water flood risk high (partial within Snowsfields)
    - Surface water flood risk medium (partial within Snowsfields)
    - Surface water flood risk low (partial)
    - Flood Zone 3
    - Flood Zone 2

13. The application site is allocated for redevelopment in accordance with NSP52 of the Southwark Plan (2022). The site allocation map and key are shown below with the application indicatively highlighted in yellow.



Site allocations set out land uses that *must* be provided as part of the redevelopment, in addition to other acceptable land uses that *should* be provided, alongside the required land uses. Site allocations are expected to achieve all the site requirements of both *must* and *should*.

14. The site requirements for NSP52 are as follows:

Redevelopment of the site must:

- *Provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster; and*
- *Improve pedestrian movement and permeability through the site.*

Redevelopment of the site may:

- *Provide for the needs of visitors, pedestrian and the surrounding workforce through the provision of ancillary uses, which would complement the health cluster, including town centre (Class E uses);*
- *Provide residential institutions (such as care homes, hospitals, nursing homes, residential colleges and training centres (C2));*

- *Provide student housing (sui generis) where this is directly linked to nominations from the hospital.*

15. The allocation also states that redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape and that the scale of any new buildings should step down towards the site boundaries. Further, as shown above, the site provides opportunities for an active frontage onto Snowsfields and for a cycleway on both Snowsfields and Kipling Street.

16. The purpose of the site allocation is to ensure that when the site comes forward for redevelopment, it successfully integrates into its surrounding context and contributes to meeting a strategic need in relation to the London Bridge Health Cluster.

Surrounding Area

17. The surrounding area is characterised as mixed use, with Guy's Hospital and Guy's Cancer Centre immediately opposite the Site along Snowsfields. This includes a range of student accommodation, commercial and residential properties. To the east, are a number of low-rise properties containing a mix of residential and commercial uses including the Arc Nursery approximately 45m to the east on Crosby Row, beyond which lies Snowsfields Primary School, Bermondsey Village Hall, and Leathermarket Gardens. Immediately to the south are residential homes in Hamilton Square, and Guy Street Park. The surrounding areas to the south and west are predominantly residential uses. Site context photos are provided in sections 2.6.1 to 2.6.4 of the design and access statement.



Image 2: Aerial Image of the site (indicatively highlighted in yellow)

18. The Site does not contain any listed buildings, nor is it located within a conservation area. Heritage assets within the surrounding context include the Grade II* listed Guy's Hospital and associated Grade II assets; the Grade II listed 25 and 27 Crosby Row; the Bermondsey Street Conservation Area; the Borough High Street Conservation Area; and the Trinity Church Square Conservation Area (as well as the listed buildings within them). Furthermore, this Site partially lies within the Background Assessment Areas of LVMF views 3A.1 – Kenwood Viewing Gazebo to St. Paul's Cathedral.

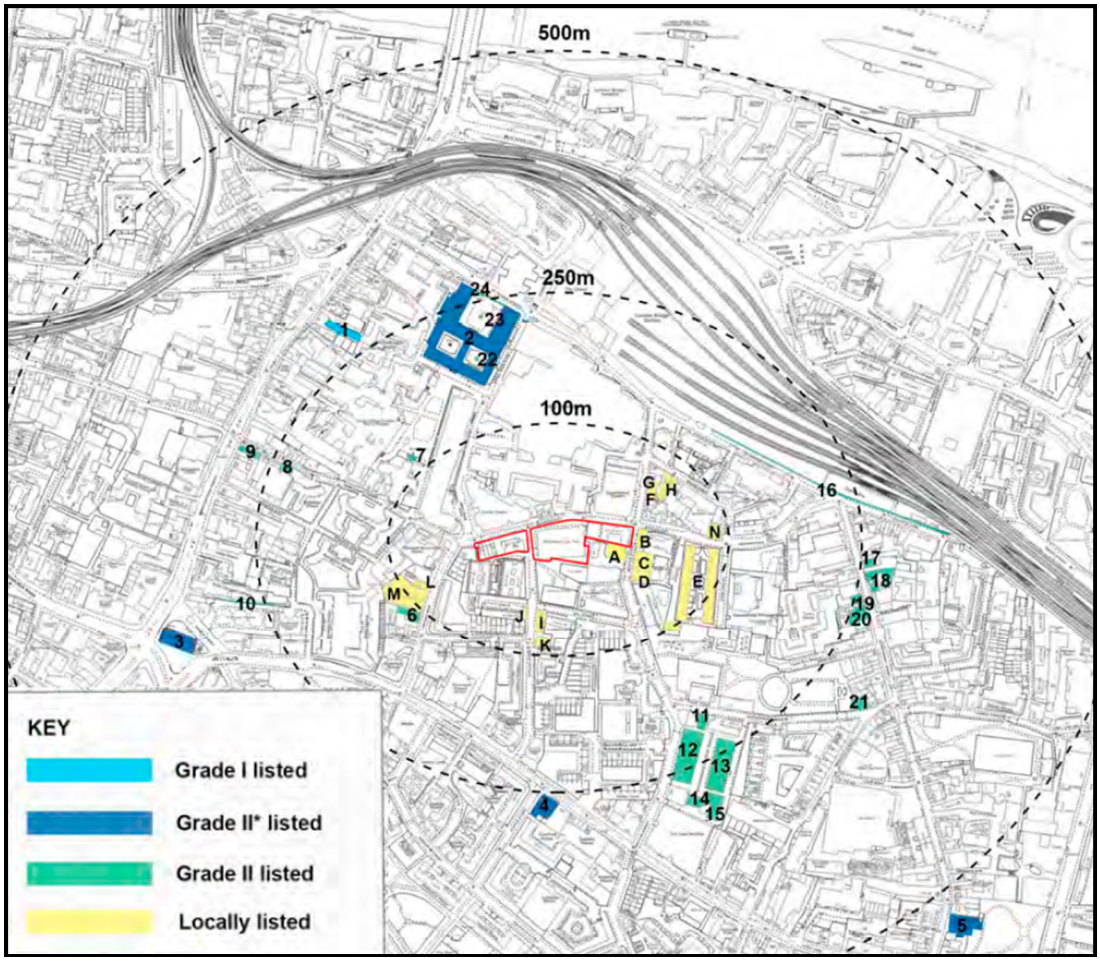


Figure 1 TVIA Figure 4.1

19. The Site has a PTAL rating of 6b (highest rating) indicating a very high level of public transport accessibility. Nearby London Buses, London Bridge Underground, and National Rail stations all have step-free access. Cycleway 14, part of London's Strategic Cycle Network (SCN), runs past the Site on Snowsfields and Kipling Street, providing a quiet cycle route between Blackfriars and Rotherhithe. The nearest section of the Transport for London Road Network (TLRN) is approximately 160m away on St Thomas Street.

Details of proposal

20. As set out above, the development proposes demolition of all existing structures on-site and construction of a mixed-use life science and office scheme with replacement pub, café and new community floorspace and associated landscaping and public realm works. The maximum height of the buildings varies between 7 and 15-storeys (including rooftop plant enclosures) up to a maximum height of 69.5m Above Ordnance Datum (AOD), in addition to up to 2.5 storey basements providing associated ancillary facilities, cycle parking and plant room. The proposal is made up of three parts and associated landscaping:

- Plot 1 proposes a ground plus six-storey building roof top plant and

photovoltaic panels and 2-storey basement, with a maximum height of +39.6m Above Ordnance Datum (AOD). From the second floor to the rooftop plan, the building steps back approximately 8-9m from the western site boundary and below this the setback is approximately 1.2m. The building is sited adjacent to the southern boundary, however a space buffer of approximately 0.7m is created by projecting latticework attached to the building. The north and east elevations are sited adjacent to the footway with a more generous setback along Kipling Street.

- Plot 2 proposes a 15-storey building with a 2.5-storey basement, with a formed building height of 69.55m AOD including the majority of required plant and screening structures but excluding the maximum height of the anticipated Building Maintenance Unit (BMU) and some safety railings (as shown on drawing SNQ-AAM-2-ZZ-DR-AR-07300).

- Plot 3 proposes a part 2-, part 4-, part 7-storey building with a 2-storey basement featuring flexible commercial / life science building (Use Class E(g)), including two flexible café/retail units at ground floor (Use Class E(a-b)), with a maximum height of 36.10m AOD. The building steps back on the eastern side at the third, fifth and sixth floor.

- The proposals include a comprehensive site-wide landscaping approach which seeks to improve greening, biodiversity, and visual connection to the surrounding green spaces. The proposals also include the widening of footpaths to improve the pedestrian environment around the Site.

Land Use

21. Plot 1 is proposed as a pub at basement, ground and first floor on the corner of Snowsfields and Kipling Street, in addition to community performance floor space at ground and first floor. The Second to sixth floor is proposed to be for life science labs/office, with a rooftop plant enclosure and photovoltaic panels above. Cycle parking is proposed at ground floor with showers and changing facilities in the basement, along with plant room and ancillary storage area.

22. Plot 2 is proposed as a reception, café and ‘Science on Display’ public atrium at ground floor. First to sixth and eighth to fourteenth floor is proposed to be for life science labs/office, with plant at the seventh and fifteenth floor. Cycle parking, showers and changing facilities are proposed in the basement, along with plant room and ancillary storage areas. The rear of the building will be extensively greened, including a green wall, terrace planting to provide a visual connection to the surrounding green spaces and maximise biodiversity improvements.

23. Plot 3 is proposed to include a lobby area, meeting rooms and offices at

ground floor including for building management, postal and security offices. There is an external courtyard to the rear accessed by a passageway from Weston Street. First to fifth floor is proposed to be for life science labs/office, with plant at sixth floor. Plant, back of house and storage area in the basement. Additional flexible retail/café uses.

24. As set out in the planning statement, the alteration from the existing and proposed use classes across the site are set out below.

Existing Uses	Existing GIA (sqm)
E(b) Sale of food and drink mostly for consumption on the property	228
Class C3 Residential (four units)	119.8
Sui Generis	14,079
Class E (Office)	1,178
Total	**15604.8**

Proposed Use Class	Proposed GIA (sqm)
Office/Lab (Class E (g))	32,466
Public House (Sui Generis)	458
Café/Retail (Class E (a-b)	306
Community Performance Floorspace (Class E/F1)	102
Science on Display Floorspace (Class E(g)/F1)	173
TOTAL	**33,505**

Uses			
Use Class Description	**Existing GIA (sqm)**	**Proposed GIA (sqm)**	**Change +/- (sqm)**
E(b) Sale of food and drink mostly for consumption on the property	228	306	+78
Class C3 Residential (four units)	119.8	0	-119.8
Sui Generis	14,079	458	-13,621
Class E (Office)	1,178	32,466	+31,288
Class E/F1 Community performance and science of display floorspace	0	275	+275
Total	**15,604.8**	**33,505**	**+17,900.2**

25. The provisions summarised by plot are set out below.

Plot 1 Consent for the following uses and areas (GEA):

- Class E(g) - Life sciences: 5,400 sqm
- Public House (Sui Generis): 519 sqm
- Community Performance Floorspace (F1): 108 sqm

Plot 2 Consent for the following uses and areas (GEA):

- Class E(g) - Life sciences: 26,614 sqm
- Café/Retail (Class E (a-b): 171 sqm
- Science on Display Floorspace (Class E(g)/F1): 236 sqm

Plot 3 Consent for the following uses and areas (GEA):

- Class E(g) - Life sciences: 4,981 sqm
- Retail (Class E (a-b): 212 sqm

26. A visual representation of the proposed uses is included in the DAS and is copied below.

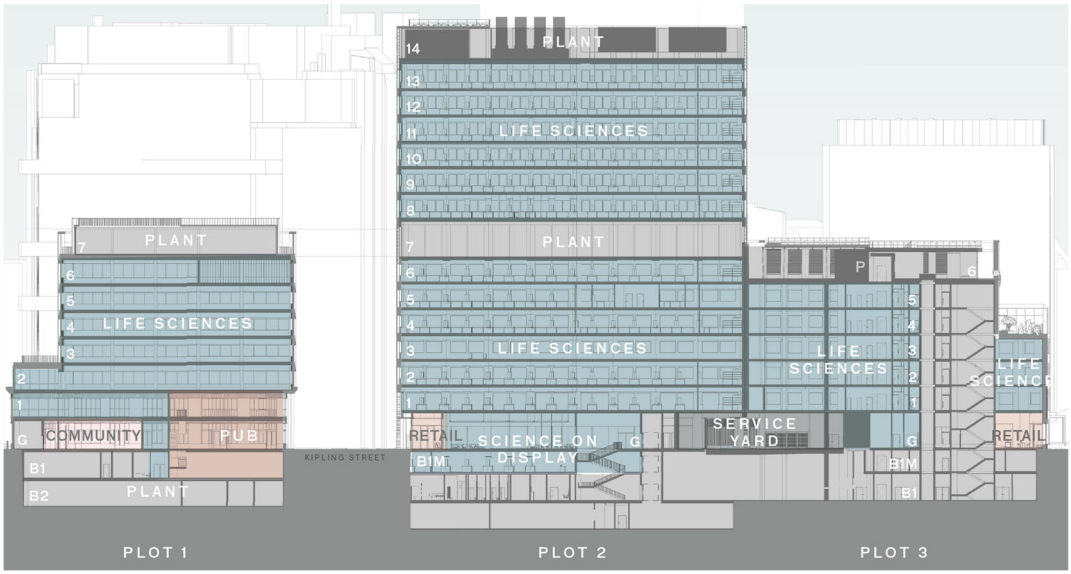


Figure 2 Use classes as shown on pages 100-101 of Design and Access Statement

Employment Reprovision

27. The proposal includes the re-provision of commercial floorspace in Plots 1, 2, and 3, which is designated as 32,466 sqm office/lab space, 458 sqm sui generis (pub), 306 sqm café/retail, and 275community floor space. This application would deliver 3,290.9sqm of affordable workspace, which represents 10% affordable workspace as calculated from the uplift on employment space. The 275sqm of community floor space would be provided as part of the affordable workspace provision, which will include 102sqm of community performance floor space and 173sqm of education space.

Proposed Design Approach

28. As explained in the submitted planning statement, the applicant engaged in a pre-application process prior to submitting the application, including multiple design review panels and the submission indicates the form of the proposed development responds to both strategic and local views as well as the setting of local heritage assets.

29. Plot 1 is proposed as a western gateway to the Snowsfields Quarter, located at the junction between the Guy's & St Thomas' Hospital and King's College Campus to the north, and the neighbourhood context to the south. The proposed massing has been designed to mediate the scale of the existing and proposed surrounding buildings, with the building sitting predominantly within the silhouette of the Guy's Cancer Centre when viewed from a broad range of angles. At street level, the building's footprint is set back from the surrounding street frontages and undulates to engage with the surrounding public realm, and is proposed to provide an inviting and vibrant streetscape, maximise the public real, and to strengthen connections between Snowsfields and Guy Street Park.

30. Plot 2 is located within the centre of the Site and features a cranked design which hinges in the centre towards Snowsfields. The primary footprint geometry is intended to respond to the inflection of the route in the middle of the Site. The intention is to define two distinct angles along the Snowsfields elevation, which is then mirrored on the south, to provide a setback from the canopies of the adjacent, mature London Plane trees in Guy Street Park. The massing is further is proposed as a response to two contrasting conditions on either side of the plot. To the north, the massing addresses the urban condition of the London Bridge cluster, aligning its perceived top datum to that of the neighbouring Guy's Cancer Centre, but subservient to the taller buildings that are part of Guy's Hospital, the King's College Campus, and the Shard. A smaller volume addresses the park and predominantly residential areas to the south, softened by the extension of planting up the full height of the south facade. The southern massing is offset to the east, opening up views of the park from Snowsfields.

31. Plot 3 is proposed to respond to the surrounding context, transitioning in building scale from the Bermondsey Conservation Area and surrounding residential areas to the south and east, to the cluster of high-rise buildings ascending towards London Bridge Station and the Shard to the north. The proposed building comprises three forms:
    - form 1 on Weston Street is a lower, more idiosyncratic form;
    - form 2 on Snowsfields is a taller, more regular form; and
    - form 3 at the intersection which includes a lantern pavilion which sits atop the highly visible corner becoming a focal point for the building.

Landscaping and public realm

32. The landscape for the public realm proposed to improved connection between the hospital community to the north, and the local residential community to the south. The proposed streetscape features seasonal and native planting along Snowsfields and Kipling Street. A sensory garden is proposed adjacent to the ground floor community-focussed uses.

Transport

33. The Proposed Development will be car-free and will provide cycle facilities for employees and visitors, with a total of 385 long-stay cycle parking spaces with ancillary shower and changing facilities. 26 short-stay cycle parking spaces are proposed to be provided within the public realm surrounding the Site. Plot 1 is proposed to be serviced via a loading bay accessed from Kipling Street and Plots 2 and 3 are serviced wholly on-site within a dedicated service yard.

Amendments to the application

34. During the course of the applications, amended / updated plans were received with all updated documents confirmed in updated document and drawing schedules uploaded to the council's planning register.

35. The primary change included redesign of the Plot 1 loading bay from an onsite location to an on street location, to enable drivers to exit and enter in a forward gear, and further clarification relate to the protection of offsite trees. This was due to comments received from consultees and members of the public during the course of processing the application. In addition to this, meaningful amendments were achieved through the course of pre-application discussions and these are summarised below.

36. Updated plans and documents were also provided by the applicant in response to the consultees including to the third part EIA review. The comments of the relevant specialist and further information received are discussed in further detail in the relevant sections.

Planning history of the site and adjoining or nearby sites

37. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 2.

Pre-Application

The following pre-application meetings have been held with respect to the proposed development on the site and Southwark Council:

- Pre-application initial meeting: 20/10/2022

- Pre-application 01: 21/02/2023
- Pre-application 02: 02/05/2023
- Technical meeting 1 trees and park: 04/05/2023
- Pre-application 03: 01/06/2023
- Design Review Panel: 5/07/2023
- Technical meeting 2 transport strategies and highways proposals: 11/07/2023
- Technical meeting 3 energy and sustainability strategies: 27/07/2023
- Planning and land use meeting: 23/08/2023
- Greater London Authority and Transport for London meeting: 29/09/2023
- Review of proposed townscape views and TVHIA analysis: 29/09/2023
- Pre-application meeting 04: 11/10/2023
- Historic England meeting – overview of proposal: 18/10/2023
- Technical meeting 4: microclimate modelling - wind, daylight and sunlight: 31/10/2023
- Pre-application meeting 05: 14/11/2023
- Design Review Panel: 11/12/2023
- Pre-application meeting 06: 30/01/2024
- Pre-application meeting 07: 9/02/2024
- Technical meeting 5: 06/03/2024
- Pre-application meeting 08: 02/08/2024
- Draft Section 106 heads of terms meeting: 4/02/2025

38. During the course of the pre-application meetings, the principles of development were refined, particularly in relation to height, form, and massing and are summarised in the submitted design and access statement, including reduction in the initially proposed heights which were:
    - Plot 1: 9 storeys including plant,
    - Plot 2: 17 storeys including plant, and
    - Plot 3: 5 storeys including plant.

    Plots 1 and 2 were reduced in the final submission to:
    - Plot 1: 8 storeys including plant (a reduction in height of 8.6m), and
    - Plot 2: 15 storeys including plant.

    Plot 3 was increased to 7 storeys including plant, but improvements were made to the form to break up the massing as explained above. Further, the massing of the building on Plot 1 was reduced by 8.6m as shown below.



Figure 3 Illustrative before and after aerial view of the proposed Plot 1 massing as shown in Design and Access Statement (a reduction in height of 8.6m)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of the proposed development in terms of land use;
- Environmental impact assessment;
- Urban design, townscape, and public realm;
- Heritage considerations;
- Landscaping and trees;
- Green infrastructure, ecology and biodiversity;
- Secured by Design;
- Archaeology;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight, noise and vibration;
- Transport and highways, including servicing, car parking and cycle parking;
- Environmental matters;
- Energy and sustainability, including carbon emission reduction
- Digital connectivity and infrastructure
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Consultation responses from external and statutory consultees
- Community impact, equalities assessment and human rights

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

Legal context

39. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the

development plan unless material considerations indicate otherwise. In this instance, the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

40. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

ASSESSMENT

Principle of the proposed development in terms of land use

Relevant policy designations

41. The National Planning Policy Framework (NPPF) was updated in 2024. At the
heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development, particularly on previously developed brownfield sites. Relevant paragraphs of the NPPF are considered in detail throughout this report. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

42. The Good Growth chapter of the London Plan includes GG2 “Making the Best Use of Land” and GG5 “Growing a Good Economy”, which are relevant to the proposal. To create sustainable mixed-use places that make the best use of land, objective GG2 states that those involved in planning and development must enable the development of brownfield land, particularly in opportunity areas and town centres, and prioritise sites that are well connected by public transport. It also encourages exploration of land use intensification to support additional workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Objective GG5 states that to conserve and enhance London’s global economic competitiveness — and ensure that economic success is shared amongst all Londoners— those involved in planning and development must, among other things:

- promote the strength and potential of the wider city region;
- ensure that London continues to provide leadership in innovation, research, policy and ideas, supporting its role as an international incubator and centre for learning;
- help London’s economy to diversify; and
- plan for sufficient employment space in the right locations to support economic development and regeneration.

43. In the economy chapter of the London Plan, policy E1 supports new office provision, refurbishments and mixed-use development. Policy E2 supports the provision of business space in a range of Class B uses in terms of type, use and size, at a range of rents, and policy E3 sets out the affordable workspace policy.

44. The principle of redevelopment of this site is established by London Bridge Health Cluster Site Allocation (NSP52) in the Southwark Plan 2022. NSP52 anticipates the provision of health, research and education facilities or otherwise support the functioning of the London Bridge Health Cluster. Redevelopment of the site is also anticipated to provide ancillary uses to complement the health cluster, including town centre Class E uses. This could include taller buildings subject to consideration of impacts on the existing character, heritage, and townscape and that the scale of any new buildings should step down towards the site boundaries.

45. The site falls within the boundary of AV.11 London Bridge Area Vision, as designated within the London Plan. The Area Vision identifies that London Bridge is a globally significant central London business district which is home to international business headquarters, centres of academic and health excellence at King's College London and Guy's Hospital as well as a local destination and town centre. The Area Vision support that development in London Bridge should harness the expertise and infrastructure from Kings College London, Guy's Hospital and other medical and science facilities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research and promote heath and wellbeing in the local environment. In terms of areas for growth, the Area Vision highlights that London Bridge is part of the London Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area delivering 10,000 new jobs and the London Bridge District Town Centre. It identifies that London Bridge has the potential to grow its strategic office provision, shops, leisure, culture, science and medical facilities and states that the site allocations in London Bridge will deliver around 57,000sqm (gross) offices and employment workspaces, 2,100sqm (gross) retail, community and leisure floorspace. The area vison sets out that London Bridge has a rich heritage preserved in historic monuments, buildings, yards, public spaces, vistas, cityscapes and archaeology. The Area Vision support the creation of a distinctive and inspiring world class environment that supports the prominence of the Shard, builds on the fabric of local alleyways and yards, and improves local accessibility and interchange at the station.

46. Plot 1 of the application site is designated as Protected Shopping Frontage (Plot 1 only) within the Southwark Plan 2022 (although the site itself sits outside the District Town Center). Policies P37 and P38 of the Southwark Plan provide that in Protected Shopping Frontage developments must provide active ground floor uses which provide a service to the general public and must not result in the loss of shops

outside Protected Shopping Frontages, unless there are exceptional circumstance.

47. The application site is designated Strategic Cultural Area - South Bank Strategic Cultural Quarter of the Southwark Plan. Policy P46 of the Southwark Plan relates to leisure, arts, and Culture and provides that developments must:
retain or re-provide existing leisure, arts and cultural uses and that reprovision should be of the same, or be better than, the quantity and quality of existing uses. Further Policy P47 of the Southwark Plan requires that community uses must be retained or replaced.

48. The application will result in a net increase of 32,909 sqm GIA of office and other employment spaces from the existing situation and anet increase of 745 jobs on the site supporting the delivery of the employment target in the Southwark Plan.

49. The redevelopment of the application site is considered to be in accordance with land use policies London Bridge Health Cluster Site Allocation (NSP52) of the Southwark Plan which anticipates life science commercial development in this location and policies GG2 and GG5 of the London Plan which support the growth of the London economy, particularly in highly accessible CAZ locations. The acceptability of each of the individual uses is considered in further detail in this section of the report.

50. In addition to the support for health, research and education in this location established by the Southwark Plan London Bridge Health Cluster site allocation, the site falls with a strategic life science cluster, called SC1 Guy's Hospital, in the London Growth Plan. A new London Plan will be published in 2027 and will be informed by the London Growth Plan. The London Growth Plan is a 10-year vision for growth, aiming for a city of reinvention, with actions to achieve growth in specific sectors and places. It aims to support an average productivity growth of two per cent a year, making London's economy £107bn larger in 2035, and helping create over 150,000 jobs by 2028. This strategy aims to ensure London's economy is comprised of multiple nodes of activity centres, through encouraging both a diversity in the locations and types of economic activities taking place in London. The London Growth Plan establishes key life science clusters in London, including within the vicinity of the application site with SC1 Guy's Hospital located at the heart of the city. However, prior to this application, life science development is yet to be established as part of the SC1 cluster. The development is considered to support the London Growth Plan's ambitions related to the SC1 Guy's Hospital life science cluster.

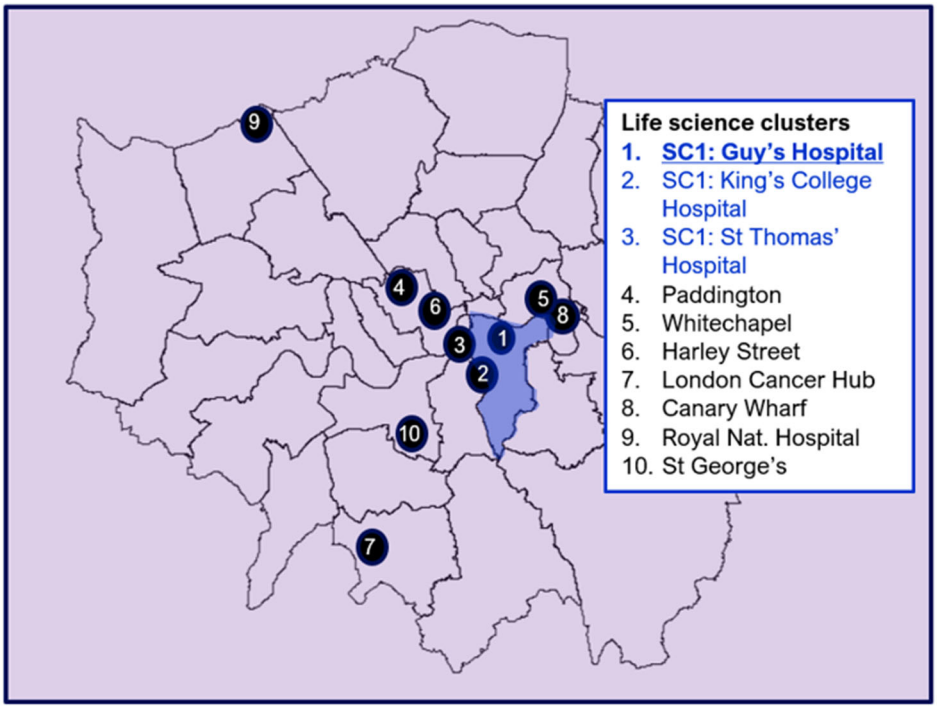


Figure 4 Life science clusters identified in the London Growth Plan

Employment floorspace (Class E (g)) including affordable workspace

51. The majority of the proposed floor area is for a mix of life-science laboratories and office (Class E(g)) that aim to provide specialist space for research and development. This is consistent with site allocation NSP52 'London Bridge Health Cluster' which requires the delivery of health, research and education facilities, or other uses that support the function of the London Bridge Health Cluster. The allocation sets out that other uses should provide for the needs of visitors, pedestrians and the surrounding workforce complementing the health cluster, including town centre Class E uses. To support the delivery of the scheme as proposed, a condition of consent is recommended to ensure a minimum of 32,466 sqm GIA of floor space will be delivered in accordance with the site allocation.

52. The site is located within the Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area. These policy areas support the delivery of Class E floorspace, in accordance with Southwark Plan Policies SP4 and P30, and London Plan Policies SD1, SD4, and E1. The proposed development is considered compliant with these policies.

53. Southwark Policy P30 (Office and business development) requires development plots within site allocations where employment re-provision is required to retain or increase the amount of employment floorspace on site. The proposal is acceptable as there will be no net reduction in office space.

54. Subject to the recommended conditions of consent and planning obligation, the proposed life science use, Use Class E(g), space is considered acceptable.

Affordable workspace

55. In accordance with Southwark Plan Policy P31, the development is required to deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount to market rents for a period of at least 30 years. The applicant has provided an Affordable Workspace Strategy in accordance with Southwark Plan Policy P31 which confirms that 10% affordable workspace will be delivered on the proposed uplift in commercial floorspace. This equates to an affordable workspace provision of 10% of 3,290.9sqm. which would be provided at a 25% discount to full market rent for a period of 30 years:

- 90% Affordable office and lab spaces (c. 3,015 sqm)
- 5% Community Performance Floorspace (c. 102sqm), and
- 5% Education space (c. 173 sqm).

The proposed Affordable Workspace Strategy seeks to provide flexibility on the delivery of affordable workspace..

56. The affordable workspace strategy has been reviewed by the council's Local Employment Team who have raised no objection subject to an appropriately worded s106 agreement. The proposed heads of terms would secure an Affordable Workspace Strategy which would ensure, among other things, that:

- Workspace is provided for a 30-year period at the discounts set out above.
- Updated affordable workspace strategy setting out the detailed affordable workspace offer (including specification to be delivered, the type use/ operating model and operator, proposed approach to selecting tenants etc).
- Detailed plans showing final location of affordable workspace.
- Appropriate marketing of the affordable workspace will be conducted.
- Proposed split of affordable workspace to include a minimum 5% community space and 5% education space.
- Appropriate cap on the maximum service charge should this be outside of the discount for rent.

57. Southwark Policy P28 (Access to employment and training) requires developments incorporating more than 5000sqm of gross floor area to provide training and jobs for local people in the construction stage. Policy compliant local employment opportunities or an equivalent payment in lieu will be secured through the agreed heads of terms.

Public house (Sui Generis)

58. It is proposed to replace the pub use where plot 1 would be, within the basement, ground and first floor footprint of the new building on this plot.

Officers consider the proposals comply with Policy P42 of the Southwark Plan which requires these uses to be retained, subject to a detailed review of environmental impacts. The replacement floor space for pub use would be secured by condition to ensure the development is delivered as proposed.

59. The Sue Generis pub would comprise 519 sqm across three floors as shown in the figures below.

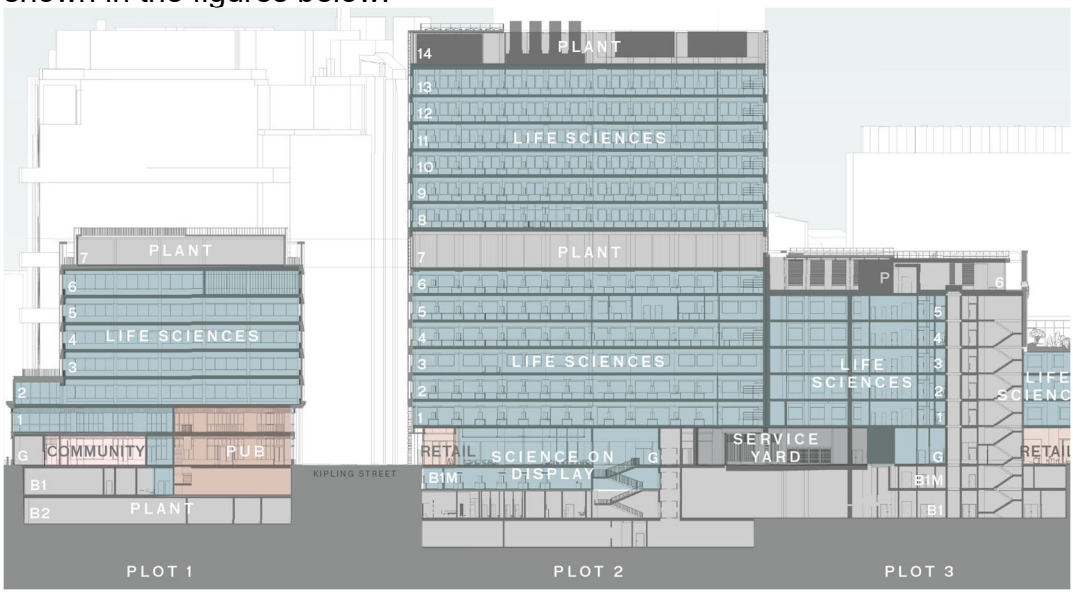


Figure 5 Use classes as shown on pages 100-101 of Design and Access Statement

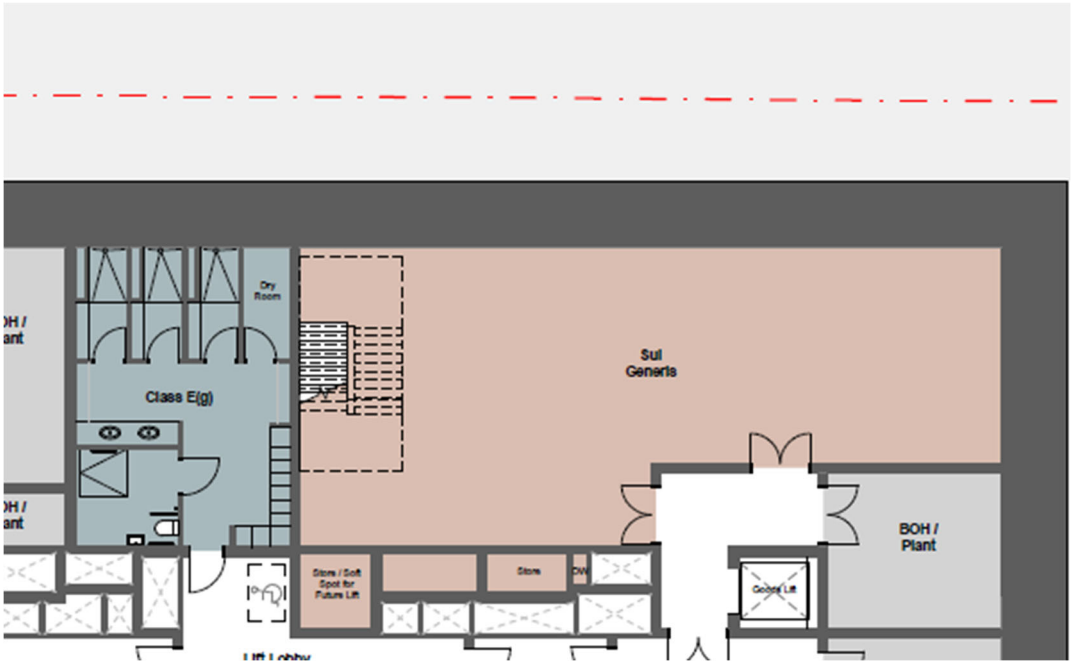


Figure 6 Plot 1 Basement Sui Generis use as shown on plan 350-DSD-P1-B1-DR-A-020099



Figure 7 Plot 1 First Floor Sui Generis use as shown on plan 350-DSD-P1-01-DR-A-020101

Cultural uses and science on display

60. The existing pub includes an upstairs theatre space run by a local improv comedy group known as Hoopla Impro. The space is used by Hoopla to run shows, courses and classes throughout the week, as well as being

available to the public for hiring. The applicant has worked with Hoopla to re-provide a space of the same or better quality and quantity than the existing provision on site, in accordance with Southwark Plan Policy P46 which would be secured as 108 sqm Community Performance Floorspace (F1) as part of the agreed s106 heads of terms. As set out above, it is proposed that this space be counted towards the affordable workspace provision and this and limits on chargeable rent would be secured through the s106 agreement. This is shown below. The s106 heads of terms also secures a contribution towards the fitout of this space.

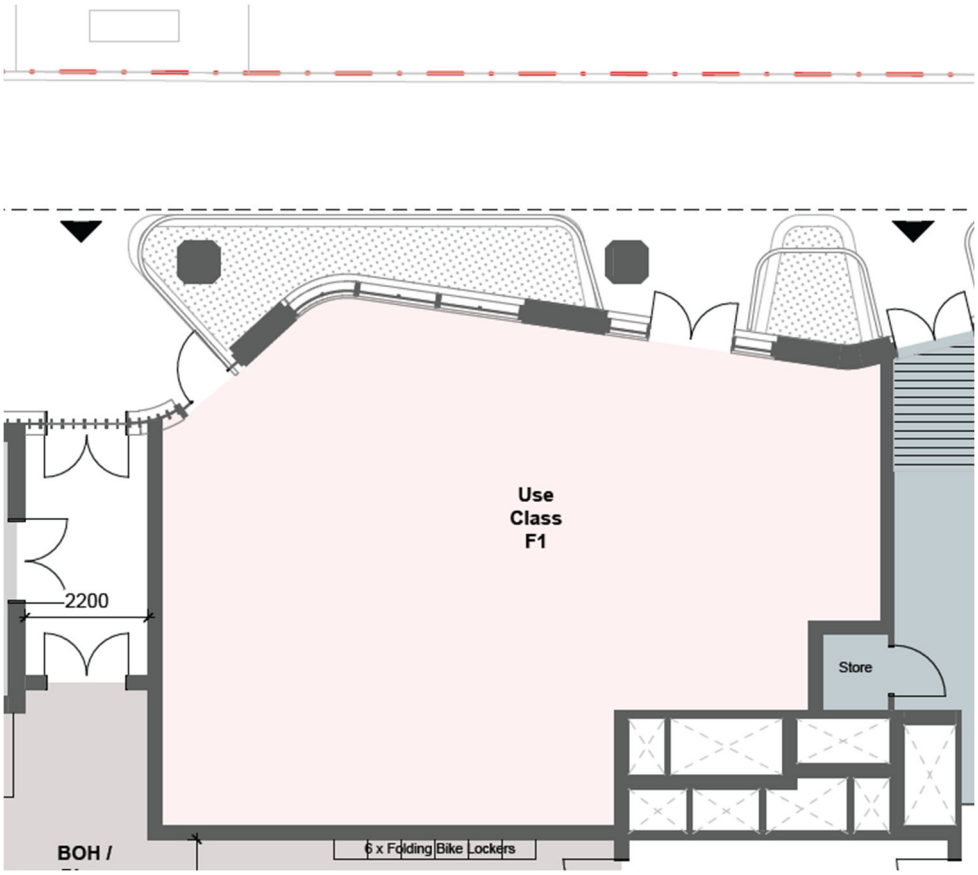


Figure 8 Plot 1 Ground Floor Community Use (F1) as shown on plan 350-DSD-P1-GF-DR-A-020100

61. The applicant proposes to provide 236 sqm as Use Class F for educational space which they provide as science on display floorspace (Class E(g)/F1). Officers consider that this is acceptable and Morley College is identified as a potential tenant to occupy this space.

Retail (E(a-b)) and business relocation

62. Southwark Plan Policy P37 requires development in protected shopping frontages to provide active ground floor uses that provide a service to the public and do not harm the vitality and viability of the shopping frontage. The four retail units on Plot 1 and the public house form a protected shopping frontage along Snowsfields. While the pub (519 sqm within Plot

1) and community arts space (108 sqm within Plot 1) are both proposed in this location, it is not proposed to re-provide replacement retail units along this frontage. However, the pub and community use will continue to activate this frontage and two retail units (171 sqm in Plot 2) and a science on display space (236 sqm) will be provided in the adjacent Plot 2. The retail units will be situated on Kipling Street directly across from the proposed replacement pub. The location of the science on display space is not yet confirmed, but is anticipated some of this will be at the ground floor and will have an interface with the street. A further 212 sqm of retail space will be provided as part of plot 3 which will further activate the streets in this area.

63. This shopping frontage is relatively isolated and sits outside the town centre boundary. Policy P37 recognises that in secondary and CAZ shopping frontages like this, whilst shops are important there is a greater diversity of activities and services. The new ground floor for Plots 1-3 would provide active frontages, comprising a replacement pub, retail units, café, educational and community uses. Therefore, officers consider the proposed ground floor uses within this protected shopping frontage are acceptable. The replacement retail spaces adjacent to the new pub and community space is shown below.

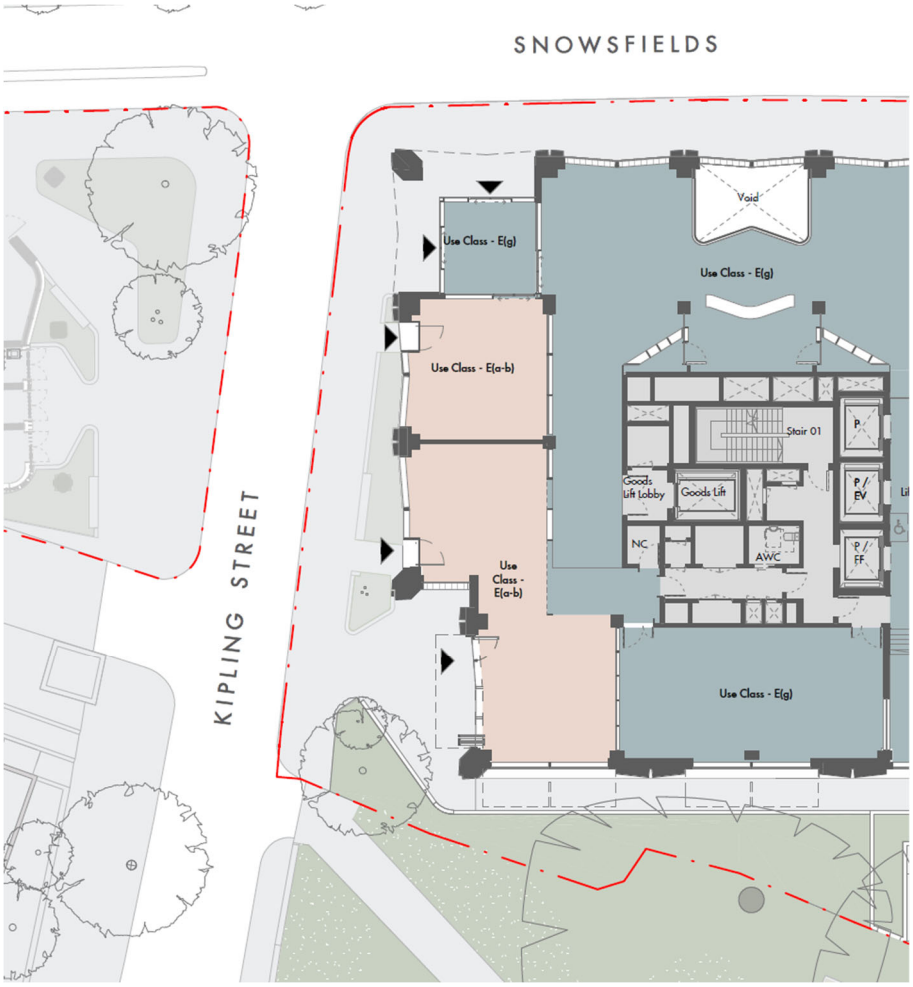


Figure 9 Plot 2 Ground Floor Café/Retail (Class E (a-b) space as shown on drawing SNQ-AAM-P2-00-DR-AR-07100

64. Southwark Plan Policy P32 protects small shops against the risk of displacement from a development. Small shops are defined as a shop measuring less than 80sqm GIA in floorspace (excluding storage). The applicant has justified that it is not feasible to deliver suitable space for the current occupiers in the completed development, alongside delivering the aspirations of the site allocation. In the case where the retail units cannot be re-delivered on site, the applicant is required to prepare a business relocation strategy in consultation with the existing businesses, in accordance with the requirements of Policy P33. The applicant has provided a business relocation strategy, which they updated in response to feedback from the council's Local Employment Team through the course of processing the application.

65. Policy P33 'Business Relocation' in the Southwark Plan states that "Where existing small or independent businesses or small shops may be displaced by development a business relocation strategy, written in consultation with affected businesses, must be provided. The business relocation strategy must set out viable relocation options."

66. As set out in the strategy, the existing tenants on the site are set out below:

Plot / Address	Occupier (trading as name)	Use	GIA (Sq M)	Lease term
1) 92 Snowsfields	Café Nawaz	Class E Operating as restaurant	73 sq m	Terminating 28/03/2027. Outside 1954 Act
1) 93 Snowsfields	Canela	Class E Operating as a café	50 sq m	Terminating 27/03/2027. Outside 1954 Act.
1) 94 Snowsfields	Clubhouse Café	Class E Operating as a café	51 sq m	4 years from 13/12/2022. Outside 1954 Act.
1) 95 Snowsfields	Hair Studios	Class E Operating as a hairdresser	51 sq m	5 years from 09/06/2021. Outside 1954 Act
1) 96 Snowsfields	The Miller of Mansfield Hoopla! Improv (informal sub-occupier of The Miller) *	Sui Generis – public house	728 sq m	Terminating 24/03/2027. Outside 1954 Act.
2) Kipling St, London SE1	National Car Parks	Sui Generis – car park	13,350 sq m	5 years from 15/10/2021. Outside 1954

3RU				Act.
3) Margaret House, Snowsfields	Mace Construct Ltd	Sui Generis – hostel (temporary change of use to Offices).	1,178 sq m	Terminating 12/12/2026. Outside 1954 Act.

67. The applicant has agreed compensation with tenants where appropriate and this is summarised in paragraph 5.4 of the submitted strategy. For occupiers with protected tenancies in occupation pre-2021, premiums and additional relocation compensations were agreed to take the tenancies outside the provisions of the Act. The discussions took place in 2020/21 in anticipation of the development commencing in 2022, which was subsequently delayed. Across 92, 93, 94 and 95 Snowsfields this payment totalled circa £125,000. The Miller pub also received £114,000.

68. In addition to this, a support package related to relocation assistance is detailed in section 6 of the submitted strategy, which includes:

- Relocation assistance engaging with partners (King's College London and Guy's & St Thomas' NHS Foundation Trust) and local real estate agents to facilitate introductions to available stock that could accommodate temporary or permanent relocation

- Independent business advisor – offer of access to an Independent Business Advisor to assist in advising occupiers on their future in advance of the development commencement, including but not limited to (and subject to appointment of advisor):
  a. Business planning
  b. Business mentoring
  c. Possible relocation strategies
  d. Capacity building of key skills e.g. merchandising, branding as appropriate

- A named contact at the Foundation who provides regular email updates and attends face to face meetings to ensure effective communication channels with occupiers.

The applicant advised that cost of this advice will be met by the Foundation, subject to a maximum cap of up to £3,000 per business.

69. The council's Local Employment Team have reviewed the proposals and consider the business relocation strategy is acceptable and advised that compliance with the business relocation strategy should be secured through s106 provision. In conclusion, officers consider the applicant has provided a sufficient relocation package for the tenants, minimising the disruptions of their operations. It is considered to comply with Policy P33.

Residential (Class C3)

70. Southwark Plan Policy P3 states that the loss of existing homes should only be permitted where the existing location and standard of accommodation is unsatisfactory and cannot be improved; or where the residential accommodation is on an allocated site in the development plan for an alternative use. In this case the residential accommodation is on a site in the development plan for an alternative use and its reprovision is not required.

71. The original planning permission for these flats was granted in September 1960. A Certificate of Lawfulness (LDC) was later granted in January 2008 to confirm the use of the existing premises as 4 self-contained flats (application reference: 07/AP/1775). The plans that were submitted with this LDC show smaller homes, which each have a single-aspect and north facing combined lounge / bedroom, internal kitchen, and no outdoor amenity. The homes are undersized for one bedroom two person units and would not be considered of an acceptable quality in planning policy terms. It is understood that the homes are on short term lets and that the existing tenants have been made aware of the proposed re-development. The loss of the residential accommodation on the site would meet both of the criteria in P3 and is therefore acceptable.

Car parking (Sui Generis)

72. Given the site's location within the CAZ and with the highest PTAL score 6b, the principle of car-free development is supported in accordance with London Plan Policy T6 and Southwark Plan Policy P54.

73. The proposal to demolition the existing car park on Plot 2 has the potential to affect patients with chronic health issues and disabilities who rely on it to access hospital facilities. Southwark Plan Policy SP2 recognises that vulnerable people and those who face greater disadvantages in regeneration areas should be supported, through investment in the prevention and tackling causes of inequality across all of our services, partners and community activities. The council have a duty to have due regard to equality considerations, such as this, in decision-making.

74. In relation to impacts to vulnerable patients at the hospital including those who are disabled, pregnant, and elderly or who are deemed unable to travel by public transportation, the Hospital have confirmed that the have a patient transport service which currently provides approximately 256,000 scheduled rides annually. The Hospital consider their patient transport service has sufficient capacity to ensure the loss of the car park will not significantly impact vulnerable patients who need to access the hospital and Cancer Centre. Further, they have indicated that a move away from incentivizing transport by private vehicles is inline with their wider emissions reductions strategy. On the basis of the Hospital's established patient transport service, officers consider equalities impacts

to hospital visitors related to the loss of the car park will not be significant as the most vulnerable patients will continue to be catered for and other patients will be served by public transportation options to the site (which has a PTAL of 6b) including step free access provision at London Bridge Station. In terms of impacts to residents on surrounding streets who are blue badge holder or who are carers, the surrounding streets are protected by a Controlled Parking Zone (CPZ) which restricts non-local traffic although it is noted that Blue Badge holders who do not have a CPZ permit and are from outside the area can park in CPZ spaces. The protections of the existing CPZ will ensure that private non-local parking is not displaced onto local streets. In terms of the demand for and availability of Blue Badge and other parking spaces, the applicants have submitted a parking stress survey which demonstrates that there is sufficient capacity on surrounding street to accommodate any fluctuations in parking demand as a result of the loss of the NCP carpark.

75. On the basis of the above, and the detailed considerations in the transport section of this report, officers consider that sufficient car parking, including Blue Badge car parking would remain available following the demolition of the NCP car park. The PSED considerations are covered later in this report but overall Officers consider the impacts on local vulnerable and disabled residents, and their carers will be acceptable.

Hostel (Sui Generis)

76. Southwark Plan Policy P10 and London Plan Policy H12 support the retention of hostels where they meet an identified need. There has been a temporary consent for Plot 3 to be used as an office since November 2016 (application ref: 16/AP/4662). At that time, the Ronald McDonald hostel, which provided free accommodation for families with children at Guy's Hospital campus, was found to be surplus to requirement and was re-located to a new premises at St Thomas' Hospital campus. As the hostel use no longer meets a need, officers consider its retention is not required.

77. It is understood from the most recent temporary consent (application ref: 23/AP/0572) that the building currently provides a site office for Mace until March 2026, in connection with the Capital House re-development. Officers do not consider the determination of this application would prejudice the implementation of the temporary permission, and that the occupation of site by the later development will be a private matter for the applicant and the current occupiers to agree similar to the other premisses on this site.

Conclusion on land use

78. The proposals include a range of uses which will make a significant contribution towards the role and function of area and the delivery of both London Plan and Southwark Plan policies, through the provision of 32,466

sqm of floorspace to be secured by condition in accordance with site allocation NSP52 London Bridge Health Cluster, together with 306 sqm of café and retail space, 458 sqm of public house, 102 sqm of community performance space, 173 sqm of science on display space, and 10% affordable workspace (3,290.9 sqm) to be secured via a s106 agreement. It will fulfil the aspiration set out in the Site Allocation to provide life science uses and retain community arts uses in this strategic location in accordance with: site allocation NSP52; the Area Vision - AV.11 London Bridge; Bankside, Borough and London Bridge Opportunity Area; the Strategic Cultural Area - South Bank Strategic Cultural Quarter; and the SC1 life science cluster and the proposed land uses are therefore supported.

Environmental impact assessment

79. The proposed development constitutes an urban development project within the meaning of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The EIA Regulations preclude the granting of planning permission unless the council has first taken the 'environmental information' into consideration. The 'environmental information' means an Environmental Statement, including any further information, any representations made by consultation bodies and any other person, about the environmental effects of the development. In accordance with the EIA Regulations, an Environmental Statement (ES) comprising a Non-Technical Summary, Environmental Statement and Technical Appendices have been submitted.

80. Prior to the submission of the application the applicant requested a formal 'Scoping Opinion' under Regulation 13 of the EIA Regulations, to ascertain what information the Local Planning Authority (LPA) considered should be included within the ES (application reference 22/AP/0414).

81. The submitted ES and ES addendum details the results of the EIA and provides a detailed verification of the potential beneficial and adverse environmental impacts in relation to the proposed development, including the following areas of impact:

- Traffic and transport;
- Air quality;
- Noise and vibration;
- Daylight, sunlight and overshadowing and light pollution;
- Archaeology (buried heritage);
- Wind microclimate;
- Climate change and greenhouse gas; and
- Built heritage, townscape and visual impact.

82. The EIA scoping process identified a number of technical topics that were unlikely to result in likely significant effects. Where assessments and studies have been undertaken to accompany the planning application, this is stated below:

- Ecology and biodiversity;
- Ground contamination and land contamination;
- Human health;
- Major accidents and disasters;
- Socio-economics;
- Waste and minerals; and
- Water resources, flood risk and drainage.
-

The council's Scoping Opinion agreed that it is appropriate to exclude these from consideration in this ES. Officers note that Major Accidents and Disasters out of the ES as set out below (24/AP/0925 Snowsfields Quarter Scoping):

'*Category 2 laboratories are subject to legislative design and management measures, to limit any likely significant effects from occurring due to use of hazardous materials during the lifetime of the project.*'
Consequently, a condition is recommended to limit the proposed Life Science Floorspace to containment level Category 2 laboratories (also referred to as 'Category 2 labs') in accordance with Control of Substances Hazardous to Health Regulations (COSHH) 2002.

83. In assessing the likely environmental effects of a scheme, the ES identifies the existing (baseline) environmental conditions prevailing at the site, and the likely environmental impacts (including magnitude, duration, and significance) taking account of potential sensitive receptors. It also identifies the potential impacts of the development from the demolition and construction phase, and on completion and occupation. It further identifies measures to mitigate any adverse impacts, and a summary of potential positive and negative residual effects remaining after mitigation measures is included.

84. The council instructed external consultants, Land Use Consultants (LUC) to provide a critical review of the ES. LUC's review has considered the original ES and response provided by the applicant. LUC's assessment is reflected in the relevant sections of this report and informs the detailed wording of planning conditions where appropriate. LUC had confirmed that all their comments and queries had been resolved. Further information was submitted in the course of processing the application, however, this information was not requested in accordance with Regulation 25 of the EIA Regulations.

85. The assessment of the ES and the conclusions reached regarding the environmental effects of the proposed development as well as mitigation measures (where required), are set out in the relevant section of this report, although cumulative impacts are considered below

Cumulative Impacts

86. Cumulative effects arising from the Proposed Development in combination with other development schemes ('cumulative schemes') are considered throughout the ES. The potential for cumulative effects arising during the construction works and once the Proposed Development is complete and operational are both considered.

87. Both for construction and the completed and occupied development stages, the ES assessed that there are no significant cumulative effects on the following areas:

- Traffic and transport;
- Air quality;
- Noise and vibration;
- Archaeology;
- Wind microclimate;
- Climate change and greenhouse gases; and
- Built heritage, townscape and visual impact (some beneficial impacts identified).

88. In relation daylight effects, the proposed development in combination with cumulative schemes is anticipated to result in an increased significant daylight effect at 83-87 Weston Street. This is due to the emerging developments at Capital House and Becket House, which when combined with the proposed development, causes a major adverse (significant) effect to this property.

89. The ES in Chapter 14 highlights that the main living room areas and studies at 83-87 Weston Street are located on the opposite side of the block to the site, and therefore the south-facing windows serving these spaces will not be affected by the redevelopment of the site. Furthermore, the site-facing windows retain appropriate levels of daylight for the central urban location, particularly when consideration is given to the dense urban context to the north of the site. This is discussed further in the consideration of amenity impacts in this report.

90. No other significant cumulative ES effects are identified.

Conclusions of the EIA and ES

91. LUC concluded that the ES meets the relevant legislative requirements, and that the nature and magnitude of impacts are clear and that appropriate mitigation measures have been set out.

Urban design, townscape, and public realm

92. The London Plan's chapter "Good growth" includes Good Growth objectives

GG2 “Making the best use of land”, GG4 “Delivering the homes Londoners need” and GG5 “Growing a good economy” which are relevant to the proposal. Objective GG2 seeks to make best use of land and requires proactively exploring the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

93. The principle of redevelopment of this site is established by the London Bridge Health Cluster Site Allocation (NSP52) in the Southwark Plan 2022. This could include taller buildings subject to consideration of impacts on the existing character, heritage, and townscape and that the scale of any new buildings should step down towards the site boundaries.

94. Chapter 3 of the London Plan deals with design related matters. Policy D3 promotes a design-led approach to making the best use of land. Policies D4 and D8 build on this, setting out the design principles for ensuring new development makes a positive contribution in terms of architecture, public realm, streetscape and cityscape.

95. London Plan Policy D9 is specifically concerned with tall buildings. The policy contains a list of criteria against which to assess the impact of a proposed tall building – namely locational, visual, functional, environmental and cumulative. London Plan Policy D4 requires all proposals exceeding 30 metres in height to have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny. The proposal includes buildings which would exceed the 30 metre threshold. It thus engages Policy D9.

96. The importance of good design is further reinforced by Policies P13 “Design of Places”, P14 “Design Quality” and P17 “Tall Buildings” of the Southwark Plan.

These policies require all new developments to:

- be of appropriate height, scale and mass;
- respond to and enhance local distinctiveness and architectural character;
- conserve and enhance the significance of the local historic environment;
- take account of and improve existing patterns of development and
- movement, permeability and street widths;
- ensure that buildings, public spaces and routes are positioned according
- to their function, importance and use;
- improve opportunities for sustainable modes of travel by enhancing
- connections, routes and green infrastructure; and
- be attractive, safe and fully accessible and inclusive for all.

97. Specifically for tall buildings, Policy P17 requires:

- the location to be within a major town centre, an opportunity area and/or
- the CAZ, where tall buildings are appropriate;
- the location to be at an area of landmark significance;
- proposals to be of a proportionate height to the location and site;
- proposals to have a positive impact on the London skyline;
- proposals to respond positively to local character and townscape;
- there to be no harmful impact on strategic views;
- proposals to provide a functional public space; and
- the provision of newly publicly accessible space near or at the top of
- the building where appropriate.

98. It also sets out that the design of tall buildings must:

- be of exemplary design and quality;
- conserve and enhance designated heritage assets and make a positive contribution to the wider townscape;
- avoid harmful environmental impacts;
- maximise energy efficiency; and
- have a positive relationship with the public realm, provide opportunities for new street trees, design lower floors to successfully relate to and create positive pedestrian experience, provide wider footways and accommodate increased footfall.

Site context

99. The existing buildings on the site are not of any architectural merit, particularly the existing carpark building is not considered to positively contribute to the townscape in the local area.

100. The proposal includes tall buildings and the site is located in the strategic vista of the Important Borough View 2 of St Paul's from Nunhead Cemetery.

101. The development has been designed as a collaboration between two architects. One architect took responsibility for the landscape design and masterplan as well as the detailed design of Plot 1. The other architect has designed the Plots 2 and 3 buildings.

Assessment of proposals

102. The proposal is arranged in three blocks. Plot 1 on the block that is bounded by Crosby Row to the west and Kipling Street to the east is 7-storeys tall plus an 8th set-back plant room floor. Plot 2 is on the site of the former NCP Car Park site and is the largest building in the group rising to 14-storeys high plus a set-back 15th storey plant room floor. Plot 2 is located at the northern edge of Guys Street Park. Finally Plot 3 rises

from 2-storeys on Weston Street to 5-storeys on the corner with Snowsfields and then tops out at 7-storeys in height including rooftop plant.

103. All the buildings are generally set back a minimum of 2.4m from the pavement edge. Plots 2 and 3 are serviced via a shared service yard within the plot whilst Plot 1 is serviced from Kipling Street in a dedicated lay-by. A comprehensive landscape proposal across the three sites includes new tree planting zones along Snowsfields, a landscaped public space on Plot 1 at the junction with Kipling Street and another landscaped space on Plot 2 at the northern entrance to Guys Street Park.

104. From the outset the principles that helped to define the arrangement and massing have been the park setting – the site is immediately to the north of Guys Street Park – and the massing at the eastern and western edges of the development where the sits next to residential neighbours and an important conservation area. The design has been carefully articulated around its urban and park setting, and the design takes into account the bend in this part of Snowsfields.

105. The tallest block (Plot 2) tops out at the overall height of the Cancer Treatment Centre and is folded around this bend in the road. In this way the massing of this block folds away from the park edge. This has the effect of recessing the façade to the south and softening its park-facing façade. At the same time, this fold in the block helps to reduce its visual impact, breaks down its flank in two and, when viewed from Snowsfields, only half the building comes into view in any approach. The façade is further softened by the deep-set cladding and the green façade facing onto the park.

106. The ‘foothill’ buildings on Plots 1 and 3 are individually designed to respond most directly to their immediate neighbours. Plot 1 starts as a 3-storey volume at its western edge and then rises to 8-storeys (including plant) at 36m AOD. It is designed as a slender linear block with a double-height base. The double-height base undulates along the street edge and accommodates the public-facing functions of the plot including the pub at the corner with Kipling Street.

107. Plot 3 is further articulated starting at just 2-storeys in height to match the parapet height of the adjacent locally listed building at 73-77 Weston Street. It then steps up at the corner and again on its Snowsfields frontage to lead the eye up to Plot 2 beyond.



Figure 10 View 19 looking form south east of the application site on Weston Street to the northwest

108. In this way the massing and form of the 3 Plots has been deliberately articulated in response to its context and its functional programme. Plot 2 is the main laboratory building and the flanking Plots 1 and 3 providing supporting accommodation – but are also able to accommodate lab facilities.

109. The urban design and townscape impact is considered appropriate in this urbanised setting. The design is carefully articulated and highly contextual. In this way the design has responded appropriately to its local and historic context. The folded and articulated form of the three successive blocks rising at the centre and stepping down at the eastern and western edges has meant that this proposal meets all the principles of the council's urban design policies. The tall buildings also comply with the tall buildings policies and proposes a proportionate level of public realm, avoiding causing unjustified harm to heritage assets and delivering a highly articulate and exemplary designed architectural design appropriate in this urbanised setting.

Architectural design – fabric, function and composition

110. The architectural design has been developed through the collaboration of two architectural firms. DSDHA have been responsible for the landscape masterplan and the detailed design of Plot 1 whilst Allies and Morrison have designed Plots 2 and 3. This has meant that each building has in individual character borne out of their location within the group and their function as well as the architectural aesthetic of the practice. The result is a 'family' of buildings, each with their own character, and set in their landscaped setting.

Plot 1 design

111. The building on Plot 1 has been designed around two main principles, firstly the design of the new Pub and public space approaching the Hospital, and secondly, the design of the building itself around its immediate context. The Pub and main entrance area has been designed as a 2-storey undulating form swooping in from and around the free-standing columns. This gives the building a distinctive base which is clad in green-glazed terracotta referencing the characteristic architecture of nearby Victorian pubs.



Figure 11 Plot 1 design overview with the articulated green-tiled base and the finned design of the upper floors

112. The upper part of the Plot 1 building is simpler in aesthetic and is defined by the close-ordered vertical metal fins and cladding finished in a deep ochre/sepia tone. The close rhythm of the ‘fins’ has been further refined to respond to the orientation of each façade with deeper reveals on the south and west with angled spandrels to reduce overheating. On the northern façade the fins are set back within the façade and the building engages more directly with Snowsfields. The combination of sharp and elegant detailing, together with the careful choice of cladding materials will play an important role in retaining the quality of design and will be reserved by condition.



Figure 12 The south elevation of the Plots 1 and 2 form Guys Street Park

Plot 2 design

113. The largest building in the group is on Plot 2. Here to the base is a double-height space with a new entrance on the prominent Kipling Street / Snowsfields corner. On the southern edge a new Community Space has been located and the SW corner and the ground floor articulated to soften the building edge and avoid directly overlooking the park. Above the building design is defined by the central ‘fold’ described above which in urban design terms, softens its presence on the park and emphasises the bend in Snowsfields.



Figure 12 The south façade of Plots 2 and 3 viewed from Weston Street

114. The detailed architectural design of the Plot 2 building is characterised by its folded or 'pleated' façade. In this way each bay in the façade offers angled views of the surroundings and gives the building a highly articulated profile. At mid-height and at the top an entire storey has been set aside for plant and equipment integrated completely into the design of the building. This helps to break up the façade and maps the proportions of the building against the substantial scale of the trees to the south.

115. The 'pleated façade Plot 2 is once again adapted to respond to its immediate setting. On the Park frontage (south) the façade is deep-set and incorporates deep troughs to allow for the entire façade to be planted. On the west and north frontage (street-facing) the pleated façade appears like traditional bays engaging the street frontages and allowing views into and out of the building. On the west side, the façade is simplified and ordered where it forms the backdrop of the view from the Bermondsey Street CA.



Figure 14 The deep-set 'growing' façade of Plot 2 facing onto Guys Street Park

116. The Plot 2 building is clad in reconstituted stone cast to include a pattern inspired by science. The quality of the design will rely to a great degree on the detailed design of each bay and therefore a mock-up of a typical street-facing and park-facing bay will be reserved by condition. Further, the cladding materials and architectural detailing of the facades will be reserved by condition and presented on site for approval.



Figure 13 The 'pleated' façade of Plot 2 on Snowsfields with its scientific detailing

Site Allocation NSP52 London Bridge Health Cluster of the Southwark Plan requires that the scale of any new buildings should step down towards the site boundaries. Plot 2 as proposed is the same height as the Cancer Centre building to the north across Snowsfields, with some plant overrunning the formed building height as shown on drawings below, and Plot 2 sits at the southern edge of the site allocation. As shown in the figure below, while the southern top of Plot 2 does drop in height where it meets Guy Street Park, overall the building does not significantly step down in height where it meets the site allocation boundary. However, as set out above, the building has been sensitively designed to appropriately respond

the surrounding character, including in relation to Guy Street Park to the south and the neighbouring residential development to the east and west. Additionally, when considered as whole, the composition of the three buildings steps down to the east and the west (plots 1 and 2) creating a suitable overall effect of the scheme stepping down in height at the edge of the site allocation as shown in the figure below. In addition, it is also noted that in response to community feedback during the pre-application stage the height of the building in plot 1 to the north of Hamilton Square was reduced by two storeys (a reduction of 8.6m). Officers consider this represents a significant and meaningful change within the overall composition of the three blocks. Accordingly, Officers consider any impacts arising from this non-compliance in respect of plot 2 are acceptable given the sympathetic approach to the design, the siting next to Guy Street Park and the response of the applicant team to feedback of the public before the planning application was submitted.

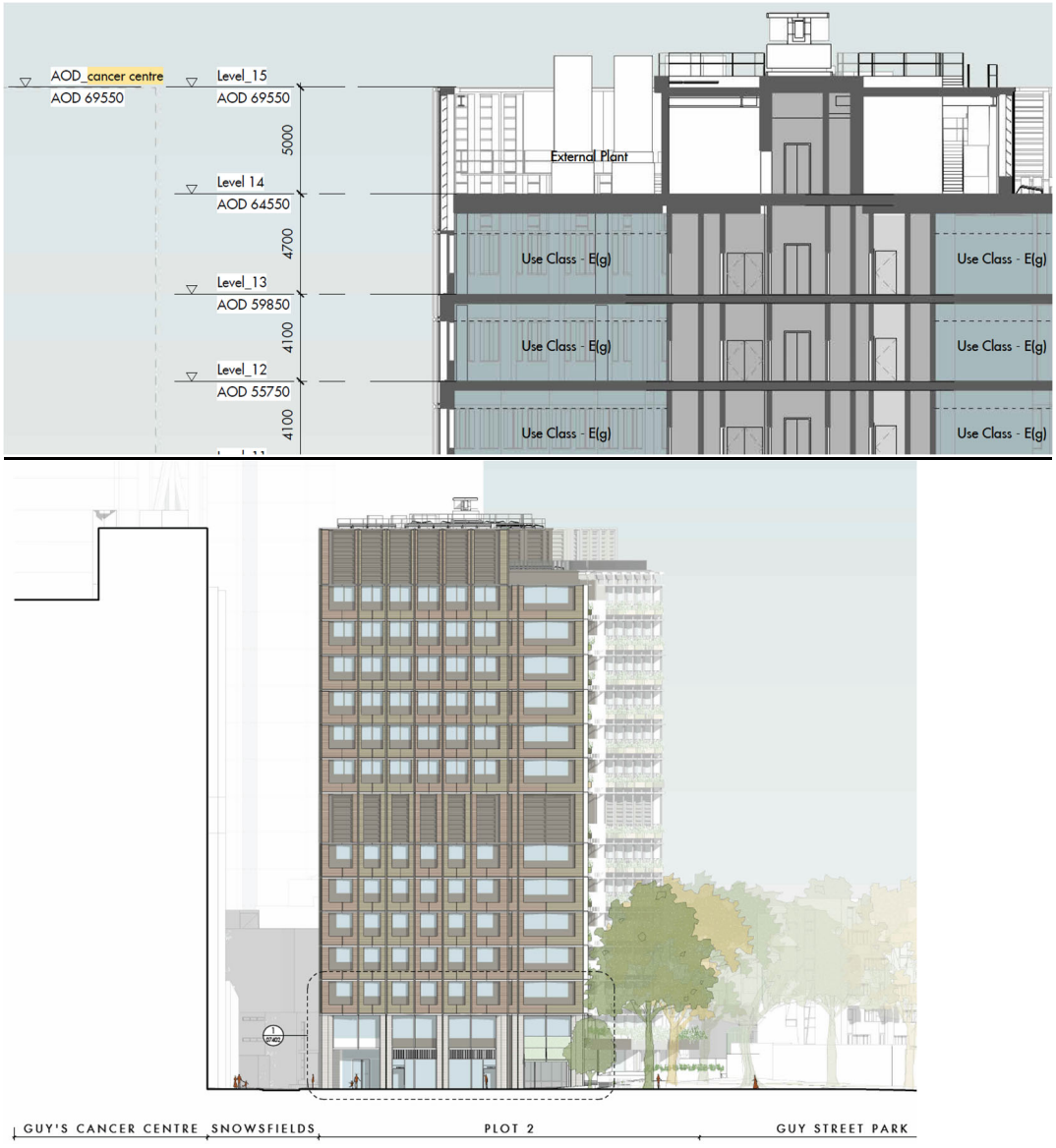


Figure 14 West elevation of Plot 2 with Guy's Cancer Centre to the North and Guys Street Part to South

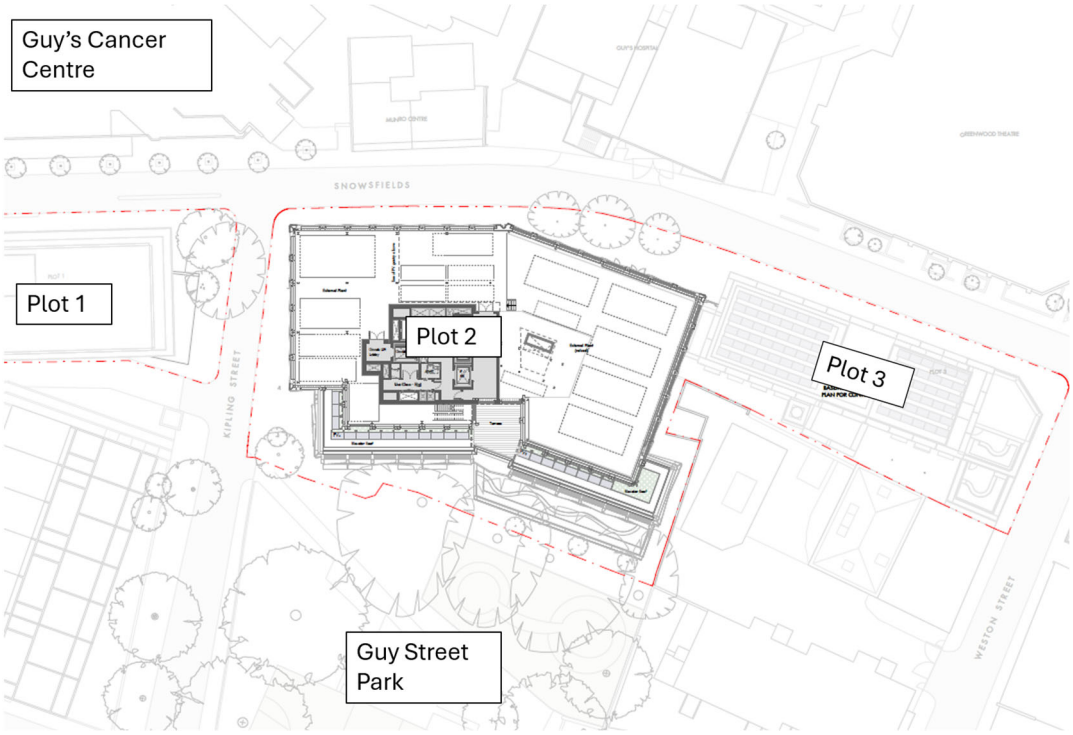


Figure 15 Roof Plan of Plot 2

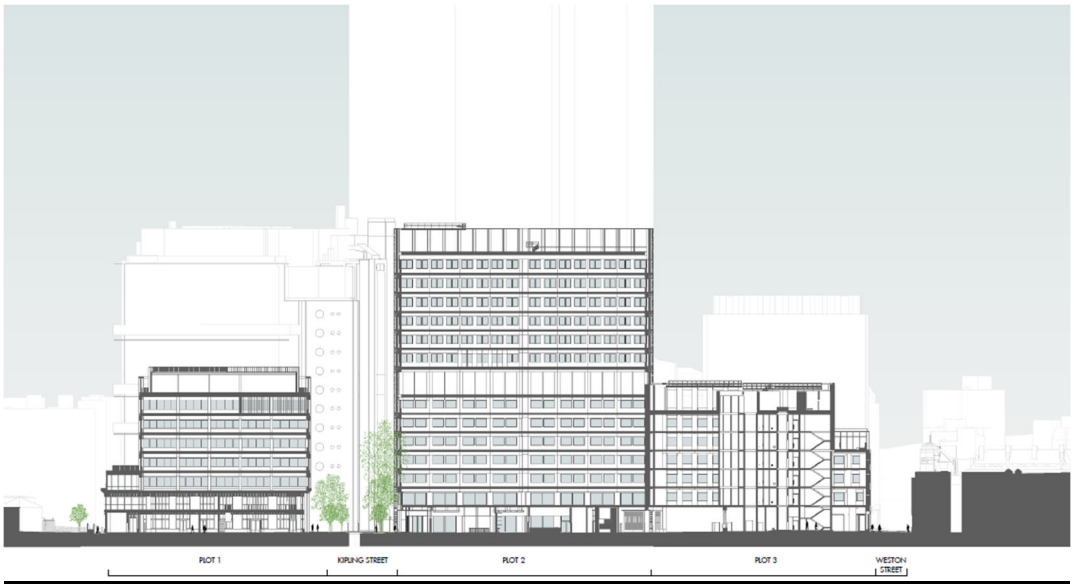


Figure 16 Existing Site Section AA – Section view looking from south of site to north

Plot 3 design

117. Finally Plot 3 has been designed as a brick-clad warehouse with deep-set openings in a pattern that responds to its surroundings. On Weston Street adjacent to the Locally Listed Nos 73-77 the pattern fenestration is informal to reflect the flank façade of the Locally Listed buildings. This informal arrangement extends to the corner which is celebrated with a wrap-around fenestration and a 'lantern' top. The corner 'tower' is a Victorian feature typical of the conservation area and can be seen on the

corner tower at No 66 Weston Street and to a lesser degree on The Rose Pub with its distinctive corner feature. The exposed flank of the Locally Listed building at Nos 73-77 Weston Street should be examined for any repairs necessary before the new building is constructed. A condition requiring a detailed assessment of the condition of this wall and a schedule of works will ensure that the Locally Listed building is preserved.



Figure 17 The façade of Plot 3 extending form Weston Street round onto Snowsfields

118. On Snowsfields the building is designed as a modern warehouse with deep-set openings and careful detailing that includes the flanks and lintols of each window. This detailing extends to the rear façade which has been considered carefully as it is visible over the rooftops of Nos 73-77 in the views from Weston Street. Here to the quality of the design will rely to a great degree on the quality of the detailing and choice of cladding materials especially the brick colour and bond to ensure that the design responds to its immediate and historic setting of the CA and this will be reserved by condition.

Inclusive design

119. Policy D5 of the London Plan states that development proposal should achieve the highest standards of accessible and inclusive design. Southwark Plan Policy P14 states that development should provide accessible and inclusive design for all.

120. The Amongst other best practice and Approved Document Part M Volume 2 2015, the various inclusive access measures within the proposal would include:

- Incorporation of the principles for inclusive design wherever possible;
- Accessible routes to all connections with local pedestrian routes and public transport;
- Safe spaces and routes for pedestrians and cyclists, segregated from vehicle traffic;

- An inviting public realm with sensory and accessible interactive gardens and seating;
- Accessible cycle parking space for staff and visitors;
- Wheelchair-accessible sanitary facilities alongside cycling facilities and near all reception areas;
- Wheelchair-accessible baby change facility for public and tenant use (Plot 2 ground floor);
- Step-free access to all parts of the buildings, including tenant terraces; and
- Use of lifts for evacuation.

121. To ensure compliance with Part M requirements are met in relation to the public realm, final landscape details are secured by condition including a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility. This will also require demonstration that Cross-fall gradients along pedestrian access routes are no steeper than the requirements of Approved Document Part M Volume 2 2015.

122. The Metropolitan Police was consulted on this application and have recommended conditions of consent related to secured by design measures and certification.

Conclusion

123. In conclusion, these three buildings and their landscaped, public realm settings have been carefully calibrated and designed with flair and delight. Their detailed design is exemplary and highly articulated with clear base-middle and tops that give each building a distinctive character. In this way they combine together visually to appear as a campus of buildings arranged along Snowsfields which is appropriate and meets and exceeds the council's policies on quality of design and the design of tall buildings.

124. To ensure this exemplary quality of design is delivered conditions will require sample panels, mock-ups of design materials, architectural details, and a condition assessment of the adjacent property at Nos 73-77 Weston Street to be submitted for approval.

Design Review Panel

125. The proposal was reviewed by the Panel on two occasions first in July 2023 and again December 2023 during the pre-application stage. The first review set out the areas of concern for the Panel and the second review followed up on those concerns. The Panel generally supported the architectural and landscape design. At that time they questioned the height and massing as well as the detailed design of the Plots 1 and 3 buildings. These concerns, a concerns raised at a third community-initiated DRP, led to substantial revisions in the design before it was submitted with a reduction in the height of Plot 1 and further refinement in

Plot 3 especially the visibility of the plant room from the Conservation Area.

Heritage considerations

126. 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).

127. Paragraph 207 of the NPPF states that when determining applications, local planning authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

128. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

129. Paragraph 213 sets out that any harm to the significance of a designated heritage asset, including from development within its setting, should require clear and convincing justification. Paragraph 215 adds that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

130. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duties of Local Planning Authorities in regard to development which affects a listed building or its setting. Section 66 states " *In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority … shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*."

131. London Plan Policy HC1 (Heritage conservation and growth) requires proposals affecting heritage assets to demonstrate a clear understanding of the historic environment and integrate this understanding into the planning and design process. Proposals should respect and conserve the significance of heritage assets and their settings, actively managing cumulative impacts. Proposals must also identify archaeological assets, avoid or minimize harm, and integrate heritage considerations early in the design process to deliver positive benefits.

132. Southwark Policy P21 (Conservation of the historic environment and natural heritage) requires proposals to conserve and enhance the significance of designated and non-designated heritage assets and their settings.

133. The property is not listed, not locally listed and not in a conservation area. The pre-application site evaluation recognised the archaeological potential for the site and archaeological impacts are considered in a separate section below.

134. The nearest Listed Buildings ae the Grade II Listed Nos 25 and 27 Crosby Row located around 90 m from the Plot 1 site and the Grade II* Listed Guys Hospital Main Building located around 200m to the north. The property at 73 to 77 Weston Street (outside the CA) abounds Plot 3 and is Locally Listed. In the CA Nos 123 Snowsfields (The Rose Pub) and Nos 70 and 70 Weston Street are Locally Listed.

135. The nearest Conservation Area is the Bermondsey Street Conservation Area located immediately to the east of Plot 3. It takes up eastern edge of Weston Street and includes the eastern approach to the sites along Snowsfields.

136. Due to the scale of the proposed development which includes tall buildings, the proposal is likely to affect these heritage assets to a greater or lesser degree. In these cases, the NPPF requires a Planning Authority to recognise any harm arising to heritage assets or their settings and to assess the degree of harm i.e. Substantial or Less than Substantial Harm. Substantial Harm is wholly exceptional and only arises when a heritage asset is destroyed by a development (i.e. demolition) or the development will lead to the complete loss of its significance. This is not the case here as none of the above assets are affected to this end.

137. In this case a consideration of the settings of these heritage assets is appropriate. Setting of heritage assets is considered to contribute to the significance of a heritage asset and is generally assessed by way of views of the heritage asset, or in the case of conservation areas, views from within or approaching a conservation area.

138. The views submitted with the application include views from the wider area and were scoped in advance to demonstrate the visibility of the proposal relative to heritage assets. Where the proposal is visible in views of heritage assets it is highlighted either as a wireline outline or as a fully modelled and rendered view.

Taking each of the heritage assets in turn:

139. Guys Hospital Main Building
View 5 in the TVIA demonstrates that the Plot 2 building will be visible briefly from St Thomas Street and between Guys Hospital Tower and the Ward Block in the distant backdrop. The viewpoint is within the Borough

High Street CA and includes the eastern range of the Grade II* listed Guys Hospital Quad – the Science Gallery Block. The view is likely to be a glimpsed view of the proposal set between two larger and obviously modern buildings in the distant background. This limited cumulative effect does not give rise to any heritage harms to the setting of Guys Main Building nor the Conservation Area. The proposal will disappear from view as one approaches the Quad and will not be visible when the viewer is inside the Quad itself where the setting of the heritage asset is most pronounced.



Figure 20 View 5 showing the Plo2 proposal visible between Guys Tower and the Ward Block in a wireline form St Thomas Street.

140. Borough High Street Conservation Area
The TVIA submitted with the application demonstrates that the proposal will not give rise to any harm in views from the Borough High Street Conservation Area and from most parts of the Bermondsey Street CA.

141. Bermondsey Street Conservation Area and heritage assets
The most overt effect on a design Conservation Area is along the eastern approach to the site along Snowsfields itself which is located inside the Bermondsey Street CA. Two views are included in the TVIA. View 16 and an Additional View submitted on 31 July 2025 from closer to the site on Snowsfields. In these views the massing of Plot 3 is visible in the foreground and rising to the full extent of Plot 2 in the background.

142. In View 16 the buildings appear to layer one behind the other in the view and their form echoes the blocky Mansion-block appearance of the Guiness Trust Buildings in the foreground. Their deep-set masonry

appearance and ordered fenestration does not contrast with the historic buildings in the Conservation Area. However, the confident presence of modern development and tall buildings does contrast with the more intimate character of the CA in the foreground. It is noticeable that the Cancer Treatment Centre is already visible in this view. Its angular geometry and contrasting Concrete appearance is partly obscured by the proposal in this view. Officers consider that a limited level of harm arises to the setting of the conservation area in this view. This was highlighted during the course of design development at the pre-app stage both by Officers and the DRP and the design was amended, first to introduce a cascading stepped design to Plot 3 and then to recess the plant-room at the roof of this building in order to emphasise the layered approach placing the greatest height and massing furthest from the conservation area and utilising lower buildings in the foreground to mask the taller ones behind.



Figure 18 View 16 from Snowsfields at the Guiness Trust Buildings

143. The added view includes the Locally Listed The Rose Pub which is a recognised local landmark. Here it is more apparent how the massing and the articulation of Plot 3 has taken its clues from existing buildings – the adjacent pub in this case – and then stepped up in stages. First with a 'lantern' at the corner (a typical feature of the buildings in this part of the CA) and then stepping up to a loggia at the 7th floor plant room. In this location the Plot 2 block is less prominent and appears in the backdrop whilst the Cancer Treatment Centre remains in full view in the distance and obviously larger than the pub.

144. In these views it is considered that the harm arising to the setting of the conservation area is at the lowest order of Less than Substantial. The GLA and Historic England have similarly concluded in their comments that

proposals would result in heritage harm to the Bermondsey Street Conservation Area, and that this harm would be less than substantial of a very low to low level. This is due to the limited degree of visibility from within the CA as a whole which extends to the south and away from the site as far as Grange Road in the east and the Jam Factory in the south. The site is outside the conservation area and will not affect its character or appearance and the use of appropriate brick cladding materials and deep-set fenestration coupled with the deliberate referral to the features of the conservation area in the design of Plot 3 have resulted in the low level of harm which, as set out in the conclusions of this report, Officers consider is acceptable on balance when weighed against the public benefits of the scheme.



Figure 19 View of application site looking from east on Snowsfields to West (with Plot 3 roofline outlined in red)



Figure 20 View from east on Snowsfields to West (Plot 3 / Rose Pub)

145. A frequent comment in the public objections is that Building 3 should step down to 3 stories (12 m) at least 30m away from the site boundary adjacent to the Bermondsey Street Conservation Area to respond to Southwark Plan Policy P20. Officers have considered this in terms of the requirements of the Southwark Plan relevant to the Bermondsey Street Conservation Area. As set out in the commentary above, Officers consider the Plot 3 Building, at the proposed height and stepped profile, is an important feature of the composition of the development as whole. This is apparent when viewed from the east of the site on Snowsfields, as shown in the townscape view above. Officers consider that the proposed height and form of Plot 3 positively contributes to the overall composition of the design as it relates to the adjoining Conservation Area by:
1. Creating gradual stepped transitions down to the prevailing height of the Conservation Area, and
2. Creating a dynamic landscape of roofs visible on Snowsfields, through the introduction of the projecting lantern on building on Plot 3 at the corner of Snowsfields, which relates the building on Plot 2 more sympathetically with the Conservation area.

146. The requested reduction to a three-storey height is not a stated policy requirement, and instead the relevant policy requirements in this case are a qualitative assessment of the development. Officers do not support the requested reduction in height to the building on Plot 3 as Officers view is

that this would negatively impact the design of the composition of buildings in the proposals, with the impacts that they would appear unbalanced in relation to the surrounding townscape. Accordingly, Officers do not consider a reduction in height of the Building on Plot 3 would be beneficial or necessary to meet the council's adopted polices, the London Plan and the NPPF.

147. The Grade II Listed Nos 25 and 27 Crosby Row
These buildings and their settings are best appreciated form Crosby Row itself and views of them are towards the west and away from the development. It is considered that the proposal will have no impact on these statutory listed buildings or their settings.

148. St Paul's Cathedral, listed Grade I
The GLA have assessed that the proposals would result in heritage harm to St Paul's Cathedral, and that this harm would be the lowest level of less than substantial harm. The GLA indicate View 2.1 in the ES shows this very low extent of less than substantial harm, due to the proposed development (Plot 2 only) appearing in the backdrops of the two western towers of the cathedral and which to an extent diminishes the ability to appreciate their outline.

149. Officers consider the only potential heritage impacts arising from the proposals to St Pauls would be impacts to mid and long range views, which are considered in the ES in terms of LVMF views 2A.1 Parliament Hill and 3A.1 Kenwood. In their discussion of impacts to *LVMF 3A.1 Kenwood (as shown by* View 2.1 in the ES*)* , GLA Officers agree with the applicant's assessment that the height of Plot 2 sits below that of the western towers of St Paul's, meaning that the proposal would be 'seen as part of an already established backdrop of this densely developed part of the city'. Furthermore, GLA Officers note that the subdued hue of Plot 2 would ensure that the silhouette of the western towers of St Paul's would be clearly apparent and identifiable in the view, minimising impacts.

150. Officers agree with the GLA's assessment and reasoning that any harm arising to the significance of St Paul's Cathedral would be of the lowest order of less than substantial and readily outweighed by the public benefits of the scheme.

Heritage conclusion

151. The proposal does not have a physical effect on heritage. The property itself has no heritage value or designation. Officers have highlighted a lowest order of Less than Substantial Harm to the setting of the Bermondsey Street Conservation Area arising from the degree of visibility from within the conservation area on Snowsfields mainly due to the degree of visibility of the tall building Plot 2 behind Plot 3 in Views 16 and the added view prepared by Travenor (taken from a position slightly further forward from View 16 in the originally submitted TVIHA). The NPPF stresses the desirability of conserving or enhancing the significance

of heritage assets and their settings and requires LPAs to avoid any harm that is not convincingly justified. Paragraph 215 states that when decision-makers determine an application resulting in less than substantial harm, then that "*harm should be weighed against the public benefits of the proposal".*

152. In this case the public benefits arising include the delivery of a significant quantity of lab enabled spaces intended for life science use and associated jobs and employment space, affordable workspace, public realm, the community facilities provided and the enhancements to local open spaces which officers consider provide convincing justification for the very low degree of less than substantial harm arising. Accordingly, Officers consider that any potential heritage harm arising from the proposals would be less than substantial and readily outweighed by the anticipated benefits of the scheme and acceptable on balance in terms of Paragraph 215 and 221of the NPPF.

153. Subject to the recommended conditions of consent, the proposals 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 proposals are also considered in compliance with the relevant provisions outlined in Chapter 16 of the NPPF (Conserving and enhancing the historic environment), paragraphs 207, 212, 213, 215, and 221. The impact of the proposals on the special interest of the listed buildings and the conservation area are acceptable and the statutory duties set out in Sections 66(1) and 72(1) are met and the proposals are considered compliant with the development plan policies.

Important borough views

154. The Southwark Plan (2022) places great weight on Important Borough Views and directs decision-makers to refuse proposals that cause harm to these designated views. Views and panoramas that include London-wide Strategic Landmarks such as St Pauls have been defined in the Plan and include Important Borough View 2 from the View Point at Nunhead Cemetery which includes a clear view of St Pauls and its Western Towers as well as its Clerestory. The view of St Pauls has been defined geometrically – also known as a Strategic Vista – and guidance included to the effect that proposals that interrupt the Strategic Vista and obscure St Pauls in this View should be refused.

155. This proposal is located outside the Strategic Vista and in the Wider Setting Consultation Area to the east of St Pauls. It does not interrupt the Strategic Vista. The views submitted with the application include View 4 (see below) which includes a zoomed in study of this Important Borough View. View 4 demonstrates that the proposal is the same height and to the right of Guys Cancer Treatment Centre which also visible in this view and further to the right of St Pauls. Officers are satisfied that no new

harms arise to this Important Borough View due to this proposal. It is at the very edges of the defined view, partly obscured by dense vegetation and well below the distant horizon. The proposal is set well away from St Paul's and does not affect the viewers' ability to recognise and appreciate this London-wide strategic landmark or its features of significance. This view demonstrates that there is no effect on the setting of St Pauls by this proposal.

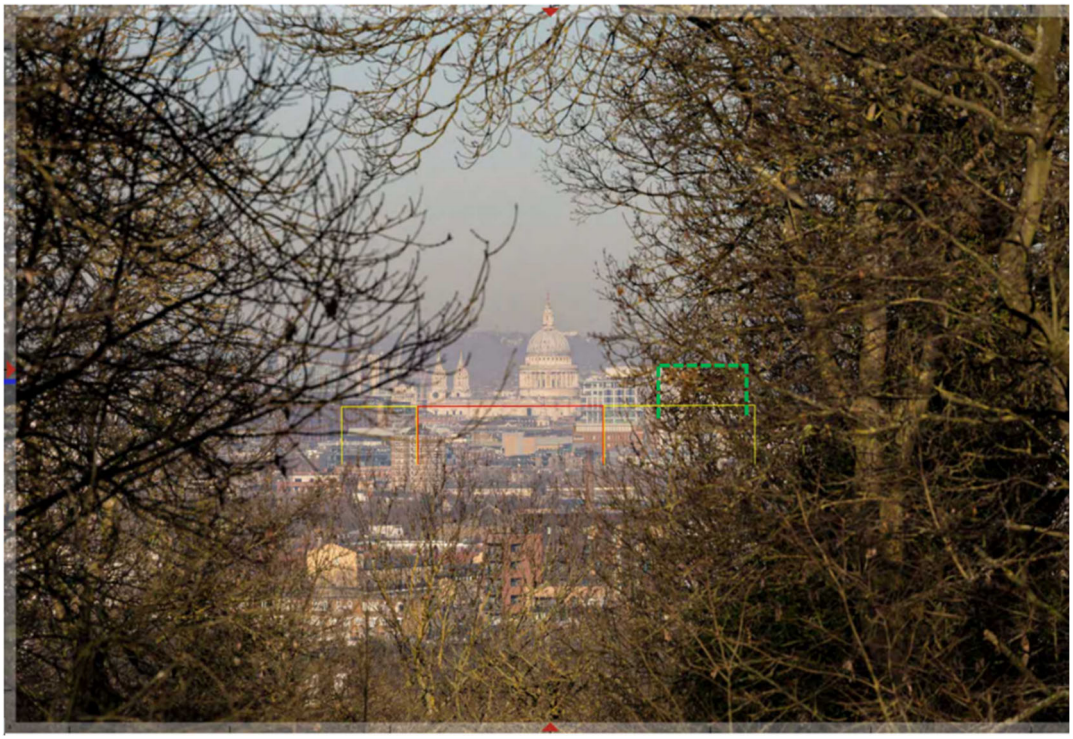


Figure 21 View 2 – from Nunhead cemetery with the proposed Block 2 shown approximately in green dashed outline.

Landscaping and trees

156. The landscape and public realm proposal is structured around the two main roadways, Snowsfields and Kipling Street, and the Guy Street Park edge. On Snowsfields the approach from east to west is to retain and reinforce the southern Landscaped edge of the street and to complement the green pocket at Greenwood Theatre with new planting at Plot 2. Beyond that, on Plot1 the building is set back from the pavement and includes a small landscaped square at the junction with Kipling Street. On Kipling Street itself the design approach has been to reinforce the connection to Guys Street Park with a landscaped zone focussed at the entrance to the park on Plot 2 to link it to the Square at Plot 1.



Figure 22 The new landscaped Square at the junction of Snowsfields and Kipling Street

157. The landscape approach to the park has been to set the building back from the mature landscaped edge of the park, firstly to protect the TPO'd trees at that northern edge and secondly to ensure that the development is separated from the park. The approach here is to establish a verdant planted edge to the building along its southern edge to match the park and reinforce the separation of the new development from the park itself. In this way the landscape design has influenced the building design and resulted in a successful blend of urban design and placemaking.



Figure 23 The Landscape Plan for the whole development

158. As set out in the planning statement, there are 8 existing trees on Site, 3 of which will be retained and 6 (1 on Kipling Street, 4 on Snowsfields, and one adjacent to the existing courtyard on Plot 3) are to be removed due to space constraints and conflicts with construction. The proposals feature 17 replacement trees (5 Street Trees and 12 terrace trees) across the

scheme, to offset the impacts of the lost trees and to increase urban tree canopy cover in the area. The proposals also include vertical planting to the southern elevation of Plot 1 to provide an attractive outlook from the neighbouring residential properties. The southern elevation to Plot 2 features a 'hanging garden', extending the green setting of the park up the full height of the building to enhance visual amenity and reduce the contrast between the park and built environment, providing air filtration, and opportunities for biodiversity. This is complemented by greening to the outdoor amenity terraces on Plots 1, 2 and 3 and the proposed landscaping along the boundary edge with Guy Street Park. Green roofs are proposed including biodiverse roofs with habitat elements and foraging opportunities to maximise biodiversity on the Site.



Figure 24 Tree planting summary

159. The proposed landscape and public realm masterplan has responded positively to the pre-application discussions and site meetings with new and replacement street greening, and other enhancements to the public realm. While the poor condition Kipling Street tree T002 and semi mature Snowsfields trees T003-T008 are removed to facilitate development, this is considered acceptable in light of the proposed replacement offering. The assessed CAVAT value of the replacement trees is calculated as £111,353, which will be secured within the s106.

160. During the course of processing the application, concerns were raised in relation to impacts on the offsite London Plane Trees which are to the south of the application site in Guy Street Park. In relation to this concern the applicant provided:

- Revised arboricultural impact plans showing more precisely the existing and proposed basement – with the existing and proposed drawings overlaid to show further details of the existing and proposed development in both plan and section form. The details provided confirm that the proposals for Plot 2 will retain the existing foundation wall of the existing car park along the southern boundary and for any new piling/foundations for the basement to

be constructed inboard of this line. This is shown on AAM Section E drawing – SNQ-AAM-P2-XX-DR-AR-07390.

- In relation to the cantilevered balcony attached to Plot 2, the applicant has confirmed that the final design and landscape details can be conditioned to ensure shade tolerant plants will be utilised and that the design will enable adequate water and gaseous exchange access for the tree roots of the adjacent London plane trees.

161. In addition to the above, conditions are recommended related to foundation design (in relation to protecting the London plane trees), planting strategy, tree protection measures, landscape management plan, arboricultural site supervision, hard and soft landscaping, and the measure related to planting and balcony design discussed above.

162. To further address local concerns and to add an additional layer of protection for the adjacent London Plane Trees is Guy Street Park, a tree protection order (Tree Preservation Order (No. 754) 2025) is now in place which relates to the four trees near the boundary with the carpark as shown below. In light of the further information received and the recommended conditions and obligations, Officers consider that the adjacent London Plane Trees will be appropriately protected during the course of the works.



Figure 25 Image of trees protected under Tree Preservation Order (No. 754) 2025

163. Through the course of the application, objections were received in relation

to the loss of the Tree of Heaven on Kipling Street due to concern that the loss of this tree would result in the loss of a tree planted by Ada Salter's Bermondsey of Bermondsey campaign. Council records (Beautification Committee Trees planted, Bermondsey Council Minutes 1921 - 1928) indicate that this species was not planted on Kipling Street by the Bermondsey of Bermondsey campaign. The council's Urban Forester Officer has advised that the size of the tree also indicates that it is too small to be of that age. The existing tree has sustained damage which diminishes the value of retaining the tree. Subject to the secured approach to replacement, Officers consider the approach to tree removal and replacement is considered acceptable.

Green infrastructure, ecology and biodiversity

Urban Greening

164. The proposed development achieves an urban greening score of 0.3 comprised of intensive green roof, extensive green roof, flower rich perennial planting, rain garden, green wall, and blue roof which is policy complaint for commercial developments of this nature. The image and table below illustrate the urban greening calculations and landscaping on the site.

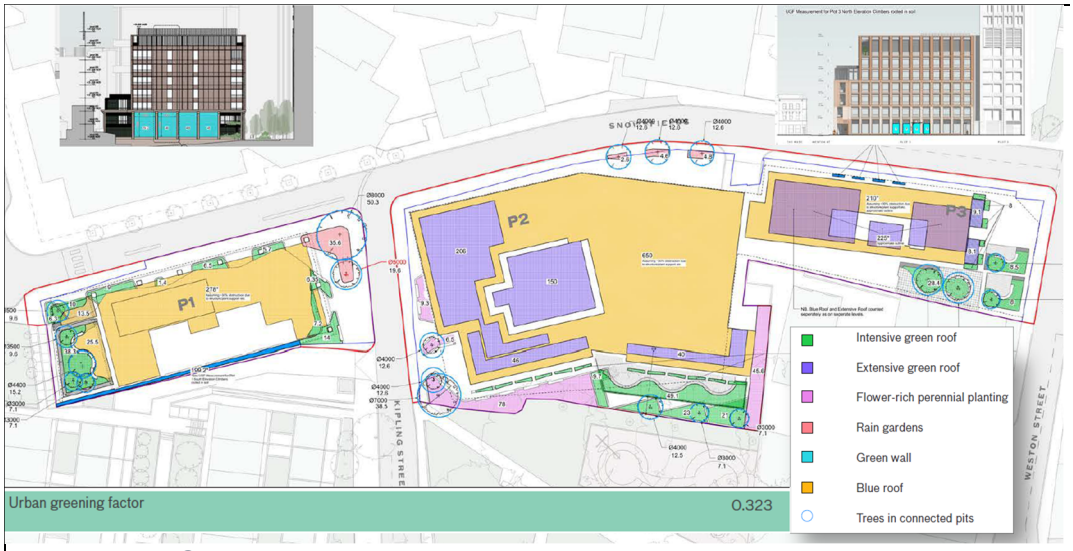


Figure 26 UGF and landscape summary

Ecology

165. The applicant's Ecological Appraisal was completed in 2023 and supported by a supplemental note completed in 2025 confirming that the initial conclusions remain valid. This includes habitat surveys, searches for notable species, and preliminary roost assessment survey for potential bat roosts. This notes that in the development is anticipated to have negligible impacts to bat roosting, negligible impact on birds with the exception of some nesting opportunities in trees which requires mitigation,

negligible impacts on Black Redstart, and negligible concerns related to invasive plants. In addition, the proposed development includes the implementation of native plantings such as grasslands, wildflowers and trees, as well as green walls and roof, and the installation of bat and bird boxes which will enhance the biodiversity of the site.

166. Overall, given the low ecological importance of the site and subject to appropriate mitigation and imposition of appropriate conditions and obligations, Officers agree with the conclusion that no significant impacts to designated habitats or priority habitats will occur as a consequence of the redevelopment of the site.

Biodiversity

167. The applicant's Biodiversity Net Gain (BNG) Assessment found the site to have a baseline score of 0.6 habitat units. The proposal would deliver biodiversity gain through new tree planting and the creation of habitats that are well suited to urban locations (including green roofs). As a consequence, the site's BNG score would rise to 0.90 habitat units, which would provide a 49.96% increase exceeding the minimum 10% net gain requirements. However, the Biodiversity Net Gain trading rules require replacement of lost habitat with a like for like or better provision so the mature trees lost on site would be mitigated through an off site contribution secured by condition.

168. Compliance with the delivery of the onsite BNG improvements will also be secured by condition and by a financial contribution towards monitoring for a period of 30 years.

Archaeology

169. Part D of London Plan Policy HC1 states that development proposals should identified assets of archaeological significance to inform the design and appropriate mitigation. In addition, Southwark Plan Policy P23 sets out the requirements for archaeological findings on-site.

170. The site is located within the North Southwark and Roman Roads Archaeological
Priority Area (APA1), which is classified as a Tier One APA, which indicates high archaeological potential. The applicant's archaeologist fully engaged with the council during the pre-application process. As part of this engagement an archaeological evaluation has been undertaken within the area of the assumed burial ground and a programme of geoarchaeological sampling and assessment. The documentation submitted alongside the evaluation and geoarchaeological assessment includes a report of the archives of Guy's Hospital relating to the burial ground, a desk-based assessment and an archaeological statement. Legal issues over the burial ground is discussed in the historical background document and the archaeological statement produced by the applicant's archaeologist. The submission materials are considered to

provide an adequate background assessment and complies with the requirements of Policy P23 Archaeology of the Southwark Plan.

171. The key documented archaeological significance of this development site is the burial ground of Guy's Hospital. Recently an excavation west of Hunt's House on the site of the former anatomy school revealed the first Guy's burial ground. This burial ground was poorly documented and this development will provide a clear picture of the community treated by Guy's Hospital. Most of the second burial ground, that south of Snowfield is preserved under public open space; the area of development proposed here has previously been impacted and as the research underlying this application has shown, human remains were recovered during construction and archaeological work has established the likely north boundary of the burial ground.

172. The majority of archaeological interest on the site relates to the post-medieval archaeology of this area related to the growth of urban settlement into this area of Bermondsey in the later 18th century and the use of much of the site for a burial ground. As there are humans remains present within parts of the development site there are specific legal considerations that would be required for any excavation of the site, such as shielding the remains from public view and these requirements would be upheld through the relevant legislation and therefore would not require specific planning controls or conditions. Due to the scale of the basements proposed for this application it will not be possible to preserve archaeological remains in situ within the development footprint. Therefore, there is a public benefit threshold for this scheme to meet, as set out in relation to Policy P23 of the Southwark Plan.

173. There is a potential for nationally significant archaeology to be present on site. At the Cancer Treatment Centre, just to the north of this site are the scheduled remains of Roman Riverboat 136m west of Greenwood Theatre were discovered and remain in site there. Therefore, condition of consent related to nationally significance archaeological remains are recommended. However, it is not considered that the proposal pose any risk of damage to the scheduled remains of the Roman Riverboat discovered at the Cancer Treatment Centre.

174. It is recommended that consent for this application should be subject to recommended archaeological conditions, including related to archaeological evaluation, archaeological mitigation, and archaeological reporting. The mitigation works, as outlined in the agreed conditions, can be secured through a legal agreement with a contribution of £11,171.

175. Subject to the imposition of the recommended conditions of consent and planning obligations, although there is potential for the discovery and disturbance of archaeological remains of national and local importance, Officers consider archaeological remains would be appropriately excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works. Accordingly, the

proposal is considered acceptable in regard to Policy P23 of the Southwark Plan and Part D of London Plan Policy HC1.

Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight, noise and vibration

176. Policy D6 of the London Plan requires developments to be designed to ensure there would be sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context. Policy D9 states that daylight and sunlight conditions around a proposed tall building(s) and neighbourhood must be carefully considered. Policy P56 of the Southwark Plan "Protection of amenity" states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users, taking into account the impacts on privacy, outlook, sense of enclosure, odour, lighting, daylight, sunlight and microclimate. The adopted 2015 Technical Update Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and Sunlight

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

178. The daylight tests used are based on BRE guidance on daylight and sunlight. The BRE guidance sets out the rationale for testing the daylight impacts of new development through various tests.

179. The ES reports the findings of an assessment of the likely significant effects of daylight, sunlight, overshadowing and light pollution as a result of the proposed development. To quantify the effects of the Proposed Development a three-dimensional computer model of the site and relevant neighbouring properties has been constructed by the applicant's consultants. Technical analysis has then been undertaken to measure the light received by neighbouring properties both before and after the Proposed Development is constructed.

180. During the demolition and construction phases, the daylight, sunlight, overshadowing and light pollution potential effects would be constantly changing owing to the constantly evolving and changing nature of the demolition and construction activities and therefore, they would be similar to or less than the effects of the completed Proposed Development. Accordingly, the effects to the surrounding properties and receptors during these phases have not been modelled and analysed.

181. The following scenarios have been assessed and are reported within this chapter of the ES:
- Baseline conditions;
- Proposed Development conditions; and
- Cumulative conditions.

182. The assessment utilised the following methodologies outlined below.

VSC

183. The Vertical Sky Component assessment (VSC) is a test that considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable. Only those surrounding properties that have windows facing towards the site were included in the assessment. If a nearby property has no windows facing the site, these properties would not be affected by the proposed development in terms of daylight.

No Sky Line

184. The second method is the No Sky Line (NSL) or Daylight Distribution method, which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% (ratio of 0.8) in the area of sky visibility, daylight may be affected.

Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH)

185. The BRE guidelines state at paragraph 3.2.3 that: "*to assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories should be checked if they have a window facing within 90° of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space*".

186. Section 3.2.5 continues: *"[…] If the main living room to a dwelling has a main window facing within 90° of due north, but a secondary window facing within 90° of due south, sunlight to the secondary window should be checked."*

187. In relation to sunlight, the BRE guidelines recommend that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter.

188. Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e., the proportional reductions should not be greater than 20%).

189. In the ES, the APSH figures are calculated for each window, and where a room is served by more than one window the contribution of each is accounted for in the overall figures for the room.

Overshadowing

190. Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st.

191. The BRE criteria for gardens or amenity areas are as follows (see paragraph 3.3.17):

"It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity space does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of amenity is likely to be noticeable."

Balconies/Overhangs and Projecting Wings

192. The BRE guidelines recognise that balconies and overhangs inherently restrict levels of daylight and sunlight to windows below. With regard to daylight, the BRE notes at paragraph 2.2.13:

"Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.80 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8,

this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light."

193. Therefore, where appropriate, in the ES additional calculations have been undertaken discounting the effects of balconies/overhangs from the calculations.

Environmental Statement criteria

194. The ES applies the BRE standard numerical guidelines for daylight and sunlight to existing surrounding buildings and sunlight to amenity spaces. In addition to the BRE criteria, professional judgement has been used to determine the nature and scale of effect to the sensitive receptors. The numerical criteria for determining the category of effect for VSC, NSL and overshadowing (sun on ground) is based on percentage reductions from the baseline. The ES categorises the daylight and sunlight impacts as set out in the table below.

Scale of Effect	Daylight, Sunlight and Overshadow Criteria
Negligible	0 – 19.9% alteration
Low (Minor)	20- 29.9% alteration
Medium (Moderate)	30 – 39.9% alteration
High (Major)	≥ 40% alteration

195. If the retained VSC levels are ≥27% and the NSL levels are >80%, the effects are considered negligible, regardless of the alteration from the baseline.

196. In terms of the significance of an effect, the following criteria is applied:
- 'Moderate' or 'Major' effects (beneficial or adverse) are deemed to be
'significant'; and
- 'Minor' or 'Negligible' effects (beneficial or adverse) are considered 'not significant'.

197. The above is slightly different from the guidance within the BRE guide, which deems any impact outside of the guidelines to be 'significant', however it is a common approach adopted within EIAs and acceptable for the purposes of reporting on impacts for an application of this scale. The ES also includes a discussion on the importance of considering retained light levels in terms of absolute change from the baseline conditions, in addition to proportional or percentage change. The ES indicates that the BRE APSH guidance allows for a BRE APSH guidance accounts for an absolute reduction of 4% (irrespective of the proportional reduction). Further to this, Trium who prepared the ES consider an absolute reduction in VSC of circa 4% would generally represent no more than a minor impact, and any reduction below circa 2% would represent a negligible impact.

198. In terms of the sensitivity of existing, surrounding residential properties, all receptors are deemed to be of ‘high’ sensitivity, the impact criteria directly equate to the classification of the effects.

Sunlight and daylight sensitive receptors

199. The following surrounding properties sensitive to daylight and sunlight are listed and shown below:

Sensitive Receptors – Daylight, Sunlight and Light Pollution
1 62-66 Weston Street 2 123 Snowsfields 3 70 Weston Street 4 83-87 Weston Street 5 2-20 (even) Guy Street 6 65-75 Lockyer Estate 7 56 Guy Street 8 54 Guy Street 9 48 Kipling Street 10 1-41 Hamilton Square 11 St Pauls Vicarage 12 Sarah Swift House 13 1 Porlock Street 14 2 Porlock Street 15 3 Porlock Street 16 4 Porlock Street 17 5 Porlock Street 18 6 Porlock Street 19 7 Porlock Street 20 8 Porlock Street 21 9 Porlock Street 22 10 Porlock Street 23 12-82 Crosby Row 24 84 Crosby Row 25 86 Crosby Row 26 88 Crosby Row 27 90 Crosby Row 28 92 Crosby Row 29 Elizabeth Newcomen House 30 37 Crosby Row 31. Hospital rooms to the north of the site – As shown in appendix dated 24 March 2025: 1. Guy’s Hospital Cancer Centre 2. The Munro Centre 3. Guy’s Hospital Borough Wing and Tabard Annex

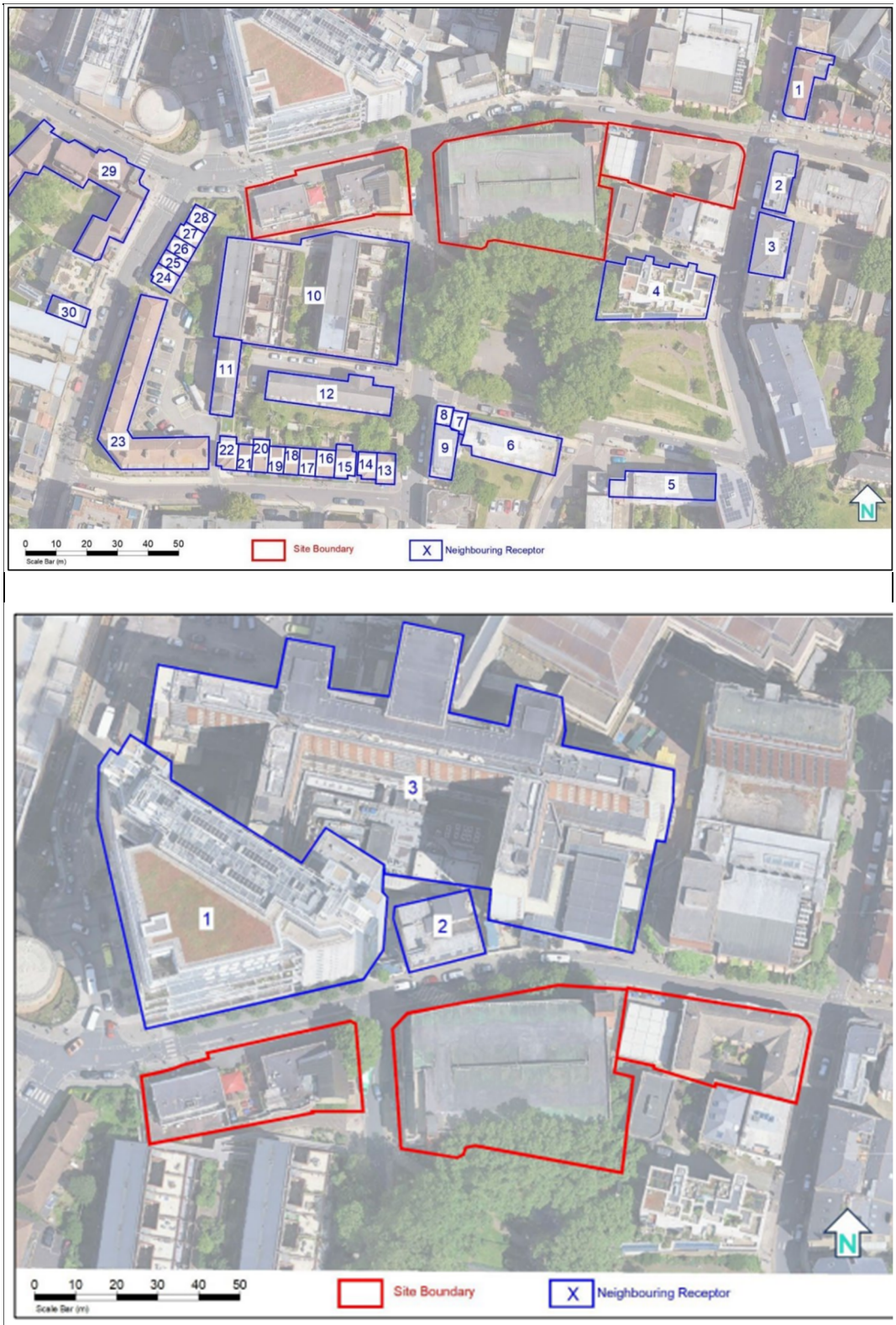


Figure 30 Sensitive Receptors as identified in ES and appendices

Overshadowing assessment sensitive receptors

200. The space shown below in the figure below is the only outdoor amenity area surrounding the site where it is considered that the Proposed Development could potentially have an overshadowing effect that is in

excess of the default quantitative guidance provided by the BRE guidelines. As Guy Street Park is located to the south of the site, the ES indicates that there will be not be materially affected by the Proposed Development.

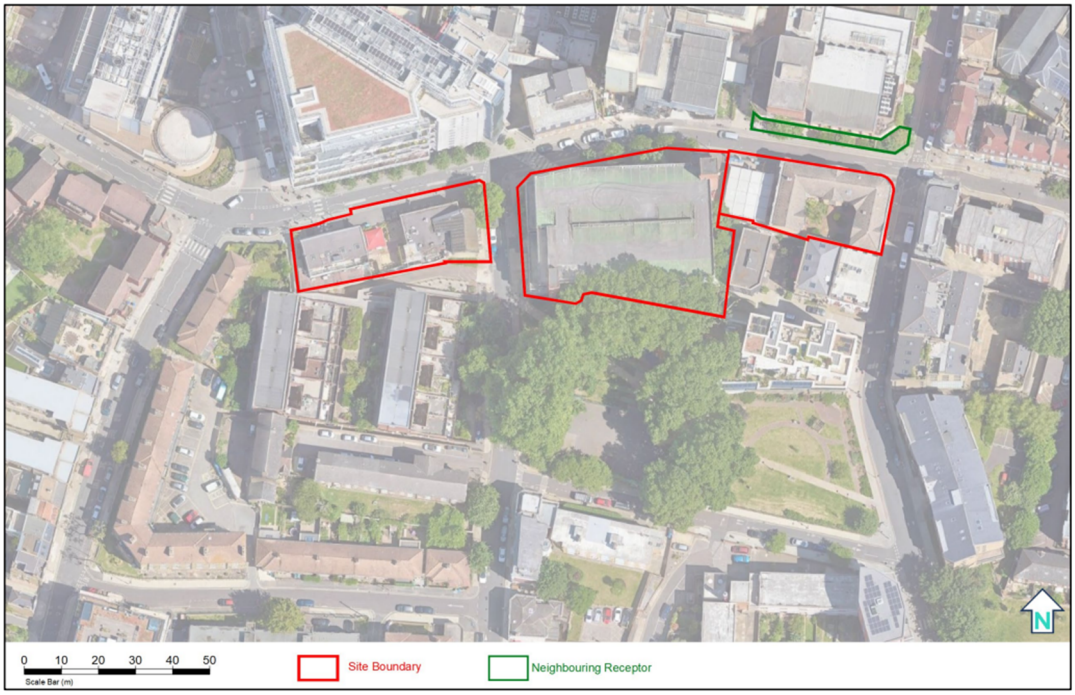


Figure 31 Sensitive Receptors Overshadowing

Assessment

201. A detailed commentary of the daylight and sunlight effects to each group is given in the ES, including the number of windows or rooms affected in that group and the magnitude of effect. The ES then ascribes an overall significance. Some of the addresses are grouped together for ease as the conclusion for those properties have the same overall significance to the effects on daylight and sunlight. These are summarised below, significant daylight impacts are identified in relation to 123 Snowsfields, 70 Weston, and 83-87 Weston and all other impacts are identified as not significant:

Address (numbered in correspondence with above figure)	Significance of daylight	Significance of sunlight
1 62-66 Weston Street	Minor Adverse Not Significant	Negligible Not Significant
2 123 Snowsfields	Moderate Adverse Significant	Negligible Not Significant
3 70 Weston Street	Minor Adverse Not Significant	Negligible Not Significant
4 83-87 Weston Street	Moderate Adverse Significant	Negligible Not Significant
5 2-20 (even) Guy Street	Negligible Not Significant	N/A

6 65-75 Lockyer Estate	Minor Adverse Not Significant	N/A
7 56 Guy Street	Minor Adverse Not Significant	N/A
8 54 Guy Street	Minor Adverse Not Significant	N/A
9 48 Kipling Street	Negligible Not Significant	Negligible Not Significant
10 1-41 Hamilton Square	Minor Adverse Not Significant	Negligible Not Significant
11 St Pauls Vicarage	Negligible Not Significant	Negligible Not Significant
12 Sarah Swift House	Minor Adverse Not Significant	N/A
13 1 Porlock Street	Minor Adverse Not Significant	Negligible Not Significant
14 2 Porlock Street	Minor Adverse Not Significant	N/A
15 3 Porlock Street	Negligible Not Significant	Negligible Not Significant
16 4 Porlock Street	Negligible Not Significant	N/A
17 5 Porlock Street	Negligible Not Significant	N/A
18 6 Porlock Street	Negligible Not Significant	N/A
19 7 Porlock Street	Negligible Not Significant	N/A
20 8 Porlock Street	Negligible Not Significant	N/A
21 9 Porlock Street	Negligible Not Significant	N/A
22 10 Porlock Street	Negligible Not Significant	Negligible Not Significant
23 12-82 Crosby Row	Negligible Not Significant	Negligible Not Significant
24 84 Crosby Row	Negligible Not Significant	Negligible Not Significant
25 86 Crosby Row	Negligible Not Significant	Negligible Not Significant
26 88 Crosby Row	Negligible Not Significant	Negligible Not Significant
27 90 Crosby Row	Minor Adverse Not Significant	Negligible Not Significant
28 92 Crosby Row	Minor Adverse Not Significant	Negligible Not Significant
29 Elizabeth Newcomen House	Negligible Not Significant	Negligible Not Significant
30 37 Crosby Row	Negligible	Negligible

	Not Significant	Not Significant
31. Hospital rooms to the north of the site – As shown in appendix dated 24 March 2025:		
1. Guy's Hospital Cancer Centre	Negligible Not Significant	Negligible Not Significant
2. The Munro Centre	Primarily office use /not considered material for assessment	Primarily office use /not considered material for assessment
3. Guy's Hospital Borough Wing and Tabard Annex	minor adverse not significant	minor adverse not significant

Proposed scenario

202. Overall and in summary of the proposed scenario, in terms of daylight for VSC 505 of the 711 (71%) windows assessed meet the BRE Guidelines criteria and for NSL, 392 of the 457 (85.7%) rooms assessed meet the BRE Guidelines criteria. For sunlight, APSH, 210 out of 210 rooms assessed (100%) meet the BRE Guidelines criteria.

203. Where a property or group of properties would see negligible effect from the development on their daylight and sunlight, these will not be discussed in the more detailed commentary below.

204. The remaining properties listed below would experience a degree of harm in excess of the BRE guidelines. Where the windows or rooms are affected and exceed BRE guidance, the overall effect to the properties is discussed below.

205. The tables below summarise the VSC and NSL impacts to the surrounding properties as a result of the proposed development being built-out to the present day context. The significance of these impacts is discussed further below.

206. Moderate Adverse impacts

VSC and NSL (Moderate Adverse)										
	VSC					NSL				
Address	Total windows tested	Pass BRE	20-29.0 % loss	30-39.9 % loss	=>40% loss	Total rooms tested	Pass BRE	20-29.0 % loss	30-39.9 % loss	=>40 % loss

123 Snowsfields	31	12	5	12	2	10	8	0	2	0
83-87 Weston Street	21	2	8	10	1	17	7	4	5	1

207. Minor Adverse impacts

VSC and NSL (Minor Adverse impacts)										
	VSC					NSL				
Address	Total windows tested	Pass BRE	20-29.0 % loss	30-39.9 % loss	=>40 % loss	Total rooms tested	Pass BRE	20-29.0 % loss	30-39.9 % loss	=>40 % loss
62-66 Weston Street	33	9	21	3	0	20	20	0	0	0
70 Weston Street	31	12	5	12	2	20	9	3	6	2
65-75 Lockyer Estate	19	2	3	6	8	19	2	9	8	0
56 Guy Street	6	3	3	0	0	6	0	2	0	4
54 Guy Street	15	9	6	0	0	11	9	0	2	0
1-41 Hamilton Square	245	179	54	7	5	141	134	4	1	2
Sarah Swift House	6	0	6	0	0	6	6	0	0	0
1 Porlock Street	6	4	2	0	0	3	1	1	1	0
2 Porlock Street	5	3	2	0	0	3	1	1	1	0
90 Crosby Row	5	2	2	1	0	3	2	1	0	0
92 Crosby	6	0	5	1	0	3	3	0	0	0

Row										
Guy's Hospital Borough Wing and Tabard Annex	164	114	20	26	4	60	45	10	2	3

Moderate Adverse impacts (in terms of VSC)

123 Snowsfields

208. This property is located to the east of the site which contains residential accommodation above ground floor commercial units. A total of 31 windows serving 10 rooms have been assessed.

209. For VSC, reductions to 12 of the windows assessed are in full accordance with default BRE numerical guidance. Of the remaining 19 windows, five experience proportional reductions of between 20% and 30%, 12 experience reductions of between 30% and 40%, and two experience reductions of marginally more than 40%. Both the windows that experience reductions of more than 40% (windows W5/152 and W6/152) serve 2nd floor rooms that are also served by at least one other window.

210. While the impacts are assessed as moderate adverse, in terms of retained daylight levels, the ES indicates that the site-facing windows serving the property all retain VSC values of more than 14% and retained VSC values in the mid-teens which are considered appropriate for an urban location such as this. Therefore, while there will be some noticeable effects, overall, the ES concludes that the impacts are acceptable due to the good retained levels of daylight.

211. NSL reductions to eight of the 10 rooms assessed are in full accordance with BRE guidance. The remaining two rooms, which both experience reductions of slightly more than 30%, are bedrooms.

212. Overall, the impacts are considered moderate adverse due to the change from the baseline but the retained absolute VSC levels are commensurate with this central London location.

83-87 Weston Street (in terms of VSC)

213. This apartment block is located to the south of the site. A total of 21 windows serving 17 rooms have been assessed.

214. For VSC, reductions to two of the 21 windows assessed are in full accordance with default BRE numerical guidance. Of the remaining 19 windows, eight experience proportional reductions of between 20% and 30%, 10 experience reductions of between 30% and 40%, with one window (W9/102) experiencing a reduction of 45%. Window W9/102 serves the same kitchen as window W10/102, and the proportional

reduction in VSC to this window is 28.6%. The average VSC reduction to the two windows serving the kitchen (weighted by window area) is 36.97%

215. In regard to VSC, the ES summarises that the site-facing windows retain appropriate levels of daylight for a central urban location, with 16 of 21 retaining more than 15% VSC. Four further windows retain VSC values of between 13% and 15% (mid-teens) with one window retaining a slightly lower VSC value of 10.2% and it is noted that this window serves a bedroom.

216. For NSL, reductions to seven of the 17 rooms assessed are small and in full accordance with BRE guidance. Of the remaining 10 rooms, four experience reductions in NSL of between 20% and 30%, five reductions of between 30% and 40%, and one room (kitchen R3/102) a reduction of 46.8%.

217. The ES explains that the apartments within this block are on split levels with stairs from the kitchens which lead up, past an open double height space, to study areas on the opposite side of the property. The ES indicates that kitchen areas will receive some light from the study areas above. Further, the ES indicates that the main living room areas (and the study areas) are located on the opposite side of the property from the application site, and therefore the south facing windows serving these spaces will not be affected by the redevelopment.

218. Objections have focused on the severity of these impacts, which objectors consider are unacceptable due to the harm caused to habitable rooms in terms of both the VSC and NSL impacts.

219. Overall, the impacts are considered moderate adverse but the retained absolute VSC levels and NSC are commensurate with this central London location, particularly in consideration of the overall design of these properties which feature windows facing south over Guy Street Park as shown in the figure below.

220.

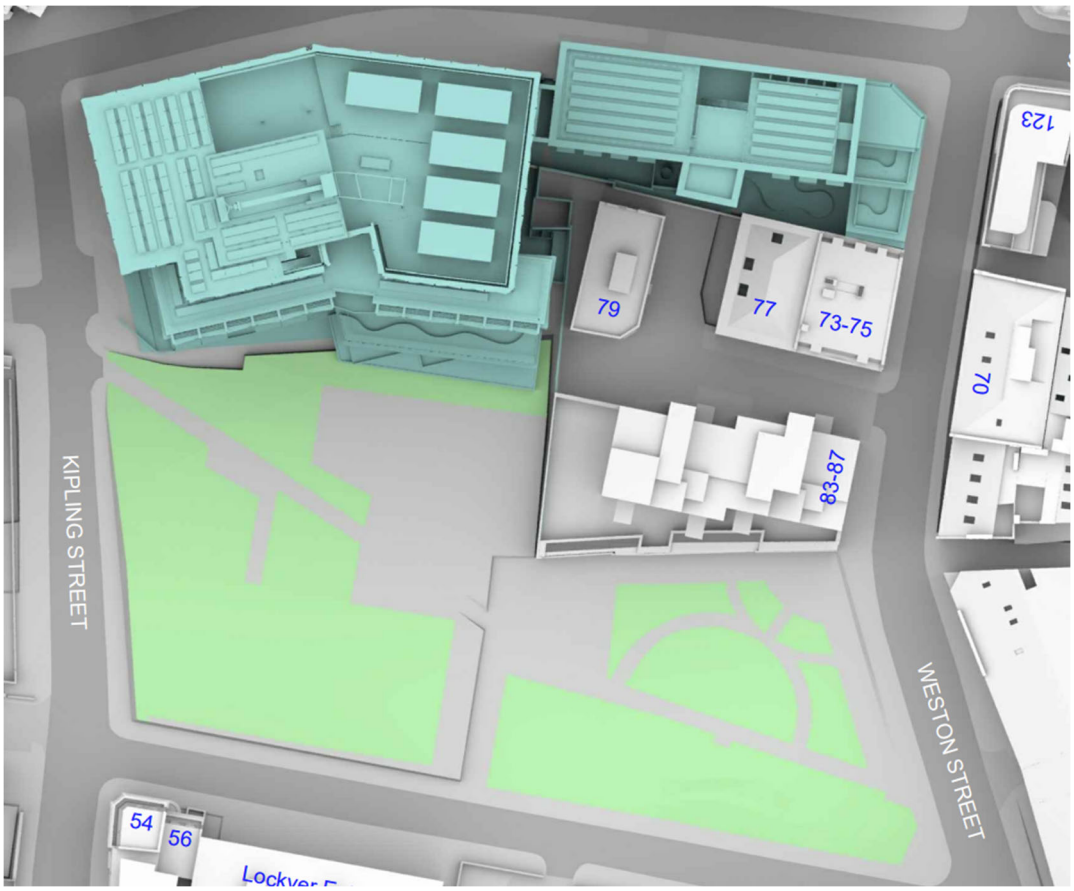


Figure 32 83-87 Weston Street located adjacent to Guy Street Park with south facing windows onto the park

Minor Adverse impacts

62-66 Weston Street

221. This property is located to the north-east of the site. It contains residential accommodation above ground floor commercial units. A total of 33 windows serving 20 rooms have been assessed.

222. For VSC, reductions to nine of the 33 windows assessed are in full accordance with default BRE numerical guidance. Of the remaining 24 windows, 21 experience proportional reductions in VSC of between 20% and 30% (i.e., not significantly in excess of the guideline of 20%).

223. 3 windows experiencing slightly larger reductions of up to 31.5%. In each case, the three rooms served by the three windows that experience proportional reductions in VSC of more than 30%, are also served by two other windows. The average VSC reductions to the three windows serving each of the three rooms has also been calculated (weighted by window area), and in each case this will be no more than 27.0%.

224. For NSL, reductions to all rooms are small and in full accordance with BRE guidance. The largest proportional reduction to any room will be 10.6%, which is well within the guideline of 20%.

225. Overall, scale of effect to this property is considered minor adverse and not significant, and accordingly is considered appropriate.

70 Weston Street

226. This property is located to the east of the site. It contains residential accommodation above the lower ground and ground floor office space. A total of 35 windows serving 20 rooms have been assessed.

227. For VSC, reductions to four of the 35 windows assessed are in full accordance with default BRE numerical guidance. Of the remaining 31 windows, 23 experience proportional reductions of between 20% and 30%, with 8 windows experiencing slightly larger reductions of between 30.2% and 34.3%. Five of these eight windows are panes within two sets of double doors (each set of doors incorporating four panes) located in the centre of the site-facing elevation. One set of these double doors is at first floor, and the other at second floor. The average VSC reductions (weighted by glazing area) to these two sets of doors are 30.7% and 31.0%. All site-facing windows serving the property will retain VSC values of mid-teens upwards, which are assessed in the ES appropriate level of daylight for an urban location.

228. Considering NSL, reductions to nine of the 20 rooms assessed are small and in full accordance with BRE guidance. Of the remaining 11 rooms, three experience reductions in NSL of between 20% and 30%, six reductions of between 30% and 40%, and two rooms slightly larger reductions of 40.1% and 43.6%.

229. The ES has assessed the impacts to this property as moderate to negligible. Givern the minor overall effects on VSC, the ES finds the overall scale of effect to this property is considered minor adverse and not significant. This is considered commensurate with this central London location.

Lockyer Estate

230. These flats are located to the south of the site. A total of 19 windows serving 19 rooms have been assessed.

231. While 17 of the windows assessed will experience proportional reductions in VSC that are in excess of the BRE guideline of 20%, 15 of these are located under the access decks that serve the flats. The decks restrict access to daylight, meaning that even the small absolute reductions to the windows result in large proportional reductions. The largest absolute reduction in VSC to any of these 15 windows is 2.1%, which the ES assesses as a very minor change in daylight levels.

232. In line with BRE guidance, an assessment of the impact to these windows with the effects of the access decks removed from the calculations has

been undertaken in the ES. This analysis demonstrates compliance with BRE VSC guidance (i.e., proportional reductions are all less than 20%), and therefore demonstrates that the larger relative loss of light is due to the presence of the access decks rather than the massing of the Proposed Development.

233. The two affected windows that are not located under the access decks, proportional reductions to these are 22.8% and 21.4%, so not significantly in excess of the guideline of 20%.

234. Considering NSL, reductions to two of the 19 rooms assessed fully accord with BRE guidance. All except two of the remaining 17 rooms are located under the access decks. These two rooms will experience proportional reductions in NSL of 22.6% and 22.1%, which is only marginally more than the guideline of 20%. The remaining rooms will experience proportional NSL reductions of between 24.6% and 37.6%, but again these rooms are all located under the access decks which restrict access to daylight.

235. Overall, giving consideration to the alternative assessment methodologies for VSC and NSL used, the small absolute changes in daylight and the presence of the access decks (as shown in the figure below), the magnitude of impact to this property is considered low.



Figure 27 Lockyer north elevation facing toward the application site with

overhanging balconies

56 Guy Street

236. This residential property is located to the south of the site. A total of six windows serving six rooms have been assessed.

237. Considering VSC, reductions to three of the six windows assessed are in full accordance with default BRE numerical guidance. The remaining three windows experience minor proportional reductions of between 21.4% and 25.4%. The retained levels of daylight to the property remain good for an urban location, with the main ground floor window retaining a VSC value of 17.5% post development.

238. Considering NSL, proportional reductions to two of the six rooms assessed are 22.6% and 25.7%, with the remaining four rooms experiencing reductions of up to 48.6%.

239. Considering the levels of retained VSC, scale of effect to this property is considered minor adverse and not significant. Overall, the level of retained sunlight are considered commensurate with this central London location.

54 Guy Street

240. This residential property is located to the south of the site. A total of 15 windows serving 11 rooms have been assessed.

241. Considering VSC, reductions to nine of the 15 windows assessed are in full accordance with default BRE numerical guidance. The remaining six windows (which are all located in the north elevation of the property) experience minor proportional reductions of between 21.4% and 23.5%. It is also noted that retained levels of daylight to these windows remain good for an urban location, with the main ground floor, site-facing window (W1/250) retaining a VSC value of 20.2% post development.

242. The six windows that experience VSC reduction of more than the BRE guideline of 20%, four serve rooms that are also served by windows in the west elevation, fronting onto Kipling Street. The effects on the west facing windows are negligible, and the ES assess the overall effects on the rooms served by these windows will not be material.

243. For NSL, proportional reductions to nine of the 11 rooms assessed are small and in full accordance with BRE guidance. The remaining two rooms experience reduction of 36.8% and 38.0%.

244. The ES assessed the scale of effect to this property as minor adverse and not significant. Overall, Officers consider the retained levels are commensurate with this central London location.

1-41 Hamilton Square

245. These residential properties, contained within two blocks, are located to the south of the site adjacent to the proposed Plot 1. A total of 245 windows serving 141 rooms have been assessed.

246. For VSC, reductions to 179 of the 245 windows assessed are in full accordance with default BRE numerical guidance. Of the remaining 66 windows, 54 experience proportional reductions of between 20% and 30%, seven experience reductions of between 30% and 40%, with five windows experiencing reductions of more than 40%. The below figure illustrates the assessed impacts (with the most impacted properties to the north adjacent to Plot 1). The units at the southern end of these block are in full accordance with the BRE numerical guidance.

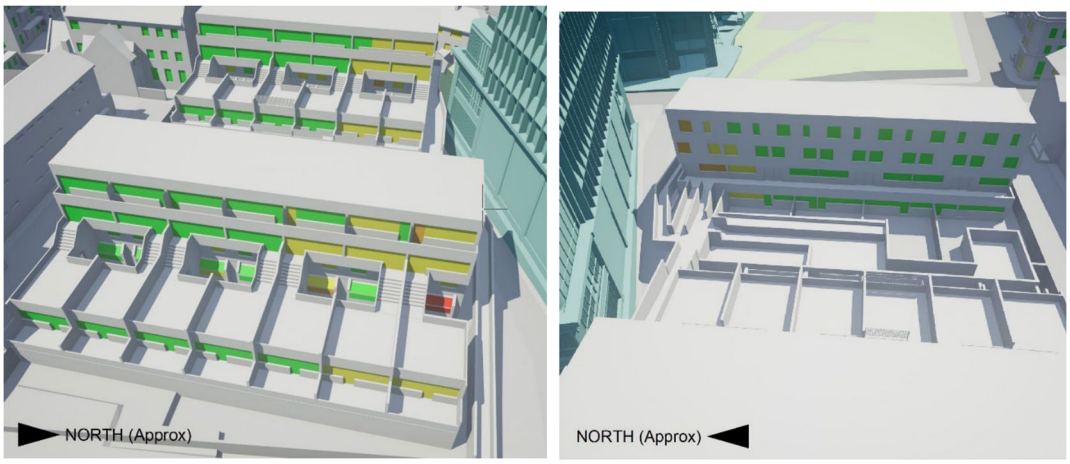


Figure 28 – Hamilton Square (with most impacted windows to the north adjacent to Plot 1)

247. The full range of impacts is set out below.

- **Fifty four proportional reductions of between 20% and 30%** Overall impacts of within a 20% to 30% proportional reduction are generally consistent with the BRE guidance which advises that daylight can be reduced by approximately 20% of the original value before the loss is noticeable. The BRE supports a flexible interpretation of their guidance and, for this inner London location adjacent to a site allocation where significant regeneration is anticipated, proportional reductions of 30% VSC are not consider significant in the context of this location.

- **seven proportional reductions of between 30% and 40%**
- R13/561 W13/561 19.10 existing 13.35 proposed and 30.10 % loss
- R13/561 W14/561 18.94 existing 12.36 proposed and 34.74% loss
- R14/562 W14/562 29.59 existing 19.07 proposed and 35.55% loss
- R14/563 W14/563 31.18 existing 21.35 proposed and 31.18% loss
- R16/563 W17/563 29.29 existing 20.15 proposed and 31.21 % loss

The above impacts are not considered significant as the retained level of daylight are all commensurate with this inner London location.

- R17/560 W26/560 9.73 existing 6.77 proposed and 30.42 % loss
- R2/1061 W2/106113.65 existing 8.92 proposed and 34.65% loss

Although the proposal will result in only minimal VSC shift of 2.96 and 4.73, due to low existing VSC levels, the above windows experience high proportional reductions. However, the shifts in absolute VSC are not considered significant in this instance. These existing low levels of VSC are attributed to the constrained locations of these windows, either under existing overhanging massing or looking into the small courtyard spaces within the blocks.

- **five proportional reductions of more than 40%**
- R15/560 W21/560 29.65 existing 16.77 proposed and 43.44 % loss The above impact is not considered significant as the retained level of daylight are all commensurate with this inner London location.

- R14/560 W20/560 1.84 existing 0.03 proposed and 98.37 % loss
- R15/560 W22/560 11.45 existing 5.4 proposed and 52.84 % loss
- R15/565 W14/565 5.63 existing 1.96 proposed and 65.19 % loss
- R2/566 W7/566 8.18 existing 4.14 proposed and 49.39 % loss

The reduction in absolute VSC are minimal. However, as noted above, the impacts result in larger proportional reductions in VSC due to the low existing levels of VSC. These low level of VSC are attributed to the constrained locations of the windows, either under existing overhanging massing or looking into the small courtyard spaces within the blocks. While these properties would experience impacts, the impacts would be minimal in nature were it not for the constraints caused by the design of Hamilton Square. Accordingly, the reductions in VSC are considered acceptable given the site constraints.

248. For NSL, 134 of the 141 rooms assessed are in full accordance with BRE guidance and experience only small reductions. Of the remaining seven rooms, four experience reductions in NSL of between 20% and 30%, one a reduction of between 30% and 40%, and two rooms a reduction of more than 40%.

249. Overall, the magnitude of impact to these flats is assessed as low in the ES and the overall scale of effect to this property is considered minor adverse and not significant. Whilst VSC reductions would occur at greater than 40%, due to the retained levels of VSC and NSL the impacts are not considered significant.

Sarah Swift House

250. This property is located to the south of the site. While it contains residential accommodation, it is noted that the majority of the site-facing windows serve circulation space and as such are not material for assessment. As such, a total of six windows serving six rooms at the eastern end of the property have been assessed.

251. For VSC, all the windows assessed will experience proportional reductions of between 20% and 30%.

252. Considering NSL, reductions to all rooms assessed are small and in full accordance with BRE guidance.

253. Overall, in the ES the magnitude of impact to this property is assessed as low and the scale of effect is considered minor adverse. As the VSC impacts will not exceed 30%, and considering the NSL compliance, the impacts are considered commensurate with this central London Location.

1 Porlock Street

254. This terraced house is located to the south of the site. A total of six windows serving three rooms have been assessed.

255. For VSC, reductions to the four windows serving the ground floor kitchen are small and in full accordance with default BRE numerical guidance. Proportional VSC reductions to the two windows serving the first floor bedrooms are 26.5% and 25.9%, which is not significantly in excess of the guideline of 20%. The absolute reductions to these windows are small (3.8% and 3.6%). The applicant considers the VSC figures for the ground floor windows demonstrate that the Proposed Development will not result in a material reduction in overall daylight levels reaching the property.

256. For NSL, reductions to the ground floor kitchen are also small and are in full accordance with BRE guidance.

257. Overall, the magnitude of impact to this property is low and the scale of effect to this property is considered minor adverse. Officers consider the VSC impacts are acceptable considering the good levels of retained light in the ground floors spaces and the achieved NSL levels.

2 Porlock Street

258. This is a terraced house located to the south of the site. A total of five windows serving three rooms have been assessed.

259. For VSC, reductions to the three windows serving the ground floor kitchen are small and in full accordance with default BRE numerical guidance. Proportional VSC reductions to the two windows serving the first floor bedrooms are 24.4% and 21.7%, which is not significantly in excess of the

guideline of 20%. The absolute reductions to these windows are small (3.6% and 3.1%), and that the slightly larger proportional reductions compared to those to the ground floor windows are due to the first floor windows receiving lower light levels because of the significant eaves overhang. The applicant considers the VSC figures for the ground floor windows demonstrate that the Proposed Development will not result in a material reduction in overall daylight levels reaching the property.

260. For NSL, reductions to the ground floor kitchen are also small and are in full accordance with BRE guidance. First floor bedroom R5/541 experiences an NSL reduction of 20.5% which is only negligibly more than the guideline of 20%. Bedroom R6/541 experiences a larger reduction of 31.2%. The applicant discounts this as the BRE guidelines state, "bedrooms should also be analysed although they are less important".

261. Overall, the magnitude of impact to this property is assessed as low and scale of effect is considered minor adverse. Officers consider the VSC impacts are acceptable considering the good levels of retained light in the ground floors spaces and considering the limited scale of NSL impacts.

90 Crosby Row

262. This terraced house is located to the west of the site. A total of five windows serving three rooms have been assessed.

263. For VSC, reductions to two of the five windows assessed are in full accordance with default BRE numerical guidance. Of the remaining three windows (W17/500, W18/500 and W8/501). Two of these windows (W17/500 and W18/500) are small ground floor windows which both serve room R7/500, which is also served by window W16/500 which is the primary window which remains in accordance with BRE guidance. Accordingly, despite the impacts to windows W17 and W18, room R7/500 is considered to be provided with an appropriate level of VSC. The remaining window (W8/501) is located at first floor and experiences a proportional reduction in VSC of 23.1%, which is not significantly more than the guideline 20%.

264. Considering NSL, the effects on rooms R7/500 and R8/501 fully accord with BRE guidance. The remaining room (R7/501, located at first floor) experiences an NSL reduction of 20.04%, which is in general accordance with the BRE's 20% guidelines.

265. The magnitude of impact to this property is negligible to low and the overall scale of effect is assessed as minor adverse and not significant.

92 Crosby Row

266. This terraced house is located to the west of the site. A total of six windows serving three rooms have been assessed.

267. Considering VSC, proportional reductions in VSC to five of the six windows

assessed are between 20% and 30%. The remaining window, located at first floor (W10/501) experiences a reduction of 34.8%.

268. Considering NSL, reductions to all rooms are in full accordance with BRE guidance.

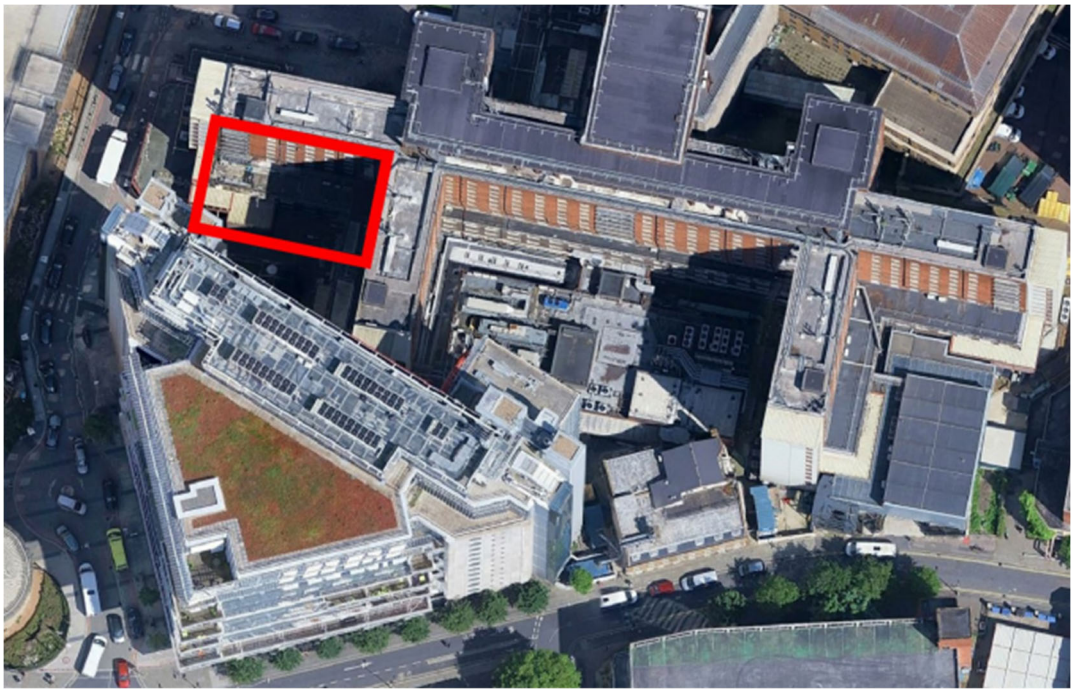
269. The overall magnitude of impact to this property is considered low and the overall scale of effect is assessed as minor adverse and not significant.

Guy's Hospital Borough Wing and Tabard Annex

270. A total of 164 windows serving 60 rooms within this building have been assessed.

271. As shown in the figure of sensitive receptors above, the Guy's Hospital Borough Wing and Tabard Annex is located to the north of The Cancer Centre and these buildings are in close proximity. The ES submission highlights that the Daylight and Sunlight Report submitted with the planning application for The Cancer Centre (application ref: 12/AP/2062) did not include an assessment of the effects on the Guy's Hospital Borough Wing and Tabard Annex. The site of the Cancer Centre was previously occupied by a two-storey building. Given the scale and proximity of the new Cancer Centre building, the ES assesses that the redevelopment of The Cancer Centre will have had a significant effect on parts of the Guy's Hospital Borough Wing & Tabard Annexe.

272. The ES indicates that VSC values to windows at lower levels in the area highlighted in the image below have not been assessed as they are not significantly impacted by the development. However upper floors windows are assessed.



273. For VSC, reductions to 122 of the 164 windows assessed are in full accordance with BRE guidance. Of the remaining 42 windows, 12 experience proportional reductions of between 20% and 30%, 26 experience reductions of between 30% and 40%, with four windows experiencing reductions of more than 40%.

274. The four windows (W47/54, W48/54, W49/54 and W50/54) that experience proportional reductions in VSC of more than 40% are located at the eastern end of the building at 4th floor level. These windows serve two bed areas (R28/54 and R29/54) that are also served by windows on the opposite side of the building. The average VSC reductions to these rooms (weighted by window area) are 28.1% and 27.3% respectively. The NSL reductions to these room are small and in full accordance with default BRE guidance. Accordingly, the overall effects on these rooms are considered minor.

275. Of the 26 windows experiencing reductions of between 30% and 40%, the majority will retain VSC value of more than 15% after development, and all windows will retain a VSC value of at least 8.8%. A VSC of 15% represents a good level of daylight for a high density urban location, and a VSC of 8.8% is consistent or higher than the levels of daylight to the western end of the building in close proximity to The Cancer Centre.

276. For NSL, reductions to 45 of the 60 rooms assessed are in full accordance with BRE guidance. Of the remaining 15 rooms assessed 10 experience proportional reductions of between 20% and 30%, two experience reductions of between 30% and 40%, with three rooms experiencing reductions of more than 40%.

277. The majority of windows and rooms assessed will have are negligible effects, however, there are larger effects in some areas and accordingly the overall magnitude of impact is considered minor to moderate adverse. Given the function of the property, and the transient pattern of use, the overall scale of effect is considered minor adverse and not significant and commensurate with this inner London Location.

Sunlight

278. The BRE guidance recommends that sunlight is tested on the basis of Annual Probable Sunlight Hours (APSH). It should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight). The guidance advises that windows should receive at least 25% APSH, with 5% of this being enjoyed during the winter months. Compliance with the BRE numerical guidance is breached when sunlight results are:

- Less than 25% of the APSH or less than 5% of APSH during winter, and
- Is reduced to less than 0.8 times its former value during either period and

- Has a reduction in sunlight received over the whole year of greater than 4%,
- Then sunlight to the building may be adversely affected.

279. Of the 21 buildings assessed, 20 would experience negligible impacts. As set out above, with the exception of the Guy's Hospital Borough Wing and Tabard Annex, all sunlight impacts were assessed as having negligible effects and therefore not significant in terms of the scale effect. Officers concur with these findings and accordingly only the sunlight impacts to the Guy's Hospital Borough Wing and Tabard Annex as discussed below. The full summary of sunlight impacts are set out below.

280.

Proposed APSH Summary (Proportional Reductions)										
			Below APSH threshold				Below WPSH threshold			
Address (numbering corresponds with above image)	Total rooms	Pass BRE	20-30%	30-40%	>40 %	Total	Pass BRE	20-30%	30-40%	>40 %
1 62-66 Weston Street	8	8	0	0	0	0	0	0	0	0
2 123 Snowsfields	3	3	0	0	0	0	0	0	0	0
3 70 Weston Street	1	1	0	0	0	0	0	0	0	0
4 83-87 Weston Street	1	1	0	0	0	0	0	0	0	0
9 48 Kipling Street	1	1	0	0	0	0	0	0	0	0
10 1-41 Hamilton Square	78	78	0	0	0	0	0	0	0	0
11 St Pauls Vicarage	14	14	0	0	0	0	0	0	0	0
12 Sarah Swift House										
13 1 Porlock Street	1	1	0	0	0	0	0	0	0	0
15 3 Porlock Street	1	1	0	0	0	0	0	0	0	0
22 10 Porlock Street	1	1	0	0	0	0	0	0	0	0
23 12-82 Crosby Row	38	38	0	0	0	0	0	0	0	0
24 84	3	3	0	0	0	0	0	0	0	0

Crosby Row										
25 86 Crosby Row	3	3	0	0	0	0	0	0	0	0
26 88 Crosby Row	3	3	0	0	0	0	0	0	0	0
27 90 Crosby Row	3	3	0	0	0	0	0	0	0	0
28 92 Crosby Row	3	3	0	0	0	0	0	0	0	0
29 Elizabeth Newcomen House	3	3	0	0	0	0	0	0	0	0
30 37 Crosby Row	2	2	0	0	0	0	0	0	0	0
31. Hospital rooms to the north of the site – As shown in appendix dated 24 March 2025:										
1. Guy's Hospital Cancer Centre	11	11	0	0	0	0	0	0	0	0
3. Guy's Hospital Borough Wing and Tabard Annex	55	38	0	0	17	17	4	4	0	8

Guy's Hospital Borough Wing and Tabard Annex

281. In the ES, a total of 156 windows serving 55 rooms within this building have been assessed.

282. The effects on 38 of the 55 rooms assessed fully accord with default BRE guidance. Of the remaining 17 rooms, nine experience reductions in APSH that are in excess of BRE guidance solely due to reductions in winter sunlight. This situation is not uncommon in an urban location - for example, in midwinter the sun's maximum elevation is around 15 degrees above the horizon, and this is lower than a typical urban skyline. All these rooms would retain at least the default BRE total APSH target of 25% after development, which are considered therefore in general accordance with the BRE guidance.

283. Of the eight rooms that experience reductions in total APSH that are in excess of default BRE guidance, proportional reductions to four are in the 20%-30% range, with the other four experiencing reductions of between 30% and 40%. All eight of these windows will retain at least 17% of APSH, which the ES assesses as an acceptable level of sunlight for a high-density urban location.

284. Overall, the magnitude of impact and scale of effect to the property is

considered to be minor adverse and not significant.

Daylight, Sunlight and Overshadowing - Cumulative Scenario once development is completed

285. This scenario consists of the proposed development in conjunction with the following relevant consented cumulative schemes in the context of the surrounding environment:

- Becket House, 60-68 St Thomas Street; and
- Capital House 42-46 Weston Street.

The ES includes an assessment of the daylight and sunlight conditions with these developments and the proposed development in place. However, these developments, Becket House and Capital House, have not been identified as sensitive receptors in the future baseline scenario, which the council's EIA consultant LUC have not raised concerns with. The applicant provided further justification for why the Vinegar Yard development (18/AP/4171) was excluded from the ES, including that this site is located over 100 metres to the north-east of the application. The council's EIA consultant LUC have advised that this is appropriate.

286. This scenario assesses the potential cumulative daylight on the surrounding residential receptors and amenity spaces. Due to their planning status, scale and/or distance from the site, no other cumulative schemes have been identified as likely to generate additional daylight effects to sensitive receptors in combination with the proposed development.

287. As these cumulative schemes are located to the north of both the site and all the sensitive receptors, neither a cumulative sunlight assessment, nor a cumulative overshadowing assessment is required, and the council's EIA consultant LUC have advised this approach is appropriate. Accordingly, no increased sunlight and overshadowing impacts are anticipated in the cumulative scenario.

Cumulative impact on daylight

288. Of the existing properties assessed, there would be isolated instances of additional VSC and NSL impacts caused by Becket House and Capital House coming forward together with the proposed development. However, these would not meaningfully alter the magnitude of impact and so the overall significance of effect would not change from the proposed development scenario for all daylight receptors. Those additional impacts which occur in the Cumulative Scenario are described below.

Address	Proposed Scenario effect	Change in effects in level of BRE Compliance (No. of windows and test)	Overall Cumulative Scenario effect
1 62-66 Weston Street	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
2 123 Snowsfields	Moderate Adverse Significant	4 additional VSC window effects (increase in 20-30% Loss (Low)) N/A – NSL	Moderate Adverse Significant
3 70 Weston Street	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
4 83-87 Weston Street	Moderate Adverse Significant	1 additional VSC window effects and increase in >40 loss category / 2 additional NSL effects	Major Adverse Significant
5 2-20 (even) Guy Street	Negligible Not Significant	10 additional VSC window effects / N/A additional NSL effects	Negligible Not Significant
6 65-75 Lockyer Estate	Minor Adverse Not Significant	2 additional VSC window effects / 2 additional NSL effects	Minor adverse and not significant.
7 56 Guy Street	Minor Adverse Not Significant	1 additional VSC window effects / N/A additional NSL effects	Minor Adverse Not Significant
8 54 Guy Street	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
9 48 Kipling Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
10 1-41 Hamilton Square	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
11 St Pauls Vicarage	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
12 Sarah Swift House	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
13 1 Porlock Street	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
14 2 Porlock Street	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
15 3 Porlock Street	Negligible Not Significant	1 additional VSC window effects /	Negligible Not Significant

		N/A additional NSL effects	
16 4 Porlock Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
17 5 Porlock Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
18 6 Porlock Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
19 7 Porlock Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
20 8 Porlock Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
21 9 Porlock Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
22 10 Porlock Street	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
23 12-82 Crosby Row	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
24 84 Crosby Row	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
25 86 Crosby Row	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
26 88 Crosby Row	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
27 90 Crosby Row	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
28 92 Crosby Row	Minor Adverse Not Significant	N/A – VSC N/A – NSL	Minor Adverse Not Significant
29 Elizabeth Newcomen House	Negligible Not Significant	1 additional VSC window effects / N/A additional NSL effects	Negligible Not Significant
30 37 Crosby Row	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
31. Hospital rooms to the north of the site – As shown in appendix dated 24 March 2025:			
1. Guy's Hospital Cancer Centre	Negligible Not Significant	N/A – VSC N/A – NSL	Negligible Not Significant
2. The Munro Centre	Primarily office use /not considered material for assessment		Primarily office use /not considered material for assessment
3. Guy's Hospital Borough Wing	minor adverse not significant	8 additional VSC window effects /	minor adverse not significant

and Tabard Annex		N/A – NSL	

289. As set out above, the scale of anticipated effects has remained consistent for all properties with the exception of 83-87 Weston Street which has increased from moderate adverse to major adverse due to an increase in proportional VSC reduction, and Officers concur with this assessment. Accordingly, the impacts to 83-87 Weston Street have been considered in further detail.

83-87 Weston Street Cumulative impacts

290. Under the proposed development, the anticipated impacts are:
VSC
- two of the 21 windows assessed are in full accordance with default BRE numerical guidance,
- eight experience proportional reductions of between 20% and 30%,
- 10 experience reductions of between 30% and 40%, with
- one window (W9/102) experiencing a reduction of 45%.

NSL
- seven of the 17 rooms assessed are in full accordance with BRE guidance.
- four experience reductions in NSL of between 20% and 30%,
- five reductions of between 30% and 40%, and
- one room (kitchen R3/102) a reduction of 46.8%.

In the cumulative scenario, the anticipated impacts are:

VSC
- one of the 21 windows is in full accordance with default BRE numerical guidance
- two experience proportional reductions of between 20% and 30%,
- eight experience reductions of between 30% and 40%, with
- 10 windows experiencing reductions of more than 40%.

NSL
- five of the 17 rooms in full accordance with BRE guidance,
- three experience reductions between 20% and 30%,
- four experience reductions of between 30% and 40%, and
- five rooms reductions of more than 40%.

291. While increased impacts would be anticipated at 83-87 Weston Street, the site-facing windows retain appropriate levels of daylight for the central urban location, particularly when consideration is given to the dense urban context to the north of the site. And as set out above, the ES indicated that these properties benefit from south facing windows which would not be impacted by the proposed development in terms of daylight. The ES concludes that while there would be some noticeable effects on this property, these are considered acceptable giving consideration to the

site context. Officers concur with this assessment.

Overshadowing

292. The following methodology is used to assess overshadowing:
• Sun Hours on Ground.

293. The BRE Guidelines suggest that 'sun hours on ground' assessment should be undertaken on the Equinox (21st March and 21st September) and recommends that at least half (50%) of an amenity area should receive at least 2 hours of sunlight on March 21st or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value (i.e. there should be no more than a 20% reduction). The BRE Guidelines recommend overshadowing studies are conducted on the equinox (21st March) and provide guidance for this date, as it represents an average scenario for spaces that are used year-round. Supplementary assessments in June and December can also be provided to provide a more rounded understanding of the yearly performance.

294. For overshadowing, the surrounding amenity areas sensitive to overshadowing are shown below. Due the orientation of the application site to the north of nearby residential development, no private residential amenity spaces have been identified as impacted.

295.

Location	Open Space Area (m^2)	Area able to receive 2 Hours Sunlight on March 21st		50% of Area able to receive 2 hours (Yes/No)
		(m^2)	(%)	
Existing : Space adjacent to Greenwood Theatre (Pocket Park)	131.3	86.7	66.0	Yes
Proposed : Space adjacent to Greenwood Theatre (Pocket Park)	131.3	44.37	33.8	No

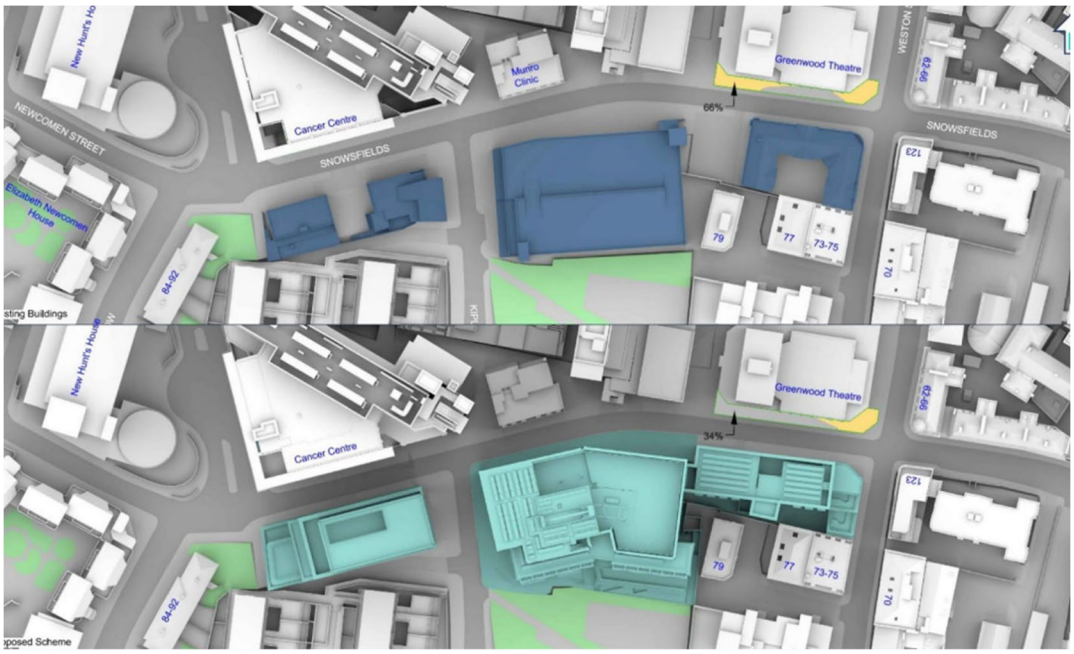


Figure 29 BRE 2 Hour Sun on Ground Assessment, March 21st (Existing over / Proposed below)

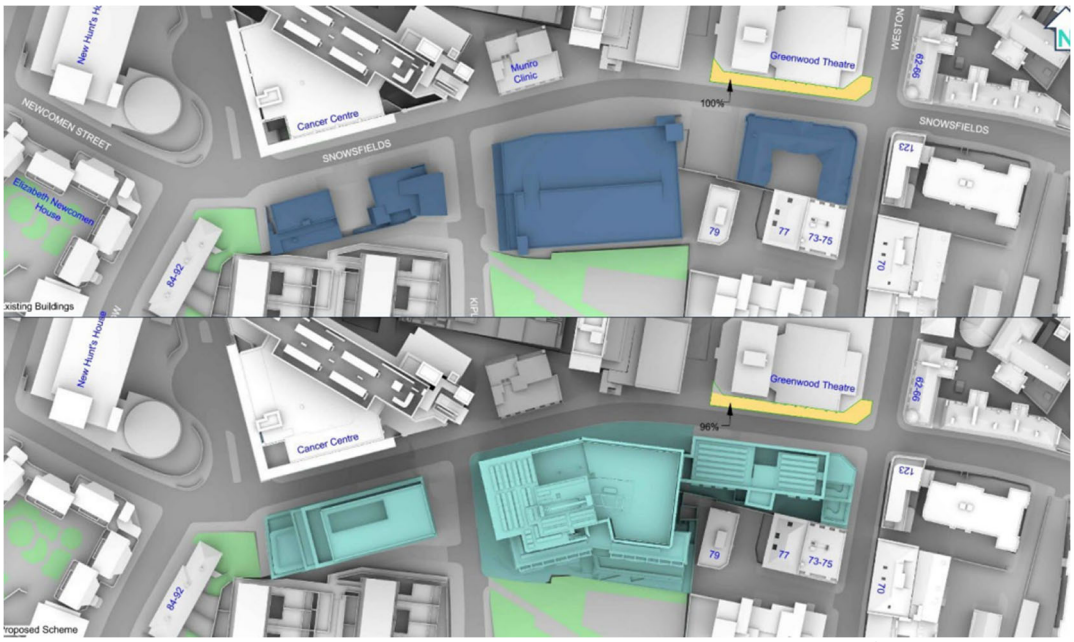


Figure 30 BRE 2 Hour Sun on Ground Assessment, June 21st (Existing over / Proposed below)

Space adjacent to Greenwood Theatre – Greenwood Theatre Pocket Park

296. The open space amenity area that requires consideration is a narrow area that runs between the pavement and the Greenwood Theatre on the northern side of Snowsfields, opposite the site. As shown above, in the existing situation an area at either end of this space will be able to receive two hours on sunlight on March 21st and currently receives sunlight in winter in accordance with the BRE guidance.

297. The proposals will result in changes to the section of the park which receive daylight in the winter months, with reduction to the west and minor improvements to the east. As set out above, the proposal will result in a level of 33.8% receiving sunlight on March 21st, which falls short of the 50% level recommended in the BRE guidance. Despite these impacts, in the supplementary study completed for summer equinox, the applicant has demonstrated that the proposals will receive almost full uninterrupted sun for at least two hours. While the ES assess that there will be noticeable effects to users, the ES indicates the retained levels of sunlight in March are typical for urban streets. Objection have been received in relation to the impact on the amenity provided by this space and concern about the garden's ability to support plant growth. The council's Urban Forester Officer has reviewed these impacts and does not consider the overshadowing impacts will significantly impact plant grown in the garden.

Conclusion on daylight, sunlight, and overshadowing

298. Of the 32 properties assessed for daylight, 18 would experience negligible or minor adverse effects. 14 properties would experience significant daylight effects (12 minor adverse and 2 moderate adverse). It can be concluded that the development would result in minor and moderate adverse reductions in daylight levels for surrounding properties in the proposed scenario, with one property experiencing major adverse impacts to daylight levels in the cumulative scenario. These exceedances of the BRE guidance, in relation to VSC and NSL, and the negative impact they would have on neighbour amenity, should be given some weight in determining the application.

299. Of the 20 properties assessed for Sunlight, 19 would experience negligible effects and 1 property would experience minor adverse effects (not significant). These minor adverse impacts are anticipated to sunlight access for portions of the Guy's Hospital Borough Wing and Tabard Annex. These effects are assessed as minor adverse and not significant due to the scale of the impacts and transient nature of the hospital use, in terms of the occupants of rooms.

300. For overshadowing, moderate adverse (significant) impacts are anticipated to the Greenwood Theatre Pocket Park. However, sunlight can still be enjoyed to the east of the garden in winter months and fully enjoyed in the summer months, when the majority (99%) of the space sunlight continues to receive sunlight for at least 2 uninterrupted hours throughout the day. The council's Urban Forester has confirmed no impacts to plant growth are anticipated.

301. In relation to daylight, sunlight and overshadowing, Members should note that the BRE guidelines are not a rigid set of rules but are advisory and need to be applied flexibly according to the specific context of a site. It is

also important to note that the existing scale of development on the application site is low for an urban location, particularly to the east and west. As a result, reductions would be expected to result from any development here.

302. Given the site allocation under the Southwark Local Plan, where more intensive development is expected and where the BRE guidelines should be applied flexibly following the design-led approach to density promoted by the London Plan, the impacts are on balance are considered to be acceptable. As noted above, the BRE guidelines are not mandatory and the advice within the guide should not be seen as an instrument of planning policy. While the ES identifies impacts which would go beyond the recommended guidelines, Officers do not consider these are of such significance that it would warrant a reason for refusal of the development when considered in the context of the site allocation and public benefits of the scheme.

303. While there will be some adverse effects on the neighbouring residents in terms of daylight and overshadowing the impacts are overall considered to be acceptable. To mitigate impacts of the development on residents generally, and particularly those nearest to the development, the applicant has proposed s106 contributions the details of which are set out later in this report.

Outlook and privacy

304. With regard specifically to preventing overlooking of dwellings, the council's 2011 Residential Design Standards SPD suggests that to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve a minimum 12m separation at the front of the building and any elevation that fronts onto a highway, and a minimum distance of 21m at the rear of the building.

305. Plot 1

Mitigation related to privacy and outlook incorporated into the design:

- Internally the building's core is strategically located on the southern elevation, minimizing potential sight-lines into adjacent properties at Hamilton Square and protecting the privacy of residents by reducing the amount of glazing on this elevation. However, the development features two stairwells on the southern façade with glazing for natural light.
- When viewed from the south, the building sits predominantly within the silhouette of The Cancer Centre which minimises impacts on outlook.
- Greenery along the southern facade provides enhanced visual amenity and creates an intimate sense of enclosure to the Hamilton Square courtyard space, promoting a tranquil environment for neighbouring residents. This is achieved with a

ground floor planter along the southern perimeter that forms part of a retaining wall edge running alongside the existing vehicular ramp at Hamilton Square. A wire system is fastened to the Plot 1 walls providing support for climbing plants to create a dense wall of planting material.

- Outdoor terrace amenity space is limited to life science users as break out spaces at levels 2 and 3 (not in relation to the pub and community uses or members of the public which limits potential disturbances).
- The terraces are provided with dense planting and medium sized multi stem trees at the southern extent to provide a natural screen to neighbouring Hamilton Square residents.
- At eastern and western ends, glazing is screened by deep vertical fins which substantially limit visibility from within the building towards Hamilton Square. At the nearest points this glazing is located at 12m and 13m from Hamilton Square. While this is less than the 21m separation distance suggested in the SPD, due to the oblique relationship between Plot 1 and Hamilton Square the vertical fins on the façade and the use of obscure glazing on the second floor windows the visibility between the buildings will be appropriately limited.

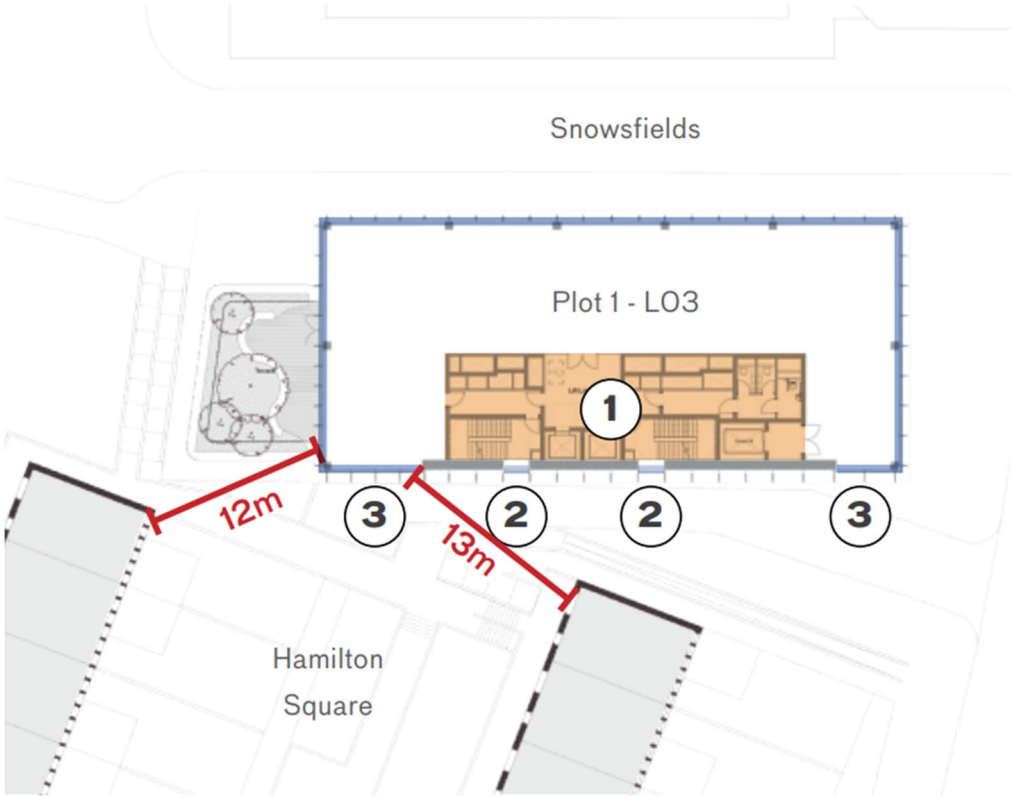


Figure 31 Level 03 Plan with mark-up of separation distance to Hamilton Square from glazing (with cores shown)

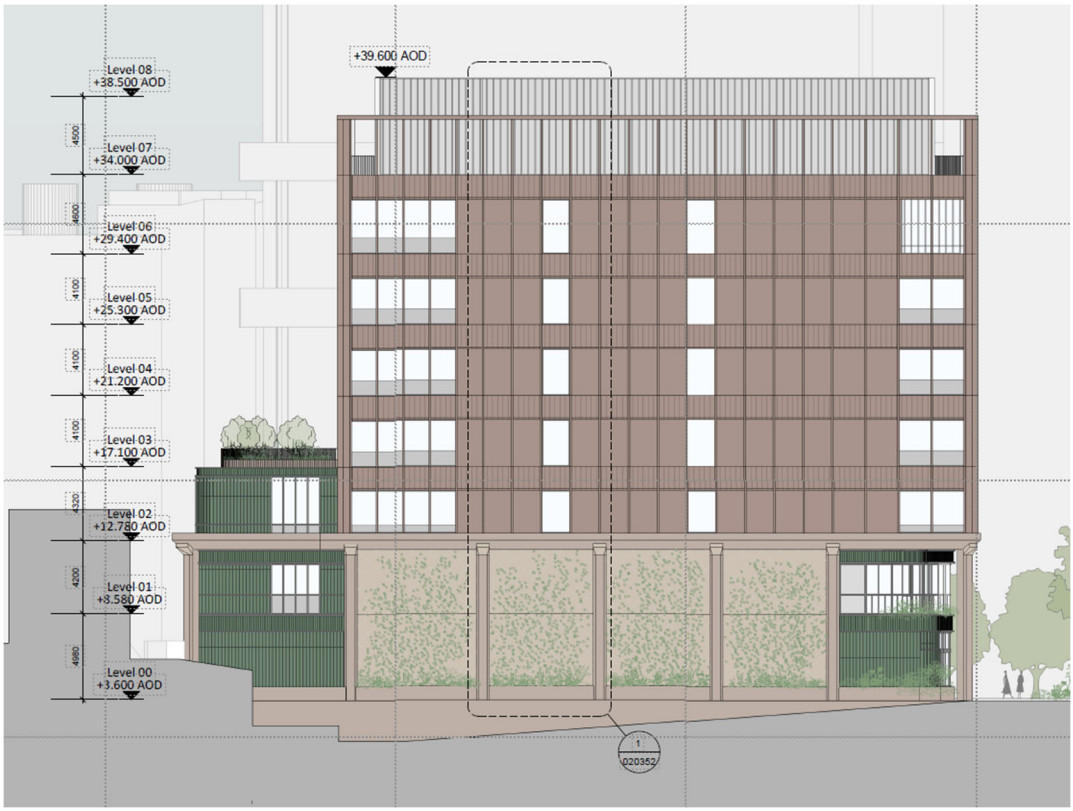


Figure 32 Southern elevation of Plot 1 Facing Hamilton Square (with minimal glazing)

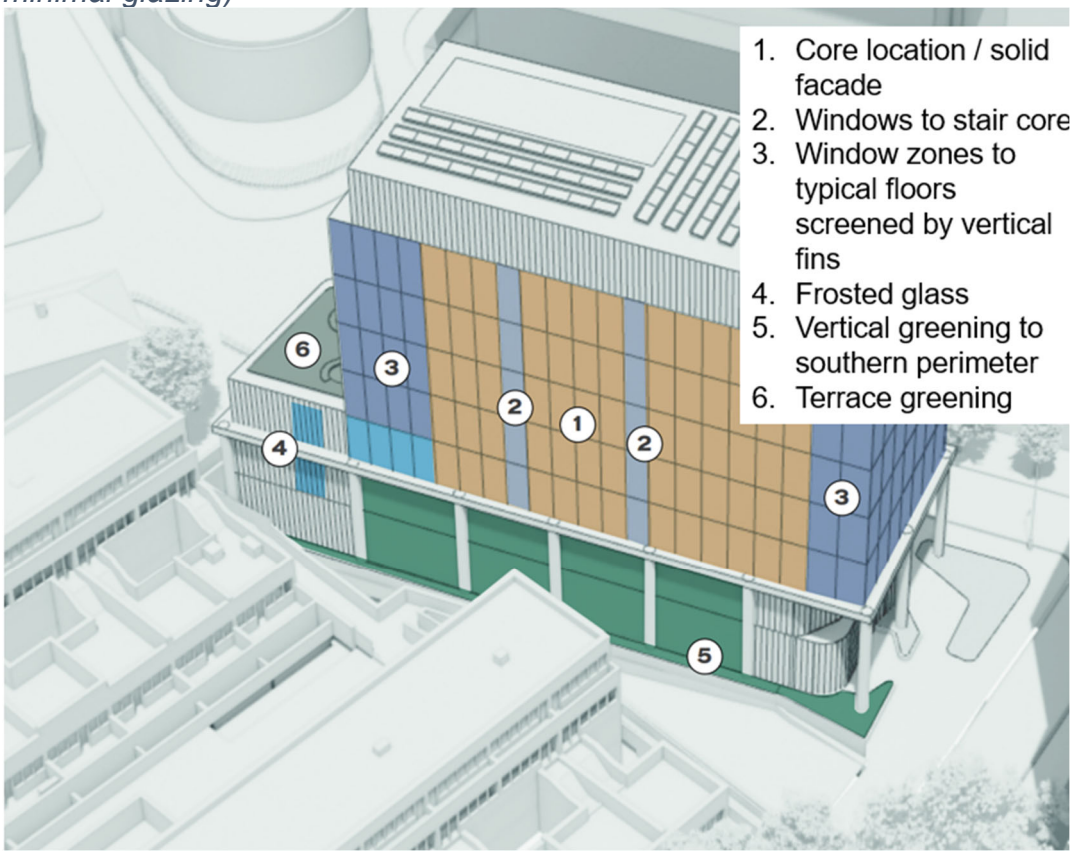


Figure 33: Mitigations included to protect privacy of Hamilton Square

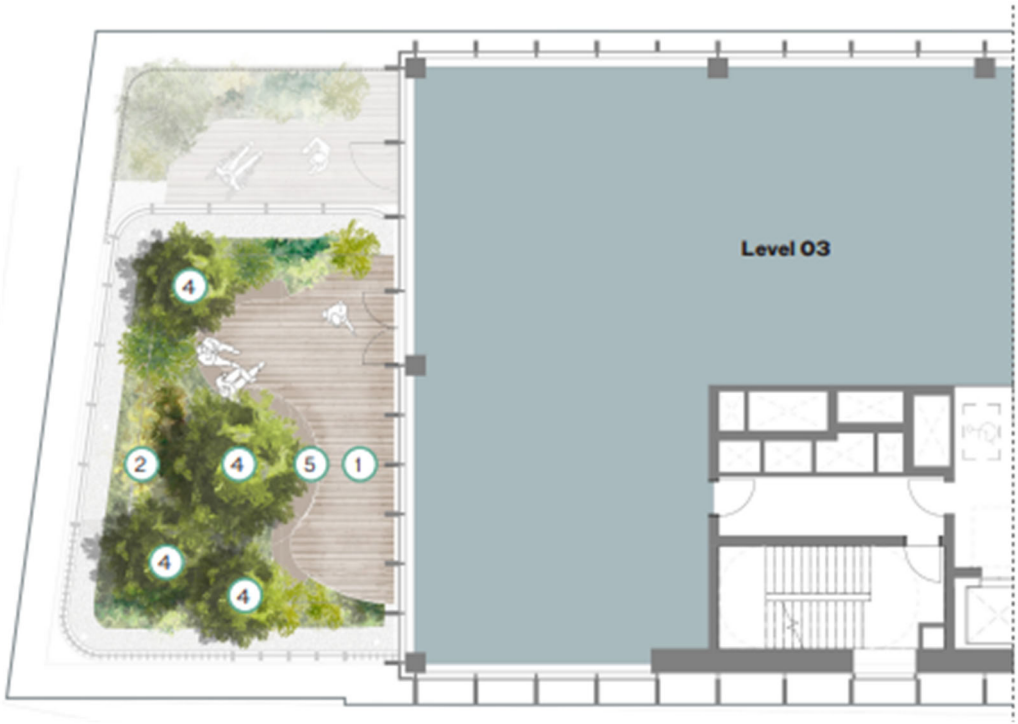


Figure 40 Vegetated buffer on terrace and façade fins attached to Plot 1 to protect privacy of Hamilton Square

Officers note that the primary outlook from properties at Hamilton Square is to the west and east and not toward the application site. While some level of overlooking the outdoor spaces at Hamilton Square will result from the proposals, this is not considered significant due to the siting, orientation of the building, and minimal glazing on the southern façade which limits opportunities for overlooking. The proposed vertical fins attached to the façade, use of obscure glazing and greening incorporated into the terrace design further mitigate potential privacy impacts. To ensure privacy is appropriately secured, Officers consider the stairwell windows should be obscure glazed to further reduce impacts to Hamilton Square and this will be secured by condition.. Further to ensure the final planting is appropriate in terms of the envisioned mitigation, final landscape details including consideration of privacy are also secured by condition. Subject to the recommended conditions of consent, the approach in terms of protection of privacy and outlook for Hamilton Square and Crosby Row is considered acceptable in regard to Plot 1.

306. Plot 2

Mitigation related to privacy and outlook incorporated into the design:

- Plot 2 is proposed to feature obscure glazing at the eastern extent as shown below. This has the benefit of protecting privacy and limiting the relationship with the adjacent playspace.
- At the ground floor, the separation distance to 83-87 Weston Street is approximately 12m (as shown below). However, the obscure glazing and permitter wall at 83-87 Weston Street will ensure there

are no privacy impacts from this nearest window.

- The ground floor standing platform is setback approximately 16m from 83-87 Weston Street. This space is not considered to significantly engage with 83-87 Weston Street. Accordingly, no privacy impacts are anticipated from the ground floor standing platform. Further, it is not anticipated that this will be heavily used as the main purposed of this space is understood to be providing a means of escape from the building to Kipling Street.
- At the first floor and upwards, a minimum separation distance of approximately 12m from Plot 2 to the nearest corner of 83-87 Weston Street is achieved at the south-eastern corner of Plot 2. While this is less than the recommended 21m separation distance in the SPD, there is no direct sightlines between Plot 2 and 83-87 Weston Street due to the cranked deign of Plot 2 and the direction of outlook. As a result of this relationship, the intervisibility between these properties will be at oblique angles only and appropriately limited. This is similar for the upper floors. While the first floor features a terrace, this will be separated from 83-87 Weston Street by a thickly planted vegetated buffer. Hours of use of the terrace will be limited by condition.
- Further to the above, the southern façade of Plot 2 features windows bays set behind deep planters, which will screen views out of the windows and greatly reduce any potential for intervisibility with 83-87 Weston Street and with residential properties to the south, including on the opposite side of Guy Street Park, which would be setback over 50m.
- The existing London Plane Trees adjacent to the southern elevation of Plot 2 and the western façade of 83-87 Weston Street will also screen views to some extent, and these have been protected by a Tree Protection Order.
- To the east, while the separation distance to 79 Weston Street is minimal, this is understood to be a commercial property of ground plus two stories and as such is not considered as a sensitive receptor in terms of overlooking or loss of privacy.
- Hamilton Square will generally be at an oblique angles to Plot 2 and is set back 20m from the nearest south-western corner of Plot 2, which will ensure any potential overlooking or loss of privacy is minimal. While this is the nearest point, the façade of Plot 2 recedes from this point to the north and the east.

The above features are intrinsic to the design and will ensure the privacy of residential occupiers to the east, south and west of the application site. No privacy impacts are anticipated to the north of the application site. Final landscape details will be secured by condition to ensure the proposed mitigations are carried through to implementation.



Figure 41 Ground floor privacy measures (eastern most windows obscure glazed)

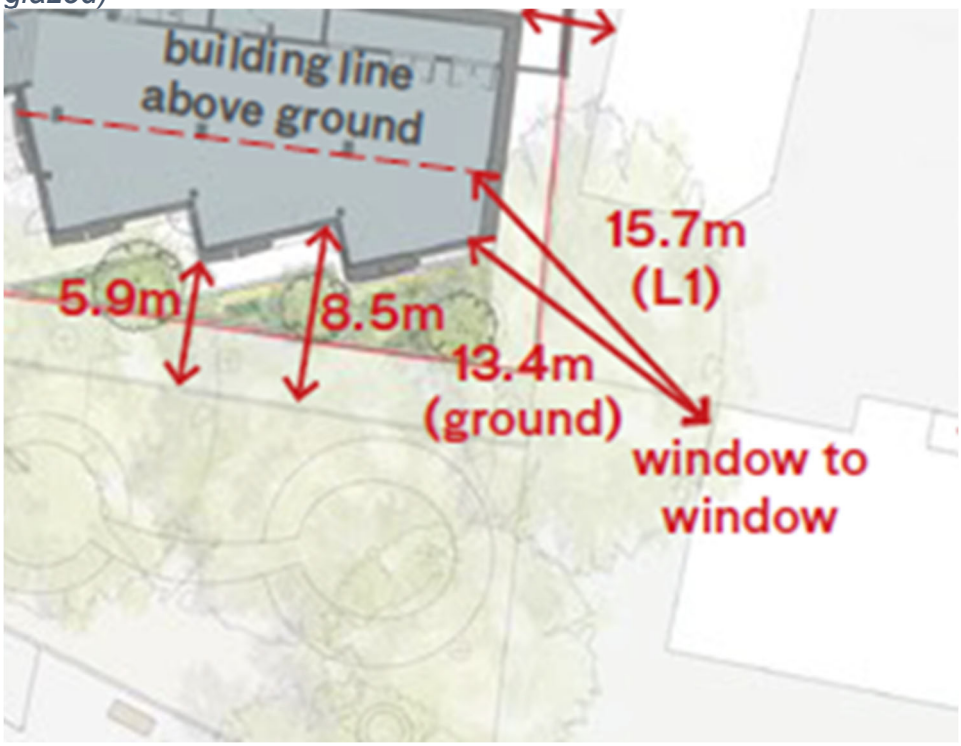


Figure 41-42 Separation distances from Plot 3 to 83-87 Weston Street and 79 Weston Street at first floor

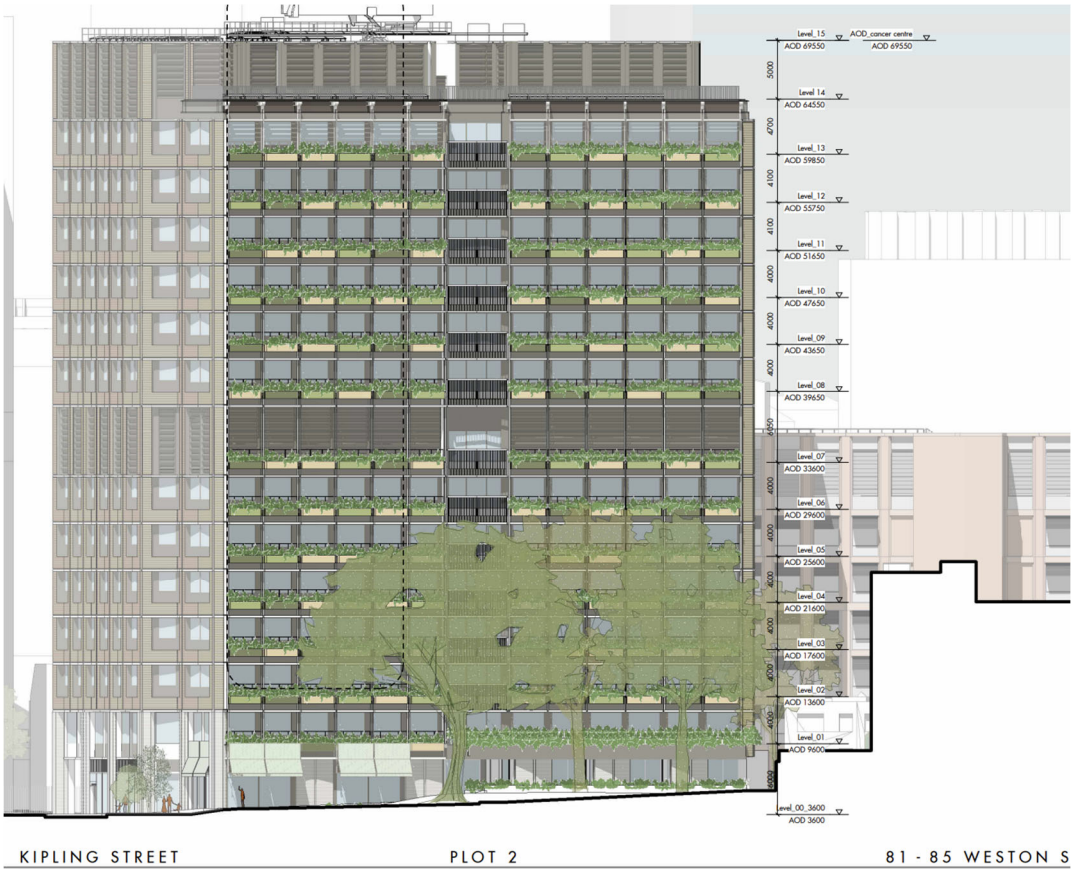


Figure 34 Southern Elevation of Plot 2



Figure 35 Window Bay example for southern elevation of Plot 2

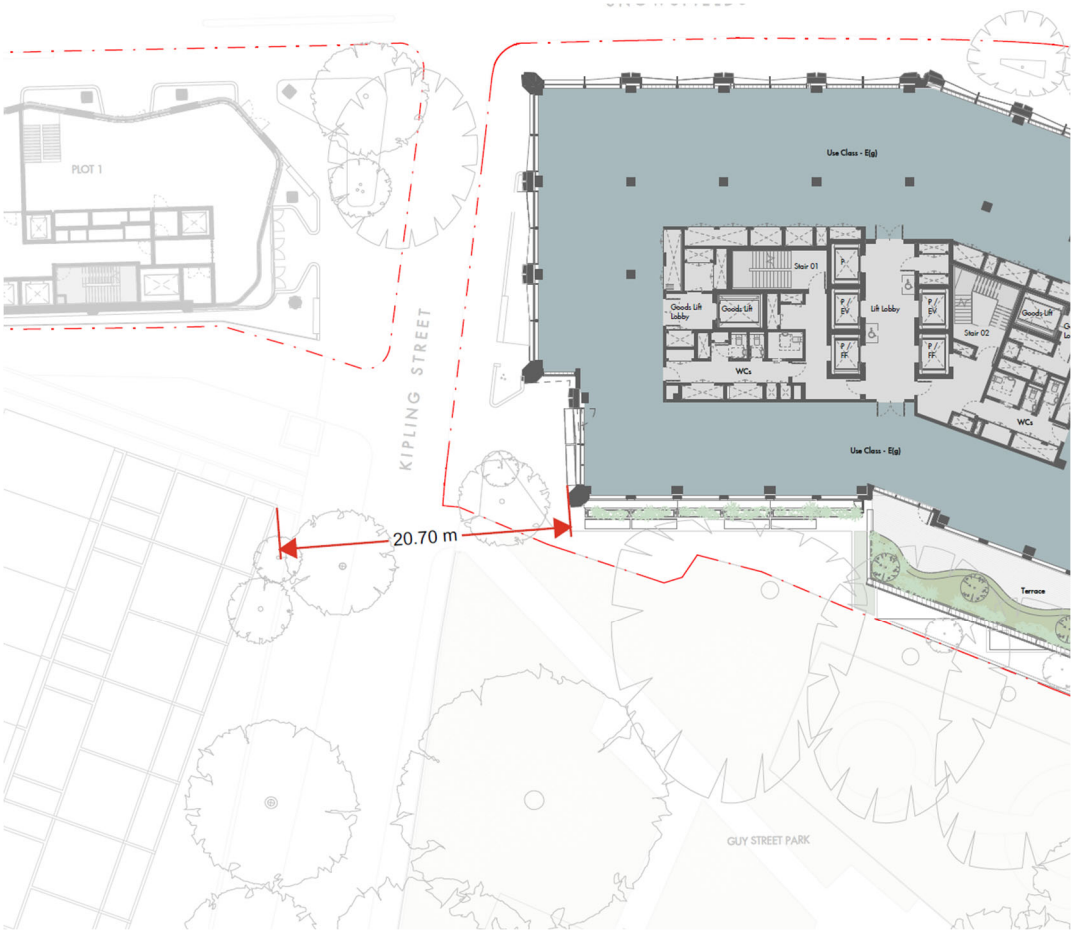


Figure 36 Nearest separation distance to Hamilton Square, however remainder of property is separated by a greater distance

Plot 3

Mitigation incorporated into the design:

- Between the entrance lobby and the retail space, a building management office sits at the centre of the plan, with planted window boxes and trained climbers providing a degree of privacy, and a green outlook for those inside and outside the building.
- Plot 3 is separated approximately 30m from neighbouring residential properties to the south and is setback across Weston Street from residential properties to the east, in accordance with the established building lines in this area.
- The south facing windows feature Brise Soleil which partially screen the windows and mitigate the level of engagement with properties to the south of the application site.
- A vertical circulation core extends off the south elevation and features no glazing.
- The landscaped terraces are bordered by a deep layer of intensive planting, both to the south and east, and the illustrations indicate that this will be grown to height near the terrace railings (including through the incorporation of tree planting).

The above features are intrinsic to the design and will ensure the privacy of residential occupiers to the east, south and north of the application site. Final landscape details will be secured by condition to ensure the proposed mitigations are carried through to implementation.



Figure 37 South Elevation featuring central core without windows and facade with Brise Soleil



Figure 38 Eastern elevation with terraces fronting Weston Street

307. In terms of outlook, the view from the existing neighbouring residential properties will inevitably change. Nevertheless, the change in the view in this dense town centre location with views towards Central London and the site allocation does not mean a loss of outlook. Loss of outlook occurs where development would have an adverse overbearing effect that would result in an unduly oppressive living environment for existing and future residents. Given the separation distances, including in relation to Hamilton Square which has outlook primary to the east and west, Officers consider that the proposed development would not adversely impact on the outlook of the existing residential properties.

Conclusion

308. Overall, subject to the recommended conditions of consent, Officers consider that privacy and outlook have been appropriately maintained in accordance with the requirements of the development plan.

Noise and vibration

Plant noise

309. Plant (power, heating and cooling machinery) and/or servicing uses would be contained within: floors B1, B2, and 7 of Plot 1; floors 7, 14, and within basement of Plot 2; and within floor 6 and the basement of Plot 3.

310. A condition is recommended requiring the plant not to exceed the background sound level (LA90 15min) at the nearest noise sensitive premises, and for the specific plant sound level to be 10 dB(A) or more below the representative background sound level in that location, all to be calculated fully in accordance with the relevant Building Standard. The condition is considered sufficient to ensure that the proposed plant will not have an unacceptably adverse impact on existing neighbouring residents or the users of the building.

People noise and disturbance

311. Objection have focused on the potential impact from the increased number of people on the site. There would be a reduction in vehicle movements, most notably from the removal of the car park. While there would be more activity from people, activity would primarily focus on Snowsfields away from the nearest sensitive receptors. This is with the exception of the café and pub uses on Kipling Street, however it is considered that the car park and the existing pub have established a precedent for a degree of pedestrian activity at the northern end of Kipling Street. To support the maintenance of the existing residential environment, conditions are recommended restricting the hours of operation of commercial premises on the application site, which are based on the current operating hours of the existing businesses. Further to this, objections have also been received in relation to the use of terraces on the application site. To avoid noise nuisance issues, conditions restricting the hours of the outdoor terraces are recommended.

Construction noise is discussed in the environmental impacts section of this report.

Fire Safety

312. In line with Policy D12 of the London Plan, the application is accompanied by a fire statement, prepared by a suitably qualified third party assessor, demonstrating how the development proposals would achieve the highest standards of the fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel.

313. Further to above, the proposal meets the requirements of Policy D5 which seeks developments incorporate safe and dignified emergency evacuation for all building users. As a result, the fire safety statement generally complies with London Plan Policies D12 and D5 and compliance with the submitted fire statement will be secured by appropriate conditions. London Fire and Emergency have advised they have no comments to make on the proposed development.

314. Accordingly, the relevant fire risk minimisation policies of the London Plan are deemed to have been satisfied. A condition is recommended to ensure the construction and in-use operation of the building are carried

out in accordance with the Planning Fire Strategy Statement submitted by Affinity dated 28/02/25 (AFF_21089_02_Snowsfields, Plot 1-3_FSS_05).

Transport and highways including servicing, car parking and cycle parking

315. London Plan policy T1 seeks to achieve a strategic target of 80% of all trips in
London to be made by foot, cycle or public transport by 2041, and policy T2 requires developments to deliver improvements to support the ten Healthy Streets indicators, reduce the dominance of vehicles and be permeable by foot and cycle. Further policies in the London Plan set out cycle parking and car parking standards, and the management of safe deliveries and servicing. Southwark Plan policy P50 seeks to minimise highways impacts and maintain safety, while policies P49, P51, P52, P53, P54 and P55 set out further requirement on different aspects of transport.

316. The site is located within the CAZ and in a highly accessible location a short walk from London Bridge London Underground and National Rail stations, as reflected in the site's PTAL of 6b, the highest score in relation to public transportation accessibility. With the exception of the multistorey car park, there is no car parking currently provided at the site, and the site is within the London Bridge (F) Controlled Parking Zone (CPZ). Cycleway 14 runs along Snowsfields and Kipling Street within the immediate vicinity of the site.

317. The application is supported by an assessment of transportation impacts in the following submission documents:

- ES (including: Chapter 6 Traffic and Transportation; ES Annex 1: Location of Information within the ES (‘wayfinding document); and Annex 3 Appendix: Traffic and Transport)
- Design and Access Statement (including: Chapter 8 Landscape and Public realm; Chapter 9 Planning Access Statement; and Appendix 1 | References for inclusive Design)
- Planning Statement
- Outline Construction Management Plan Proforma – LBS Template (completed by Erith) – dated February 2025 rev 01
- Transport Assessment (including Outline Construction Logistics Plan and Movement Plan) – Velocity – dated February 2025 rev 5.0
- Travel Plan – Velocity – dated February 2025 rev 5.0
- Outline Delivery and Servicing Management Plan – Velocity – dated February 2025 rev 5.0

In addition to the above documents, the following information was received through the course of processing the application in relation to addressing comments received from consultees and objectors to the scheme:

- 250723-Snowsfields Quarter - Schedule of Applicant's response GLA Stage 1 Report and TFL comments-v5.0
- 250724-SQ-LBS Transport Response Note-v3.0
- Transport Blue Badge Response with appendices A-D

Construction traffic

318. Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policy P50 of the Southwark Plan requires developments demonstrate how the construction phase of the development that needs to use the public highway can be safely accomplished, and how vehicular movements will be minimised and strictly controlled to reduce danger to vulnerable road users.

319. The Transportation Assessment (TA) sets out key constrains of the site which must be fully considered prior to the finalising of a construction management plan and construction logistics strategy and these include:

- Accommodating vehicular access, traffic flow and the surrounding pedestrian and cyclist activity (on the C14 Cycle Route), especially given the site's proximity to Guy's and St Thomas' Hospital and the need for staff and visitors access as well as for access and egress of emergency vehicles. It is also noted the hospital operates a limited opening hours Urgent Care Centre (for urgent non-emergency medical attention which opens from 8am to 8pm daily) and is accessible via Great Maze Pond east of the site, the Transportation Statement indicates it is essential that this is considered when planning any activity. Officers note that the TA indicated this facility is a 24 hour Accident and Emergency service, however, this is not correct.
- Proximity of Snowsfields Primary School to the site, special consideration will have to be given to the movements of construction vehicles within certain time periods, namely the hours when pupil footfall tends to be at its peak. The TA states the Snowsfields Primary School day is typically between the hours of 09:00 to 3:30. The proximity of the Arc Nursey on Crosby Row is also considered, and the nearby Beormund Primary School is shown in the Active Travel Zone section.
- Snowsfields and Kipling Street, operate under a one-way system. As such, extra care will have to be given to the routing identified for construction vehicles. Namely vehicles accessing Plots 2 and 3 will be required to route to the site from the east whilst vehicles accessing Plot 1 will route from the west. Furthermore, many of the roads are also narrow, and allow for on-street parking which may impede the movement of construction related vehicles. Therefore, it will be necessary to identify any potential pinch points before works begin and identify if any on-street parking will need to be temporarily suspended to allow construction vehicles to safely

access and egress the site.

320. The Transportation Assessment sets out that the core working hours for demolition and construction will be as set out in accordance with Southwark's 'Noise and Nuisance' policy as follows:

- Monday to Friday 8:00am – 18:00pm;
- Saturday 9:00am – 14:00pm; and
- No Sunday, bank holiday or public holiday working.

Construction impacts will also be managed and monitored across the various activities in the area to ensure maximum thresholds for noise, traffic, and other emissions thresholds are not breached.

321. Further, to support the applicant's commitment in the TA to minimising impacts on local schools, the applicant has agreed to a limit restricting deliveries to site is recommended by condition for the following:

- Construction deliveries by heavy goods vehicles (HGVs) shall not be timed to arrive and shall not be received between 8:15 AM and 9:15 AM and 3:15 PM and 4:15PM, unless otherwise agreed with the council.

322. The TA acknowledges that the works will influence and be influenced by surrounding developments, and accordingly the final construction logistics plan (CLP) will be secured by condition and developed with respect to other developments scheduled to be active during the construction period. This will be assessed in full by Officers at the time of submission, including consultation with the council's Network Management Team. Further, the TA indicates cumulative developments at the time of the Detailed CLP and that may be running concurrently to on-site works will be reviewed, with opportunities to be explored for any sharing of deliveries and coordinating logistics. The council's Network Management Team have advised that cumulative schemes will be managed in joined up manner and this would be considered when the Detailed CLP submission was received. To ensure neighbouring residents and occupiers are engaged in this process, the detailed CLP would be will be subject to consultation to ensure that their views are taken into consideration prior to its determination. This would provide the opportunity for public scrutiny of the CLP once a contractor has been appointed and the applicant is able to progress with the detailed design.

323. For Plots 2 and 3, construction vehicles will be required to access the site from Snowsfields to the east of Weston Street. For Plot 1 construction vehicles will arrive from the west via Crosby Row. Tracking for construction vehicles have been provided at this stage in the process to identify any conflicts related to footway overrunning. The tracking identifies that there will be overrunning with vehicles greater than 8.3 metres in length at the intersection of Snowfields and Kipling Street. The council has planned public realm improvements in this area which will

redesign and replace the existing curbs lines at the tightest junctions serving this site, including the Kipling Street and Snowsfields junction, so that 12m long vehicles can be accommodated, which is the size of the council's refuse lorries. Accordingly, either a revised temporary construction layout will be secured by condition or the updated layout will be delivered by the council, ensuring standard sized construction vehicles will be appropriately accommodated. Larger vehicles, typically referred to as abnormal loads, will need to be accommodated through standard procedures including with LBS Highways Network Management Team, TfL, and the local Traffic Police Department. Further, the councils planned public realm scheme would result in Crosby Row being turned into a one-way, northbound street, which would minimise potential transportation conflicts. However, this approach has not been finalised, and plans are anticipated to be shared with the public during a public consultation exercise this year.

324. It is anticipated that there will be an average of 30 vehicle deliveries per day during the project comprised of either heavy or light-goods vehicles or a combination of both. The greatest number of HGV movements is likely to occur for approximately four weeks during 2027, during the combined bulk excavation and reinforced concrete construction phase. It is estimated that there could be up to 63 two-way movements per day at the peak (comprised of either heavy or light-goods vehicles or a combination of both), with lesser movements at other times. It is anticipated that all of the HGV movements would be controlled through the implementation of a Construction Logistics Plan (CLP) and a Construction Environmental Management Plan (CEMP). Further, to support the applicant's commitment to providing a dedicated community liaison as set out in the TA, ongoing community consultation programme would be secured as part of the recommended CEMP condition. Considering the anticipated peak and average deliveries, the council's Highways Officers are content that these can be accommodated on the road network and the timing of deliveries would be managed through the Detailed CMP, including coordination with cumulative schemes as discussed above.

325. Engagement with the council and TfL via the 'St Thomas Street Cluster' developer forum would also be secured through condition.

326. Subject to the recommended conditions of consent, and considering the above mitigating features, Officers consider the applicant has suitably demonstrated for the purposes of determining this application that the works could be safely delivered. Therefore, subject the recommended conditions and further consultation on the CLP (and CEMP) prior to its determination , the development is considered in accordance with Policy T4 of the London Plan and Policy P50 of the Southwark Plan.

Developed stage trip generation

327. Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policies P45, P49 and P50 of the Southwark Plan require developments to minimise the demand for private car journeys and demonstrate the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development.

328. The application site benefits from a site allocation to provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster. To account for this, the employee density for laboratory spaces is expected to be at least 50% less compared to the assumed office density, in the assessment of trip generation requirements. Officers requested further justification for this approach which the applicant has provided, in the form of The Greater Cambridge Employment and Housing Evidence Update (2023) which states: 'Density for lab employees is generally reported as roughly 1 person to 20sqm Nett Internal Area (NIA). Further, they cite the London Employment Sites Database (2021) which sets out that life science uses are 36sqm Gross Internal Area (GIA) per worker compared to 11.3sqm GIA per worker for general office use.

Given that a condition is recommended to ensure the development comes forward in accordance with the site allocation, the applicants' approach is considered acceptable in this instance.

329. In relation to existing trip generation, the Transport Assessment (TA) indicates Plots 1 and 3 as existing are car free and do not generate vehicle trips outside of servicing requirements. Plot 2 features the existing car park. The three existing plots are assessed as currently generating 113 person movements in the AM peak and 132 in the PM peak.

330. The applicant has provided the daily trip generation profile of the proposed development, in addition to peak hour trip generation. Given the life science use proposed an updated trip generation for office use been provided.

331. A total of approximately 599 person trips in the AM peak and 516 in the PM peak are anticipated in relation to the proposed uses, the vast majority 98 (%) of which would be undertaken via active and public transport modes.

332. In terms of trips by car to the site (other than delivery and service vehicles which are discussed further in this report), the proposed development would result in a net reduction in overall vehicle trips in comparison to the extant uses, particularly the car park use, as shown in the table below. The net change in the traditional AM and PM peak hours are minor, with a reduction of seven vehicle movements expected between 08:00-09:00 and an increase of three movements between 17:00-18:00.

Mode	*AM Peak (0800-0900)*			*PM Peak*		
	Arrive	*Depart*	*Total*	*Arrive*	*Depart*	*Total*
Existing						
Driving a car or van*	29	2	31	3	27	30
*Passenger in a car or van**	*6*	*0*	*6*	*1*	*5*	*6*
Proposed						
Driving a car or van*	*0*	*0*	*0*	*0*	*0*	*0*
*Passenger in a car or van**	*0*	*0*	*0*	*0*	*0*	*0*

Table: Net change in vehicle trips as a result of the proposed redevelopment of the site.

333. A public transport impact assessment was also undertaken, showing an additional and trips per bus service in the AM and PM peak hours respectively. Rail services would account for an increase of 261 trips per service in the AM and 225 trips per service in the PM peak hours respectively. With regard to rail trips, there is an expected increase of 157 trips in the AM and 135 trips in the PM peak hours. Overall, the increases in public transport trip generation as a result of the proposed development would not be expected to have a material impact on the operation of local public transport, given the very high frequency and number of services available. The GLA have advised a full Travel Plan should be secured by condition, including measures to encourage active and sustainable travel as per Strategic Mode Shift in London Plan Policy T1, and Officers consider this is appropriate.

Servicing and deliveries

334. London Plan Policy T7 deals with servicing and delivery arrangements during construction and end use. With respect to end use, the policy requires provision
of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible.

335. A total of 53 daily delivery and servicing vehicle trips are forecast to be generated by the development (an increase of 40 trips over the existing situation). It is noted that the anticipated increase in servicing trips would be offset by the net reduction in total vehicle trips as a result of the closure of the multi-storey car park. Officers agree that these estimates

are realistic, and they consider these numbers would neither place undue strain on the highway network nor impact upon the amenity of nearby residential occupiers.

336. Objections to the scheme and discussion with residents have focused on concerns related to the timing, size, and flow of vehicles traveling to the site, including specific concerns related to the hours of deliveries and concerns with the size of delivery vehicles at the developed stage. To protect residents from disruption associated with deliveries to Plot 1, conditions are recommended to restrict hours of deliveries. In terms of flow and scale, the applicant anticipates the majority of deliveries and servicing trips will be completed by standard size delivery vehicles (e.g. panel vans). Officers consider that movements of these vehicles will be readily accommodated for on the local streets. In addition to this, the council has planned public realm improvements in this area which will redesign and replace the existing curbs lines at tightest junction serving this site, the Kipling Street and Snowsfields junction, so that it can accommodated 12m long vehicles, which is the size of the council's refuse lorries.

337. As discussed above, delivery and servicing hours to all of the uses would be restricted by condition and this has been agreed by the applicant as follows:

- 07:00 to 20:00 on Monday to Fridays;
- 07:00 to 18:00 on Saturdays; and
- 10:00 to 16:00 on Sundays.

Access and arrangement of servicing

338. A vehicular access is proposed on Snowsfields which provides access to an internal service yard shared between plots 2 and 3. The principle of a site access in this location is acceptable, with detailed drawings to be secured by condition. Concerns were raised through the course of processing the application in relation to the design of the Plot 1 Servicing Bay. This has now been redesigned to enable entry and exit in a forward gear which has resolved the safety concerns raised and the arrangement for all three plots are now considered generally acceptable. However, refinement to the Plot 1 design is still required and a final layout will be secured by condition which would require:

- an upstand on the kerb (to create separation for pedestrians and vehicles). This cannot be flush with pavement and the loading bay would need to be level with the carriageway. A minimum of 1.8m clear way for pedestrians around the loading bay to be secured.

Car parking

339. The proposed development would be car free with the exception of the loading bays associated with Plots 1, 2, and 3.

340. This proposed car-free approach aligns with London Plan Policy T6.1, which supports car free development as the starting point for new development. However as no disabled persons' parking is proposed, this does not meet the minimum standards of Policy T6, which links to Policy T6.5 which states that all non-residential elements should provide access to at least one on or off-street disabled persons parking bay. However, given the site's location within the CAZ its proximity to other Blue Badge parking and the numerous opportunities for step-free public transport in the area, this was considered by Officers to be appropriate.

341. The proposals will result in the loss of the adjacent NCP car park which includes 12 disabled car parking bays. Objection have been received in relation to equalities impacts to those who are disabled, pregnant, and or elderly who may be disproportionally impacted by the loss of these parking spaces. A large number of the objections are focused on the impacts of this loss for vulnerable patients who need to access the facilities at the hospital and specialist treatment at the Cancer Centre who are unable to use public transportation.

342. In addressing the above policy point and concerns raised through public consultation regarding the loss of the NCP car par, the applicant has submitted the Transport Blue Badge Response.. The applicant summarised the findings of three pieces of survey work which informed the application:

1. Car Park Accumulation Survey for the NCP Car Park, conducted in June 2023, this was split into two surveys:

The first was a car park accumulation survey which found that:

- The 478-space NCP car park was underutilised, with weekday occupancy peaking at approximately 150 vehicles (~31%).
- In total, 274 vehicles entered the car park on a weekday.

The second was an all-user interview survey which found that:

- Based on interview survey data, 59% of those, or ~162 users/day were accessing Guy's Hospital or the Cancer Centre.
- Around 20%, or ~55 users/day, were patients, with ~77 users/day being visitors and ~30 users/day employees.

2. All-user interview survey which found that:

- There were 64 Blue Badge users over 2 neutral weekdays, indicating ~32 Blue Badge users/per day.
- Based on interview survey data 96% of these, or ~31 users/day, were accessing Guy's Hospital or the Cancer Centre.
- 71% of these, or ~23 users/day, were patients, with ~5 users/day being visitors and ~3 users/day employees.
- As requested by LBS, the survey covered pre, during and post CPZ restrictions.

3. Kerb-side Parking-beat Survey, conducted in July 2025, looked at on-street parking utilisation within 150m walking distance of the Hospital. This found that:

- Within 150m walking distance of the Hospital, 44 Blue Badge-eligible spaces (comprising two dedicated Blue Badge bays, 29 single yellow line spaces, and 13 CPZ Permit-Holder Bays) were identified. Note: this does not include the 15 blue badge spaces at Guy's Hospital.
- The highest parking stress recorded at 20% occupancy demonstrates a spare capacity of 35 spaces.
- At other times occupancy was 11–18%, with 36–39 spaces free throughout the day (comprising two dedicated Blue Badge bays, 29 single yellow line spaces, and 13 CPZ Permit-Holder Bays).

Based on these finding, the applicant considers there is sufficient capacity on surrounding street to accommodate any fluctuations in parking demand as a result of the closure of the car park.

An additional survey was completed by Velocity in September which took into account Blue Badge parking on double yellow lines and confirmed the overall conclusions of the previous report remain accurate (that there is sufficient capacity within 150m of the hospital to accommodate increased parking demand associated with the loss of the NCP car park).

Velocity's findings, which are based on four separate surveys of NCP car park users, demonstrate the daily demand for blue badge parking in the NCP parking garage is approximately 25 blue badge spaces across the day.

Velocity's surveys of on-street blue badge parking availability within a 150m distance from hospital entrances demonstrates that there are 91 spaces available for blue badge parking with only 30 percent occupancy (27 spaces). Officers note that approximately 30 of these spaces are on Snowfields and Kipling Street and may be inaccessible during construction. Regardless of this, the parking survey demonstrates that despite the loss of the NCP parking garage, which would result in an increase in demand for approximately 25 blue badge parking spaces across the day, there is sufficient on-street blue badge car parking capacity within 150m of the hospital entrance to accommodate increased demand for blue badge parking during construction and during the developed phase.

343. The applicant's highlight that although Guy's Hospital is exceptionally well-served by public transport, including step-free access, it is recognised that some patients will continue to require car access or supported transport due to health requirements. The applicant indicates that these patients have been carefully considered by the hospital and a mitigation strategy has been developed, which includes:

Non-Emergency Patient Transport Service (NEPTS) Capacity
In 2024/25, over 256,000 patient journeys were completed across a large fleet including electric taxis, high-dependency, stretcher, and community vehicles.
The service has sufficient capacity to accommodate additional demand caused by the NCP closure for those patients that are eligible under NHS guidelines. On-site Parking Management
The hospital plans to introduce a booking system for the 15 Blue Badge spaces outside the Cancer Centre on Great Maze Pond, to prioritise access for eligible patients. This will assist any patients who hold a Blue Badge but are not eligible for, or do not wish to use, NEPTS.
As the first phase in these changes, the hospital is planning to introduce 4-hour timing restriction to prevent people who are not hospital patients from using these spaces all day.

344. Accordingly, in relation to impacts to vulnerable patients who are deemed unable to travel by public transportation, the Hospital have confirmed that they operate a patient transport service which currently provides approximately 256,000 scheduled rides annually. The fact sheet submitted with the Transport Blue Badge Response confirms that the scheduling service also caters for long distance travel to the hospital, and cites and the longest supported journey to date as 462 miles. However, the majority of journeys 81% are anticipated to be within a 5-10 mile radius of the site. The Trust consider their patient transport service has sufficient capacity to ensure the loss of the car park will not significantly impact vulnerable, immunocompromised patients who need to access the hospital. Further, they have indicated that a move away from incentivizing transport by private vehicles is in line with their wider emissions reductions strategy. On the basis of the Hospital's established patient transport service, Officers consider the equalities impacts of the loss of the NCP car park to hospital visitors who are vulnerable and cannot travel by public transportation will be suitably mitigated by the hospital's existing strategy. In addition the hospital is well served by public transportation options (with a PTAL of 6b) including step free access provision at London Bridge Station and existing Blue Badge spaces within the surrounding highways network.

345. Objections have also been received in relation to the potential impacts to disabled and elderly people, as well as carers, who live locally who are concerned the loss of the NCP car park will negatively impact on-street parking availability due the displacement of parking onto local streets.

346. In terms of impacts to residents on surrounding streets who are Blue Badge holders or who are carers, the surrounding streets are protected by a Controlled Parking Zone (CPZ) which restricts non-residential traffic from parking on these streets, with the exception of Blue Badge parking. The protections of the existing CPZ will ensure that non-local non Blue

Badge parking is not displaced into the CPZ, and that the CPZ and surrounding streets have sufficient capacity to accommodate any displaced Blue Badge parking from the car park. To further evidence this, the applicant has submitted a parking stress survey which demonstrates that there is sufficient Blue Badge parking availability within the CPZ and wider area. Objections have also been received from individuals who live in accommodation with restriction in place preventing occupants from applying for CPZ permits. These restrictions have been put in place in keeping with Southwark Plan car free policies for new development. Accordingly, the loss of the car park is considered to be acceptable.

347. Officers consider that the impacts of the loss of the NCP car park to the hospital would be appropriately managed through the hospital's established patient transport programme and the potential for displacement impacts to local parking can be accommodated by the capacity that already exists on street. While the proposals fall short of the 1 disabled parking bay required by Policy T6.5, as set out above sufficient Blue Badge capacity exists in close proximity to the site.

Cycle parking and cycling facilities

348. The application site benefits from a site allocation for life science uses, which could involve associated office space. To account for this, a 60:40 split between research and light industrial/office use has been proposed by the applicant in the consideration of cycle parking requirements. TfL have requested further justification on this and the applicant has provided, in the form of a The Greater Cambridge Employment and Housing Evidence Update (2023) states:
'Density for lab employees is generally reported as roughly 1 person to 20sqm Net Internal Area (NIA) . Further, they cite the London Employment Sites Database (2021) sets out that life science uses are 36sqm Gross Internal Area (GIA) per worker compared to 11.3sqm GIA per worker for office use.

Given that a condition is recommended to ensure the development comes forward for life science and supporting uses, the applicant's approach is considered acceptable in this instance.

For a 60:40 light industrial/office split for the primary use, the proposed development would comply with the cycle parking standards prescribed under the London Plan other than for short stay cycle parking facilities. The provision of cycle parking is detailed in the Table below.

Use Class	Standards		Requirement		Proposed	
	Long-Stay	Short-Stay	Long-Stay	Short-Stay	Long-Stay	Short-Stay
Office (40%)	1 space per	first 5,000	288.57	11.59	289	26 assesse

12,986 m^2	45m2 GIA	sqm: 1 space per 500 sqm thereafter: 1 space per 5,000 sqm (GEA)				d as 1 space per 10 employees (1,210 employees anticipated)
Light industrial (60%) 21,197 m^2	1 space per 250m2 GEA	1 space per 1000 sqm (GEA)	84.788	21.197	89	
Public house 519 m^2	1 space per 175m2 GEA	1 space per 20 sqm (GEA)	2.96	25.95	3	
Café 383 m^2	1 space per 175m2 GEA	1 space per 20 sqm (GEA)	2.18	19.15	2	
Community use 344 m^2	1 space per 8 staff. Minimum of 2 spaces	1 per 30 seats	TBC	TBC	2	
Total			378.498	77.887	385	26

Table: Cycle Parking Standards, Requirements and Provision (London Plan 2021)

349. The proposed cycle parking comprises a mix of tiered spaces, single and double racks, Sheffield stands and spaces for larger cycles. The bulk of the long stay cycle parking is proposed to be within basement level 1 mezzanine of Plot 2, accessed via stairs with wheeling channels and two cycle lifts. The associated changing and locker facilities are provided on basement level 1. The proposed long stay cycle parking for Plot 1 is provided at ground floor level, with associated changing and locker facilities at basement level. Given the constrained nature of the site it is considered that it will not be possible to comply with the minimum short stay visitor cycle parking requirements, and the final details would be secured by condition. Officers consider the parking that is provided should be prioritised as larger spaces for cargo bikes and users of tricycles and larger cycles. To mitigate this anticipated shortfall and to support active travel to the site, a contribution towards cycle hire stations has been requested by TfL for £100,000. Despite the anticipated shortfall in short

term visitors cycle parking, in the context of the competing needs to provide a high quality public realm free of obstructions for all users as well as meeting urban greening and bio-diversity requirements, Officers consider that the proposals are acceptable.

Oversailing and adoption and pedestrian access

350. Pedestrian access to each of the plots is proposed via Snowsfields and Kipling Street. Cycle access is also proposed via Snowsfields via dedicated cycle accesses to Plot 1 and Plots 2/3.

351. The proposed building on Plot 2 will oversail a small portion of the public Highway at the corner of Kipling Street and Snowsfields. To offset the necessary stopping up of the public highway, the applicant has offered a larger section of land currently within their ownership for adoption as public highway which would allow for a more generous public realm. The extent of the oversailing and the land proposed for adoption are shown in the below figures.



Figure 39 Proposed stopping up area shown in Orange



Figure 40 Proposed areas for adoption as local highway shown in Blue

352. The private land offered for adoption is within the applicant's ownership, and is offered to offset the loss of the area to be stopped up. The offering enables a wider adopted footway widths than are currently provided, which is welcomed.

353. The plans demonstrate that most of the footway on Snowsfields and Kipling Street will be widened to a minimum of 2.4m which accords with Southwark's design standards (SSDM), with the exception of the Weston Street frontage which is discussed below. However, the 8 Sheffield stands proposed on Snowsfields adjacent to the service yard access must be relocated as they significantly restrain the effective footway width in this location. The provision of the Sheffield stands adjacent to landscaping/planting in this location leave an effective remaining footway width of approximately 1.2m. Final landscape details will be confirmed at s278 detailed design stage, however agreement has been secured to ensure min 2.4m footway width is provided along the northern site frontage.

354. The footway width on Weston Street is 2m, which is a departure from SSDM. The applicant highlights that while the proposed development will increase the footway width on Weston Street from the existing situation, the Plot 3 building line is positioned to reference the historic adjoining building at 73-77 Weston Street. Officers consider that in order to minimise potential townscape and heritage impacts, the proposed positioning of the building is appropriate despite the 0.4m deviation from the SSDM.

Healthy Streets

355. London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with TfL guidance. These indicators are intended to inform design, management and use of public spaces in order to place people and people's health at the forefront of development decisions.

356. A day and night-time Active Travel Zone assessment has been

completed, but no improvements to the identified routes have been proposed. It does conclude that the proposed development will significantly improve the public realm surrounding the site, enabling increased active travel through the site vicinity as outlined in section 4 of the transport assessment, including:

- All footways surrounding the site will be 2-4m wide or wider (with the exception of Weston Street, as discussed above), and all crossings will have dropped kerbs and tactile paving, ensuring level, step free access to the site from all directions.
- Areas of greenery and places to stop and rest will be provided in the public realm of the area along the site's frontage.
- Plot 3 will be set back from its current building line on Snowsfields to enhance the width of the southern Snowsfields footway.
- Kipling Street will act as a 'through route' between Plots 1 and 2, allowing pedestrians and cyclists to traverse through the site. The proposed development will maintain and improve the existing permeability of cycling through the area. This 'through-route' will consist of high quality public realm, with planters and updated paving.

The applicant considers these changes will strengthen Snowsfields as a primary pedestrian desire line, linking areas south of the hospital to London Bridge station and further activating Guy Street Park through improved through routes.

It should also be noted that the land offered by the applicant for adoption would allow for the widened footways along the site boundary to remain as such in perpetuity, and for the council's wider public realm aspirations for the Snowsfields area to be delivered.

357. Further to the above, the following requirements would be secured in relation to s278 improvements:

1. Repave footway including new kerbing fronting the development on Snowsfields, Weston Street and Kipling Street using materials in accordance with SSDM (Yorkstone natural stone paving slabs and 300mm wide granite kerbs).
2. Construct fully insert loading bay on Kipling Street.
3. Construct new vehicle crossover on Snowsfields
4. Reinstate redundant vehicle crossovers on Kipling Street and Snowsfields as footway.
5. Extend/join up the cycle way segregation on Snowsfields and fund any temporary cycle way diversions if required during demolition and construction.
6. Upgrade pedestrian crossing point at Snowsfields junction with Weston Street.
7. Relocate street furniture on Snowsfields and Kipling Street(as necessary)

8. Construct and dedicate at least 1.8m wide footway around the insert loading bay on Kipling Street.
9. Construct and dedicate footway on land on Snowfields and Kipling Street that current do not form part of adopted highway as highway maintainable at public expense.
10. A temporary highway works plan to aid construction activities and movement of construction vehicles must also be agreed.
11. Reconstruction of the Snowsfields carriageway between Kipling Street and Weston in addition to reinstating the streets to its original state following temporary highway and construction works.*

* The current condition of Snowsfields carriageway between Kipling Street and Weston Street is not good. This is likely to be exacerbated following construction activities, and given the current state of the carriageway, it is envisaged that the carriageway will need to be reconstructed. The depth of re-construction will only be determined by taking cores and carrying out the relevant cohesion and strength tests. The applicant must allow for the reconstruction of the said carriageway in addition to reinstating the streets to its original state following temporary highway works.

358. Considering the localised improvements proposed, and the footway widening possible due to the areas offered for adoption, Officers consider the proposals are complaint with London Plan Policy T2 and Southwark Plan policy.

Conclusion on Transport and Highways

359. Having considered all transport and traffic related implications Officers are satisfied with the proposal, subject to the recommended conditions and obligations. The scheme would minimise vehicle movements by prioritising use of public transport, walking and cycling, and by encouraging consolidation of deliveries.

Environmental matters

Construction management

360. As discussed above, the proposed development will be subject a construction environmental management plan (CEMP). No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts. The CEMP will be subject to consultation with neighbouring residents and occupiers to ensure that their views are taken into consideration prior to its determination. This should provide the opportunity for scrutiny of the CEMP once it has been worked up into further detail following the grant of consent for the scheme. A contribution will also be secured within the s106 legal agreement which will be used for demolition and construction

monitoring, compliance and enforcement work. Construction impacts to air quality are discussed below.

Construction noise and Vibration

361. A condition is recommended requiring a Construction Environmental Management Plan be prepared in accordance with best practice including:

- ' BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- 87
- ' BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'.

The purpose of this requirement is to ensure that adjoining occupiers would not be exposed to vibration in excess of generally accepted levels. The CEMP will be subject to further consultation with neighbouring residents and occupiers once it is submitted in detail and prior to any approval being given to discharge the condition. Subject to the recommended conditions, consultation with neighbouring occupiers and subsequent assessment of the CEMP prior to its approval by the council and the commencement of works, Officers consider the works would be appropriately designed to minimise noise and vibration impacts to adjoining properties. An additional assessment and mitigation will also be secured by condition to ensure the works will be undertaken in a manner which will appropriately protect the Arc Nursery from noise disruption during construction as recommended by the Environmental Protection Team.

Waste Management

362. An Outline Waste Management Strategy (prepared by Velocity – dated February 2025 rev 1.0) has been submitted in support of the application. To support this, a condition is attached securing compliance with the submitted Outline Waste Management Strategy.

Water resources

363. Thames Water request that that a condition be attached to any planning permission requiring that the development shall not be occupied until confirmation is provided that either:

1. All necessary upgrades to the combined waste water network to accommodate additional flows from the development have been completed; or
2. A phasing plan for development and infrastructure, agreed with Thames Water and the Local Planning Authority; and
3. All water network upgrades required to accommodate the additional demand to serve the development have been completed; or

4. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied

Recommended conditions have been attached accordingly further, the informatives proposed alert the developer in regard to obligations requiring infrastructure protection outside of the planning process.

Flood risk

364. The site is in Flood Zone 2/3, which indicates a high probability of flooding for parts of the site. However, as set out earlier in the report these designation related only partially to the site.

365. The site is allocated for development in the Southwark Plan (NS52 Site Allocation London Bridge Health Cluster) and the development of health, research and education facilities are supported by the site allocation, and the proposal for life science use (office and lab space) is considered consistent with the anticipated uses. Accordingly, Officers consider that the suitability of the site for the proposed uses and the potential flood risk were taken into account at the planning making stage.

366. The application is supported by a Flood Risk Assessment (ref. RMA-RC2631; dated 26 February 2025; by RMA Environmental Limited) which considers the implications of Flood Zone 2/3 for this site. The Environment Agency advised this site is located within an area benefitting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, the Environment Agency's most recent flood modelling (December 2017) shows that the site is at risk if there were to be a breach in the defences. The Environment Agency have advised that the submitted Flood Risk Assessment provides an accurate assessment of the tidal and fluvial flood risks associated with the proposed development.

367. As set out above, the NPPF confirms that a site-specific flood risk assessment should be provided for all development in Flood Zones 3, and this has been provided. To support the approach set out in the submitted Flood Risk Assessment, a compliance condition is recommended with further, final details of the approach to SuDs Strategy, ground Water monitoring in relation to the proposed basement levels, piling and foundation design, and flood warning measures.

Land contamination

368. The Environment Agency have raised no objection to the proposed development, subject to the recommended conditions of consent which include requirements related to a preliminary risk assessment, verification report, and piling or any other foundation designs.

Air quality

369. The application assesses potential impacts to air quality in Chapter 7 of the ES with supporting Appendix, which considers impact of the development over and above the baseline air quality in the local area. The Proposed Development is considered to be compliant with the requirements of the AQN guidance and is therefore termed as an air quality neutral development. This is primarily due to the anticipated building performance with low operational emission generation and the car free nature of the development with no car parking on site. Overall, based on suitable mitigation being implemented during the construction works which will secured by way of condition, the air quality effects are considered to be 'not significant' and compliant with all regulatory standards.

370. The council Environmental Protection Team have advised construction Phase Impacts produces the most impact, particularly dust which they consider will have a significant impact on local residents despite the temporary nature of the construction works. To mitigate impacts of the development, a Dust Management Plan (DMP) will be integrated into the Construction Environmental Management Plan, this will also be subject to public consultation as set out above and include best practice measures (e.g. hoarding, wheel washing, NRMM compliance) as well as continuous monitoring. Automatic PM monitoring is recommended. Other than dust form vehicle track out, impacts from emissions of construction traffic are not considered significant. The recommended conditions are considered appropriately mitigate construction impacts in accordance with the anticipation established by the site allocation for development in this location.

371. Overall, subject to the recommended conditions of consent, the application is in accordance with Policy SI1 of the London Plan and Policy P65 of the Local Plan in ensuring London's air quality standards are maintained. Any short-term effects on air quality during construction will be successfully mitigated through the CEMP and the operational stage will meet air quality neutral.

Wind

372. London Plan Policy D9 requires all tall building proposals not to cause changes to the wind environment that would compromise comfort and the enjoyment of open spaces around the building and in the neighbourhood. Southwark Plan Policies P14 and P56 require wind effects to be taken into consideration when determining planning applications, as does Policy P17 where the proposal is a tall building.

373. Chapter 11 Wind Microclimate of the ES assesses the likely significant effects of the Proposed Development on Wind Microclimate. The Wind Microclimate element of the proposal is supported by three documents:
    - Snowsfields Quarter (SQ) - ESVol1 - CH11 - Wind Microclimate;
    - SQ_Replacement Non-Technical Summary_1; and

- SQ - ESVol3 - Appendix - Wind Microclimate.

A Computational Fluid Dynamics (CFD) approach was chosen to assess the wind conditions in and around the Site using a 3D model, extending to 400m radius around the Site, and the council's EIA consultants LUC have advised that the methodology used is appropriate to demonstrate and assesses potential impact of the development related to wind and microclimate. The assessment methodology covers four different Site Configuration Scenarios:

- Configuration 1: The Existing Site with the Existing Surrounding Buildings (assessed in the 'Baseline Conditions' section of this ES chapter);
- Configuration 2: The Proposed Development with the Existing Surrounding Buildings (Figure 11.3) assessed in the 'Potential Effects' section of this ES chapter);
- Configuration 3: The Proposed Development with the proposed and existing Landscaping and the Existing Surrounding Buildings (assessed in the 'Mitigation, Monitoring and Residual Effects' section of this ES chapter); and
- Configuration 4: The Proposed Development with the Cumulative Surrounding Buildings (assessed in the 'Cumulative Effects' section of this ES chapter).

374. The council's EIA consultant LUC has reviewed the submission and advised that the methodology and conclusions of the assessment are accurate, and the conclusions reached are summarised below.

375. The pedestrian comfort outcomes for the existing (configuration 1) and proposed (configuration 2) situations are generally consistent.

376. Except for one location, at each of the receptors for Plots 1, 2 and 3, all the wind level effects represent a non-significant effect across the Site for Configuration 2. The one exception is located to the south-east corner of Plot 2 for Configuration 2, which shows a Major Adverse wind effect which means that pedestrians and cyclists need to be protected by some means of mitigation. This is proposed to be mitigated by means of a tree planting scheme, with existing trees supplemented with new proposed elevated trees. Over the course of the year, there are no strong wind conditions identified at upper levels (i.e., no unsafe conditions identified). Of note, without any mitigations in place, the findings indicate that the Hamilton Square Terraces, adjacent to Plot 1, will satisfy standing conditions (and are therefore considered appropriate for intended use) during both the windiest season and summer.

377. In situation 3, with the landscaping and other mitigations accounted for, the strong winds located to the south-east corner of Plot 2 were no longer present and no areas of strong winds were found across the year for this scenario, both at ground and elevated levels. Accordingly, with mitigation in place the proposals are not considered to result in any significant wind

impacts.

378. At ground and elevated levels, all the residual spaces are suitable for their intended use during the windiest and summer seasons for the cumulative scenario (Configuration 4). In addition to the cumulative scenario, the applicant has presented an analysis of how future wind speeds may be affected by climate change during the period 2070-2099 and this does not alter the overall conclusions or approach to proposed mitigation.

379. Officers note that, the trees currently present in Guy Street Park and the proposed trees and soft landscaping mitigations were not included in the modelling of Configurations 1, 2 and 4 to represent a worst-case scenario for both Baseline and Proposed Development scenarios, and LUC advised this accurate and acceptable. Accordingly, the likely as built scenario, if the cumulative schemes come forward, will be an improvement over the modelling which was completed which has demonstrated that no strong wind impacts are anticipated.

380. In light of the above, Officers consider that the proposed development will not significantly alter the local wind microclimate. This is demonstrated by the applicant's EIA in Chapter 11 that confirms impacts to wind and microclimate would be negligible subject to the inclusion of tree planting at the ground level. Conditions of consent are recommended to ensure compliance with the recommended mitigations.

381. Overall, subject to the recommended conditions, Officers consider that London Plan Policy D9 and Southwark Plan Policies P14, P17 and P56 would be met.

Basement-related impacts

382. Basement Impact Assessment (BIA) and Structural Survey was submitted with the application (prepared by AKT II dated February 2025). Plots 1 and 2 have two levels of basement, whilst Plot 3 is proposed to have a single basement level. The report includes a description of the proposed basements and how they will be built and the assessment of potential impact on adjacent properties and local groundwater. The report also outlines the work that is required in order to achieve the necessary third party approvals and the steps taken to ensure structural design of the basements follows all the relevant design codes. This is generally deemed acceptable and a compliance condition is recommended to ensure the steps proposed are followed. Further, in regard to protecting the nearest neighbour which shares a party wall with Plot 3, 73-77 Weston Street, a condition survey of the exposed flank wall is recommended to be secured by condition. Further, as set out above, conditions of consent have been recommended by the Environment Agency and Thames Water in relation to piling and foundation design and impacts associated with ground water and flooding.

Light pollution

383. Policies at the national regional and local level seeks to ensure that development would limit the impact of light pollution from artificial light on local amenity. The sub text to London Plan Policy D8 “Public Realm” states that, “the lighting of the public realm needs careful consideration to ensure it is appropriate to address safety and security issues, and make night-time activity areas and access routes welcoming and safe, while also minimising light pollution.”

384. Chapter 9: Daylight, Sunlight, Overshadowing and Light Pollution of the ES assesses the significance of potential effects on the surrounding area including in relation to potential light pollution to neighbouring residential properties. The ES methodology relies on the ILP Light Pollution Criteria for Environmental Zones which recommended acceptable pre-curfew illuminance levels of 25 lux, and the post-curfew level (usually taken between 11pm and dawn) of 5 lux. The council’s EIA consultants LUC have advised this approach is appropriate.

385. Based on the findings of the report , the ES concludes that potential instances of light pollution are considered negligible, and no further design mitigation is considered necessary in relation in light pollution. The council’s EIA consultants LUC consider this conclusion is accurate.

386. The ES reports that no external lighting has been considered as part of the light pollution assessment as external lighting will be designed in accordance with best practice to minimise light pollution affecting nearby properties. To ensure compliance with the proposed approach, final lighting details are secured by condition, including a strategy for the use of occupancy sensors for internal and external lighting to further minimise potential impacts.

387. In summary, the proposal does not raise light pollution concerns. The final lighting proposals will be agreed through the Final Lighting Strategy, to be approved by the council prior to first occupation of the building and this will be secured by condition.

Energy and sustainability

Whole life cycle and carbon capture

388. As part of the submission a Whole Life Carbon Assessment (WLCA)(prepared by Hoare Lea Revision 07 – 12 February 2025) has been undertaken which demonstrates that the proposed upfront embodied carbon for the application site as a whole is estimated to be 789 kgCO2e/m^2 and the embodied and whole life carbon calculations are 1,292 and 3,013 kgCO2e/m^2 respectively. The proposed embodied carbon is a substantial improvement on the GLA benchmarks for commercial buildings, by a 17% reduction below the GLA target for upfront carbon and 8% reduction below the GLA target for embodied

carbon. Subject to the recommended conditions and obligations, Officers consider the approach to WLC is acceptable and consistent with the requirements of the development plan.

Circular economy

389. The Proposed Development will seek to minimise the waste generated from the scheme and the materials used throughout its life cycle, including the end-of-life stage, as required under LP Policy SI7 and set out in the accompanying Circular Economy Statement (Hoare Lea Revision 8 dated 26 February 2025) and associated technical pro-formas. This will seek to divert ≥65% of municipal waste from landfill, derive ≥20% of the total materials from recycled and reused content, reuse/recycle/recover 2% of demolition waste to beneficial use. Lastly, as shown within the Sustainability Statement, the Proposed Development will achieve a mains water consumption of 105 litres per person per day in accordance with Policy SI5.

390. Accordingly, subject to the recommended conditions the proposals are considered in compliance with London Plan and Southwark Plan policies.

Carbon emission reduction

391. The application is supported by an Energy Statement (Hoare Lea Revision 08 dated 12 February 2025). Through the adoption of innovative and best practice energy reduction measures, the Proposed Development will achieve an overall regulated carbon dioxide emissions of 21% over Part L 2021 (10.9% be lean, 10.9% be clean, 21.1% be green). In accordance with LP Policy SI2 and SP Policy P70, the shortfall in carbon emissions to meet net zero will be met by an off-site payment in-lieu. This has been calculated at £366,937 towards off-setting the carbon emissions of the Proposed Development.

392. The Part L 2021 results are in line with the GLA position that new build non-domestic buildings are likely to find the 35% GLA and 40% LBS carbon reduction targets challenging when assessed under Part L 2021, until such
time as technology improves and costs decrease. In the context of the proposed life science use, which is understood to be more energy intensive, Officers consider the exceedance of the general targets is justified in this instance as this accords with the anticipated use under the site allocation, subject to securing an appropriate offset payment.

Be Lean (use less energy)

393. Passive design measures are those which reduce the demand for energy within buildings, without consuming energy in the process.
These are the most robust and effective measures for reducing CO2 emissions as the performance of the solutions, such as wall insulation, is unlikely to deteriorate significantly with time, or be subject to change.

Be Clean (supply energy efficiently)

394. Due to the decarbonisation of the electricity grid, alongside air quality concerns, CHP is not proposed. The site is not considered suitably located for connection to a heat network or the London Bridge District Heat Network, in terms of Heat Network Priority Area (HNPA) considerations. The proposed London Bridge District Heat Network runs adjacent to site however it is understood that this network is in the pre-feasibility stage and there is currently no indication that the network will be completed. Therefore, there are no viable connection opportunities at this stage. A connection point that allows for future connection will be included in the design.

Be Green (Use low or carbon zero energy)

395. Heating and cooling will be provided to the development by air source heat pumps and roof-mounted solar photovoltaic (PV) panels.

396. ASHP plant can be located at roof level and integrated into space heating and hot water systems (albeit with some degree of ancillary top-up heating to raise water temperatures). Implementing heat-pump technology brings the additional benefit of a shift towards combustion-free development, with the associated benefit to local air quality.

397. PV panels are proposed on the roofs of each building.

Be Seen (Monitor and review)

398. Effective energy metering will be enabled by the provision of suitable infrastructure within the building's services systems. The applicant is committed to reporting sustainability performance, methodology and data every year in a transparent way.

399. The GLA's "be seen" reporting spreadsheet has been provided with the application. A planning obligation would secure the ongoing monitoring and reporting requirements, to comply with policy SI2 part A.4.

Overheating

400. The application is supported by a Sustainability Statement (Hoare Lea Revision 09 dated 26 February 2025) which considers overheating.

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

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

- Energy efficient equipment with low heat output to reduce unnecessary heat gain.

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

- Façades have been developed with suitable glazing-to-solid ratios, with particular focus on south facing orientations. Glazing ratios for the development:
    - Plot 1: 39%
    - Plot 2/3: 32%
- Suitable g-values will be specified to further control solar heat gains as required; and
- Buildings will have the capability for internal blinds to be installed to improve occupant comfort.

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

Mechanical ventilation
Mechanical ventilation is an important element of building services, to maintain good indoor air quality throughout the day by providing fresh air and extracting vitiated air.

In order to meet the ventilation requirements of the buildings, central supply and extract air handling unit (AHU) systems will be installed.

Use active cooling systems
As the final step active cooling is specified, in order to keep internal temperatures within acceptable limits. The façade and building services have been designed with a fan coil unit cooling solution.

402. Summary

The project has adhered to the cooling hierarchy and aimed to minimize the use of energy-intensive cooling systems. The energy demands of the proposed cooling measures have been incorporated into the energy assessment, with the resulting carbon emissions summarized above. Subject to the proposed conditions and obligations related to the energy aspects, the issue of overheating would be adequately addressed. Officers consider the Cooling Hierarchy set out under LP Policy SI4 has been followed to minimise the operation carbon of the cooling systems.

BREEAM

403. The application is supported by a Sustainability Statement (Hoare Lea Revision 09 dated 26 February 2025) which considers BREEAM

performance. The Proposed Development has been designed to achieve a rating of 'excellent' for standards of sustainability, and a planning condition is recommended to secure this.

Digital connectivity infrastructure

404. A compliance condition is attached to ensure each building has fibre connection.

CCTV

405. The CCTV team has advised that due to the increase of footfall in the public realm camera coverage should be increased in the interest of public safety. Financial contributions have been requested and the applicant has agreed to this.

Planning obligations (S.106 agreement)

406. IP Policy 3 of the Southwark Plan and Policy DF1 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP Policy 3 of the Southwark Plan is reinforced by the Section 106 Planning Obligations SPD 2015, which sets out in detail the type of development that qualifies for planning obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

407. The following heads of terms would be secured in planning obligations to ensure the proposals comply with planning policies of the development plan, and to secure mitigation needed to minimise the adverse effects of the development.

Planning Obligation	Mitigation	Applicant position
Archaeology Contribution	£11,171 (standard rate for large sites)	Agreed
Carbon Offset Contribution (based on submitted energy statement)	£366,937 offset contribution (indexed) to achieve the zero carbon policy requirement to be paid prior to occupation and staged by Plot	Agreed
Tree Contribution (based on CAVAT assessment in submitted AIA)	£137,936	Agreed
Affordable Workspace	Provision of on-site affordable workspace to	Agreed

	ensure at least 10% of the uplift in floor space comprising: • a minimum 5% community floor space use for Hoopla Impro secured as operator at peppercorn rent; • a minimum of 5% education space at peppercorn rent; and • The remaining 90% provided as use E(g) traditional office / enabled lab space or Payment in Lieu. To prevent occupation of E(g) units in a building until the affordable workspace for the community use is practically complete. To secure for approval: • Workspace is provided for a 30-year period at the discounts set out above. • Location(s) of the affordable workspace • Marketing strategy • Management plan • Lease arrangements • The level of discount on the community use secured at pepper corn rent (inclusive of service charge, and indexed). • The level of discount on the rents of 25% of market rate for all other affordable work space. • Appropriate cap on the maximum service	

	charge should this be outside of the discount for rent.	
Employment and Enterprise (jobs during construction period)	1 no. 26 week job for unemployed Southwark resident per 500sqm GEA. (Shortfall charged at £4,300 per job) - £326,800	Agreed
	One Southwark resident training in pre or post-employment course per 500sqm GEA. (Shortfall charged at £150 per job) - £11,400	Agreed
	One new apprenticeship start or in-work NVQ per 2000sqm. (Shortfall charged at £1,500 per job) - £28,500	Agreed
	Total - £366,700	
Employment and Enterprise in Operational Development	10% of FTE on-site (for business use) to be provided with jobs for a minimum of 26 weeks.	Agreed
	20% of FTE on-site (for retail use) to be provided with jobs for a minimum of 26 weeks.	Agreed
	Employment and training contribution	Agreed
	- Shortfall contribution of £4,300 per job.	
	Total - £550,400	
Business relocation support package	provisions to secure the implementation of the submitted Business Relocation Strategy (Snowsfields Quarter - Business Relocation Strategy - Rev 03)	Agreed
Local tender	Local businesses shall be allowed to tender for the procurement of goods and services generated by the	Agreed

	development both during and after construction.	
Public Realm Improvements	Works to be completed by developer.	Agreed
Transport Measures (S278 Highway Works)	S278 works – see below	Agreed
	Delivery and Servicing Management Plan Bond and Monitoring Fee - £2,790	Agreed
	Travel Plan Monitoring Fee - £2,790	Agreed
	Temporary cycle way reorientation during	Agreed
Cycle hire	£100,000 requested by TfL for cycle hire upgrades and expansion in the local area	Not agreed but LBS officers consider extant provision is sufficient.
Energy Measures (DHN / Be Seen)	Yes – Be Seen Post-construction monitoring and reporting of each block.	Agreed (standard clauses from GLA)
Community Performance Floorspace (fit-out cost)	£392,000 (indexed)	Agreed
Administration Charge	£10,000	Agreed
Monitoring Fee	£ 54,182.44 (based on c. 2% of total costs)	Agreed
Biodiversity / Ecological Monitoring Fee	£12,874	Agreed
Guy Street Park Contribution	£400,000 (indexed)(based on pro-rata rate of the Cancer Centre) to be paid prior to commencement of above ground works [excluding foundation works and site exploration works]	Agreed
	Note: £43,000 spent in design fees to date.	
Hamilton Square Estate Improvements Contribution	£529,000 (indexed) to be paid prior to commencement of above ground works [excluding foundation works and site exploration works]	Agreed
	Note: £19,250 spent in concept design fees to date.	
BNG	Provision of Off-site planting to compensate for the shortfall in BNG trading rules	Agreed
Adoption / Stopping Up	Private land offered for	Agreed

	adoption within the applicants ownership as set out in submission to facilitate the footway improvements as part of the development.	
CCTV	The requirement to have agreement for a point of presence on roof space on the development for CCTV radio transmission requires; • Approximately 2 sqm space on a secure, flat, and accessible roof space for the provision of radiohead equipment, • Allowance made for a secure riser cupboard or electrical intake on the roof area to allow the installation of a small (600mm sq max) equipment rack. • Alternative solution can also be explored by mounting of antenna/bracket on tank/plant room walls. • This will be provided to, and managed by, the council with access allowed every six months for preventative maintenance or in exceptional circumstances to allow repair.	Agreed
CCTV	There will be requirement to be informed of power outages in the direct vicinity that will affect the power supply to cameras and lighting columns. Notice of termination of power either temporarily or permanently needs to be provided to the CCTV team.	Agreed
CCTV	Contribution for CCTV cameras £37,695.00	Agreed
TOTAL	£2,709,122.00 (£2,763,304.44 including 2% monitoring)	Agreed

408. S278 highway works to be secured:

1. Repave footway including new kerbing fronting the development on Snowsfields, Weston Street and Kipling Street using materials in accordance with SSDM (Yorkstone natural stone paving slabs and 300mm wide granite kerbs).
2. Construct fully insert loading bay on Kipling Street.
3. Construct new vehicle crossover on Snowsfields
4. Reinstate redundant vehicle crossovers on Kipling Street and Snowsfields as footway.
5. Extend/join up the cycle way segregation on Snowsfields.
6. Upgrade pedestrian crossing point at Snowsfields junction with Weston Street.
7. Relocate street furniture on Snowsfields and Kipling Street(as necessary)
8. Construct and dedicate at least 1.8m wide footway around the insert loading bay on Kipling Street.
9. Construct and dedicate footway on land on Snowfields and Kipling Street that current do not form part of adopted highway as highway maintainable at public expense.
10. A temporary highway works plan to aid construction activities and movement of construction vehicles must also be agreed. This shall include temporary cycle way reorientation.
11. Reconstruction of the Snowsfields carriageway between Kipling Street and Weston in addition to reinstating the streets to its original state following temporary highway and construction works

409. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that an agreement has not been completed by 1 February 2026, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

"The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Section 106 Agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with Southwark Plan 2022 P17, P16, P20, P23, P28, P31, P33, P46, P47, P49, P50, P56, P57, P60, P61, P69, P70, IP6 Polices and London Plan 2021 Polices SI 2, SI 13, D8, D11, E3, G6, G7, SI 3, SI 13, E11, T1, T2 T4, T5, T9 and DF1"

Mayoral and borough community infrastructure levy (CIL)

410. 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.

411. The site is located within Southwark CIL Zone 2 and MCIL2 Central London Zone. Based on the GIA measurements obtained from the proposed floor plans, the gross amount of CIL is £4,886,183.46. It should be noted that this is an estimate, floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured.

412. Objections were received in relation to the CIL boundary and a view that further planning obligations should be sought due to the site being outside of the Borough CIL boundary for office charges. The Southwark Council CIL boundaries were set and agreed separate to this application. The site falls outside of the CIL boundary where a charge for office space would be levied.

Community involvement and engagement

413. The applicant provided a Statement of Community Involvement (prepared by Kanda and dated February 2025), and the completed Engagement Summary explain the ways in which the applicant has engaged with the community and stakeholders ahead of submitting this application. In summary, the document confirms that the following, in-person, public consultation was undertaken by the applicant prior to submission of the application:

• Stage 1: Listening exercise
• Stage 2: Reporting back and vision
• Stage 3: Early plans
• Stage 4: Detailed plans
• Stage 5: Design update information sessions

April - October 2023 Stage 1:
Listening exercise
• 10 pop-ups
• 2 door-knocking sessions
• 1 advertised drop-in event
• 17 stakeholder meetings

October - November 2023 Stage 2:
Reporting back and vision
• 2 advertised drop-in events
• 4 stakeholder meetings

November 2023 - January 2024
Stage 3: Early plans
• 2 advertised drop-in events
• 1 residents workshop

• 3 workshops with young people
• 4 stakeholder meetings

January - March 2024 Stage 4:
Detailed plans
• 2 advertised drop-in events
• 7 stakeholder meetings

March 2024 - January 2025 Stage 5:
Design update information sessions
• 2 advertised drop-in events
• 7 stakeholder meetings

In addition to the above, the Statement of Community Involvement includes details of the topics covered at the various consultation events and, where relevant, which stakeholders were engaged, which are reported to include:
Leathermarket JMB;
Team London Bridge;
Hamilton Square TRA (tenants and residents association);
Living Bankside;
Inclusive Life Sciences – Apprenticeship Pilot Workshop;
Crosby, Lockyer, and Hamilton TRA;
Southwark College;
Munro Centre;
Morley College;
Southwark Youth Parliament;
Arc Nursery;
Coin Street;
Hoopla Improv;
King's College Medical Students' Association;
Ark Globe Academy;
SC1 Skills and Employment Workshop;
SC1 Skills and Employment Steering Group; and
Southwark Council Cllrs.

The submission also includes a breakdown on correspondence with stakeholders.

414. On 20 May 2024, the applicant also participated in a We Love Snowsfields Community Design Review Panel which is reported as having a total of 102 people in attendance. The submission indicates that the feedback was collated into a report by Create Streets. The Statement of Community Involvement sets out that there were follow up meetings to discuss the feedback received, including on 17 June 2024.

415. The submission reports that feedback was collated through a survey which
was hosted on the Snowsfields Quarter consultation website, alongside meetings and conversations with residents, businesses, and stakeholders

set out above. At Stage 1, the listening exercise, a total of 207 surveys were completed and the findings from these are presented in section 5 of the report. The majority of respondents lived or worked in the local the area. At stage 2, the reporting back and vision stage, a total of 9 surveys were completed.

At stage 3, the early plans stage, total of 509 surveys were completed during
this time. The survey was designed in response to the results of the survey in Stage 2 and the information presented at the drop-in sessions. Feedback from this stage overwhelmingly indicated a concern over the loss of the Miller Pub and Hoopla Improv and for these to be re-provided. As a direct result of the feedback received during this stage, the applicant undertook a series of meetings with Hoopla Improv to understand what would be needed to accommodate them on Site. Feedback was collated through a survey which was hosted on the Snowsfields Quarter consultation website, alongside meetings and conversations with residents, businesses, and stakeholders.

At Stage 4, the detailed plan stage, aim was to show the community the detailed plans for the Site and get their feedback on the proposals. The survey was designed in response to the results of the survey in Stage 3. The submission reported that feedback from this stage indicated that overall people were supportive of the development. Some expressed concerns over the façade of the development and the height. Others indicated that they were happy that Hoopla was being included in the proposals and encouraged conversations to continue. Feedback was collated through a survey which was hosted on the Snowsfields Quarter consultation website, alongside meetings and conversations with residents, businesses and stakeholders. A total of 15 surveys were completed during this time.

At Stage 5, the design update information sessions, the aim was to provide local residents with the information about the proposals prior to submission of the application. Feedback from this stage indicated that there were concerns over the height and massing of the development. Feedback also showed some positivity towards the proposed redevelopment of the Site. The submission reports that as a direct result of the feedback received during this stage, the applicant reviewed the height and massing of the proposals and reduced the height of the building on Plot 1/Building 1, nearest to Hamilton Square by two storeys. The applicant also redesigned the ground floors of Plots 2 and 3 to create approximately four times more ‘active’ frontage, once the development is operational. A total of 3 surveys were completed during
this time.

Section 5 also includes a detailed summary of feedback received through resident and youth workshops.

416. The submitted Statement of Community Involvement sets out how feedback from the consultation events has been incorporated or acknowledged, and this is contained in section 5 which includes a detailed breakdown of the feedback received and responses are contained in section 6 'Response to Feedback'.

417. In addition to the above, the applicant has also drafted and consulted on an estate improvement plan to enhance residents' experience on Hamilton Square, Lockyer Estate and Crosby Row and begun the consultation process for proposals for improving Guy Street Park working in partnership with Southwark Council and Bankside Open Spaces Trust. Officers note that the applicant has committed to financial contributions to support estate improvements to Hamilton Square and Guy Street Park, and these would be secured through the recommended heads of terms.

418. Following submission of the planning application, the applicant has participated in transport focused meetings with local stakeholder including meetings held on 24 April 2025 and 20 August 2025.

419. The following pre-application meetings have been held with respect to the proposed development on the site and Southwark Council:

- Pre-application initial meeting: 20/10/2022
- Pre-application 01: 21/02/2023
- Pre-application 02: 02/05/2023
- Technical meeting 1 trees and park: 04/05/2023
- Pre-application 03: 01/06/2023
- Design Review Panel: 5/07/2023
- Technical meeting 2 transport strategies and highways proposals: 11/07/2023
- Technical meeting 3 energy and sustainability strategies: 27/07/2023
- Planning and land use meeting: 23/08/2023
- Greater London Authority and Transport for London meeting: 29/09/2023
- Review of proposed townscape views and TVHIA analysis: 29/09/2023
- Pre-application meeting 04: 11/10/2023
- Historic England meeting – overview of proposal: 18/10/2023
- Technical meeting 4: microclimate modelling - wind, daylight and sunlight: 31/10/2023
- Pre-application meeting 05: 14/11/2023
- Design Review Panel: 11/12/2023
- Pre-application meeting 06: 30/01/2024
- Pre-application meeting 07: 9/02/2024
- Technical meeting 5: 06/03/2024
- Pre-application meeting 08: 02/08/2024
- Draft Section 106 heads of terms meeting: 4/02/2025
- As noted above, the applicant has participated in transport focused

meetings with local stakeholder including meetings held on 24 April 2025 and 20 August 2025 and Officers also attended these meeting.

420. The council's final pre-app feedback and DRP responses have been uploaded alongside the other application documents.

Consultation responses from members of the public and local groups

Consultation responses from members of the public

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

422. Neighbour consolation letters were issued on 3/04/2025 after the application was made valid. Following the receipt of further information, a further round of public consultation was undertaken on 1/08/2025, with letters delivered to the same properties.

423. The time of writing 130 consultation responses have been received, 96 through the planning register and 30 by email. This total number includes 21 from previous or repeat submitters. This included 109 objections, 15 comments of support, and 2 neutral comments.

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

425. Objection to life science uses

- Objection as the Guy's Hospital campus should not be taken as a precedent for further life science development in this area.
- Objection as no lab facilities should be allowed above Biosecurity Level 1 (to accord with Southwark Plan Policy P56).
- Objection due to safety of proposed labs and concern about research being done there, such as potential biohazard risk and objection due to potential for animal testing to occur on site.

Officer comment: The application site falls within a site allocation in the Southwark Plan (site allocation Policy NSP52) which is consistent with the proposed uses. Policy P56 relates to amenity more generally, issues which are covered in the main body of this report, rather than biosecurity levels. As assessed in the council's Scoping Opinion (24/AP/0925), Category 2 laboratories are subject to legislative design and management measures, to limit any likely significant effects from occurring due to use of hazardous materials during the lifetime of the project. A condition is recommended to limit the proposed Life Science Floorspace to containment level Category 2 laboratories (also referred to as 'Category 2 labs') in accordance with Control of Substances Hazardous to Health

Regulations (COSHH) 2002. Procedures on animals are regulated under the Animals (Scientific Procedures) Act 1986, which is separate to land use and planning controls.

426. Objection due to transport issues (during the developed stage and during construction stage)

- Objection due to impacts on parking availability for local residents, including as a result of increased parking stress created by displacement of blud badge parking from NCP car park.
- The site does not have sufficient transport capacity to accommodate the influx in employees traveling to the site, particularly considering the other planned and under construction sites in the area.
- Objection due to inadequate parking provision including concerns with loss of NCP car park, including impacts on Blue badge spaces and general inadequate proposed parking provision which is considered to impact parking demand on neighbouring streets and to impact negatively on the local economy.
- Objection due to proposed servicing arrangement, timing, frequency, and scale.
- Objection due to inadequate access, including concerns regarding plot 1 servicing and ramped access for disabled residents at Hamilton Square.
- Objection due to increase in traffic, including conflicts with narrow roads and footpaths and conflicts with hospital traffic.
- Objection due to inadequate public transport provisions.
- Objection due to compromises to pedestrian and cyclist safety and conflict with TfL's Vision Zero goals.

Officer comment: Transport impacts including construction impacts and public realm provisions are considered in full in the main body of this report, and the proposals are considered acceptable subject to the recommended conditions of consent and planning obligations.

427. Objection due to other construction impacts

- Objection as commitment needed to keep trucks off of residential roads.
- Objection as there needs to be a comprehensive and integrated assessment of the cumulative impacts of construction traffic for all developments in the local area
- Should this proposal receive approval it must have attached restrictions on any construction work in evenings, during weekends and on public holidays. Out of hours delivery should also be restricted.
- Objection as the size of vehicles must not be greater than the length for safe turning at all junctions.
- Objection as limits should be put on all vehicles, for demolition,

construction, servicing and deliveries, restricting maximum length to 7.5 m length, requiring zero emissions vehicles only, and restricting them from entering Snowsfields between the hours of 10am and 2pm to avoid exacerbating the dangers to cyclists and pedestrian.

- Objection due to view restrictions should be placed on the size and frequency of trucks.
- Construction impacts, including safety, noise, dust, and traffic impacts on narrow surrounding streets and conflicts with hospital traffic and construction traffic associated with neighbouring developments underway.
- Objection due to safety concerns regarding pedestrian and cyclists during construction.
- Objection due to impacts on neighbours who are working from home during the duration of the construction.
- Concern that the development will contribute to safety issues in the area including sinkholes in the area.

Officer comment: Construction impacts are considered in full in the main body of this report, and the proposals are considered acceptable subject to the recommended conditions of consent and planning obligations.

428. <u>Objection due to heritage and character</u>

- Objection due to heritage and townscape concerns including that the development is out of keeping with existing character.
- Objection due to development exceeding maximum height of the Greenwood Theatre.
- Objection due to impacts on The Rose public house.
- Objection due to concern with impacts to buried ship underneath the Cancer Centre (Scheduled Monument - Roman boat at New Guy's House, Bermondsey).
- Objection to construction traffic on Crosby Row, Weston Street, and Snowfields and due to potential for structural damage to heritage assets (including potential damage from land heave, vibration, or subsidence).
- Objection due to the likely disturbance of buried human remains in the hidden hospital burial ground due to proposed basement levels.
- Objection due to view Building 3 should step down to 3 stories (12 m) at least 30m away from the site boundary adjacent to the Bermondsey Street Conservation Area to respond to Southwark Plan Policy P20.
- Objection due proposed scale, height, and massing.
- Objection due to overdevelopment.
- Objection due to conflict with local plan - breach of the tall buildings approach in the Southwark Plan policy (NSP52) 'The scale of any buildings should step down towards the site boundaries'.
- Objection due to consideration concerns raised by Design Review Pannel prior to submission have not been appropriately overcome.

Officer comment: Design and Heritage impacts are considered in full in the main body of this report., The proposed development has the potential to disturb archaeological remains including buried human remains. Subject to the recommended conditions of consent, Officers consider archaeological remains will be appropriately and sensitively managed throughout the duration of works, and Officers note that protocols for managing potential for discovery of human remains are dealt with through separate legislation to planning. Two Design Review Panels were run by Southwark Council in relation to the proposed development, which took place on 10 July 2023 and 11 December 2023. Following these meeting, a further community led design review panel took place on 20 June 2024 which the statement of community involvement reports had 102 attendees. Following after the Community led Design Review Panel, a significant reduction in the height of Plot 1 was made by the applicant as shown in the figure below which shows a reduction of 8.6 metres. Further to the reduction in height, other significant improvements were made to the scheme over the design review and pre-application process, including the refinement of Plot 3 to better respond to the Conservation Area and the maximisation of activating uses fronting the surrounding streets.



Figure 50 8.6m reduction in height of Plot 1 achieved as a result of applicant's response to pre-app and community led DRP feedback

429. <u>Objection due to amenity impacts and other nuisance impacts</u>

- The construction will disturb the nurses and other shift workers that live on the edge of this development.
- Objection due to concern with potential for contamination of ground water.
- Objection due to concerns related to contaminated land.
- Objection as a requirement should be established for all windows in the development facing residential bathrooms or bedrooms to be obscure glass, and all terraces, and all lights visible to residents, to be vacated/ with lights switched off between 10pm and 7am.
- Objection due to potential for obstructions to view of the Shard from private residences.
- Objection due sunlight, daylight, and overshadowing impacts

particularly in Hamilton Square, Lockyer, Crosby Row , 81-87 Weston Street, the Guiness Trust, the street garden associated with the Greenwood Theatre, and Guy Street Park.

- Privacy, overlooking, and other amenity impacts including noise and wind impacts, particularly in relation to Hamilton Square, Lockyer estate, Crosby Row, and 81-87 Weston Street (overlooking).
- Objection due proposed separation distance from other properties.
- Objection due to lack of consideration of local residents' wellbeing or health, including related to air quality.
- potential wind and microclimate impacts.
- Objection due to concern that an independent review of the technical information should be completed.
- Requests for financial compensation for the loss of light, privacy and ability to park outside homes.

Officer comment: Amenity and environmental impacts are considered in full in the main body of this report, and the proposals are considered acceptable subject to the recommended conditions of consent and planning obligations. Financial compensation in terms of Right to Light and loss of views are not a material planning considerations.

430. <u>Objection due to concerns with proposed approach related to green space, landscaping, and trees</u>

- Objection as protections need to be in place for adjacent London Plane trees in Guy Street Park.
- Objection as replanting of the replacement street level mature trees should be required before felling the existing ones.
- Objection due to lack of outdoor space for new offices.
- Objection loss of Open Space.
- Objection due to consideration that more open space is needed on development site, including loss and adequate replacement of on-street space in front of the Miller which positively contributes to public realm.
- Objection due to concerns about width of proposed footways which are not anticipated to accommodate increased foot traffic.
- Impacts to local ecology.
- Objection to loss of trees (including Ada Salter Tree of Heaven) and potential for impacts to Guy Street Park London Plan Trees.
- Objection due to lacking biodiversity and ecological benefits and concerns regarding proposed replacement planting strategy.
- Concerns with access gradients in terms of access for wheelchair users and those with mobility impairment.

Officer comment: The development will provide terraces for the office and lab uses although there is no minimum requirement for this in the development plan. The proposal will not result in a reduction in open space. The development will however result in the contribution of land currently owned by the applicant for adoption as public realm. Public

realm, landscaping, and biodiversity and urban greening are considered in full in the main body of the report, and the proposals are considered acceptable subject to the recommended conditions of consent and planning obligations. To ensure compliance with Part M requirements are met in relation to access and the public realm, final landscape details are secured by condition including a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility. This will also require demonstration that Cross-fall gradients along pedestrian access routes are no steeper than the requirements of Approved Document Part M Volume 2 2015.

431. Objection due to concerns with planning obligations (including CIL) and benefits

- Objection due to consideration the developer must pay for the community approved works to the local estates and the park via conditions and s106 (Southwark Plan Policy IP3).
- Community Infrastructure Levy funding.
- Lack of clarity around s106 contributions (Holborn Studios v Hackney; Williams v Powys CC), particularly that increased contributions to estates improvements and Guy Street Park should be sought.
- Objection due to lack of clarity as to whether Secure Life Sciences Use will be appropriately secured.
- CIL Boundary should be reviewed.

Officer comment: Due to potential impacts to Hamilton Square estate and the surrounding neighbourhood, the applicant has proposed contributions of £400,000 to Guy Street Park Improvement and £529,000 for security improvements to Hamilton Square. The Guy Street Park contribution is based on pro-rata amount, indexed to account for inflation, which is comparable to contribution per square metre secured in relation to the adjacent Cancer Centre. The Hamilton Square contribution is based on costings submitted by the applicant. In the agreed s106 Heads of Terms, both contributions would be index linked to account for inflation. Officers consider these contributions are proportionate to mitigating impacts arising from the development and therefore consistent with the aims of Southwark Plan Policy IP3. The proposed development will result gross CIL contribution of approximately £4,886,183, which Officers consider is consistent with the aims of Southwark Plan Policy IP3 and its CIL charging schedule. The draft heads of terms submitted by the applicant were published on the council's website on 31 Jul 2025. These were refined through discussion with the applicant, and the agreed heads of terms are included in this report. The use of the development would be secured in accordance with the site allocation through the recommended conditions of consent. A review of Southwark council's CIL boundaries are outside of the scope of the consideration of this application.

432. Objection due to equalities impacts

- Objection due to lack of details on strategy for hospital to cater for alternative transportation provisions for vulnerable patients.
- Objection due to Disagreement with finding that the NCP car park is underutilised.
- Objection due to loss of NCP car park, and consideration that this provide parking for a specialist cancer facility, including services for people who travel long distances from around the country and who are too vulnerable or unable to travel by public transport.
- Objection as parking for disabled people should be provided (Southwark Plan Policy P55) sufficient to re- provide the lost space for vulnerable cancer and dialysis patients from the demolition of the car park.
- Objection due to lack of proposed on-street disabled bays opposite Guy's Cancer Centres.
- Objection as removing the blue badge spaces inside the NCP carpark and not replacing them is an unacceptably ableist design.
- Objection due to equalities impact on those with disabilities and vulnerable people suffering from illness.
- Equalities impact- Sex/Sexual orientation due to lack of adequate consideration of safety and security / including concerns about pedestrian safety for women and girls.
- Equalities impact- age due to potential safety concerns for young and old created by traffic impacts.
- Equalities impact- pregnancy/maternity due to loss of car parking in close proximity to the hospital.
- Concerns with access gradients in public realm in terms of access for wheelchair users and those with mobility impairment.

Officers comments: Equalities impacts are considered in full in the later sections of this report. Objections were raised to the loss of car parking in the parking garage, including 12 disabled bays, due to potential equalities impacts to patients at the hospital, and particularly vulnerable patients who cannot travel by public transportation, and also concerns were raised of potential equalities impacts to local residents who are disabled or who are carers. This is assessed in full in the main body of this report. The hospital have provided further details of their non-emergency patient transportation service and consider they have sufficient capacity in their existing programme to ensure scheduled rides can be provide for vulnerable, immunocompromised patients who request this service. This is demonstrated by the current capacity of this service which is reported as providing over 260,000 rides annually – including long distance rides. The applicant has further cited that the parking garage is not owned or operated by the hospital, or secured by any means for this purpose. They consider many hospitals in London are not collocated with parking garages. In terms of existing residents, Officers consider the existing Controlled Parking Zone, paid parking, and Blue Badge parking spaces provide adequate parking opportunities despite the loss of paid car

parking in the NCP garage. As set out above, compliance with Part M requirements in relation to access and the public realm are secured by condition.

433. Objection due to impacts on local businesses

- Objection to loss of the Miller due to part it plays in student life at Kings College.
- Objection due to desire for existing shops to remain.
- Objection due to loss of community assets.
- Impact on existing community spaces and businesses and loss of affordable business space (particularly Hoopla and shops should be offered spaces they can afford).

Officer comments: Arrangements have been made between the applicant and local business and relocation assistance provided where relevant. The majority of onsite businesses, including the Miller, have provided comments in support of the application. The exception is Hoopla who have provided neutral comments on the application however they are supportive of the proposal featuring a replacement community space. The provision of a replacement community space, with Hoopla secured as the preferred operator, and 10% affordable workspace would be secured as part of the agreed heads of terms. The developer would also re-provide a pub use on this site.

434. Objection due to impacts on local schools and nurseries

- Objection due to impacts on Schools and Arc Nursery
- Objection due to concern parents are unlikely to send their children to Arc Nursey if the area becomes a large building site with extensive noise and pollution from vehicles delivering materials and taking away materials.

Officer comments: To minimise impacts to local schools and the Arc Nursery the applicant has agreed to limit deliveries by heavy goods vehicles during peak pick up and drop off time. Further, a construction environmental management plan would be secure by condition, including the assessment and further noise mitigation in relation to the Arc Nursery, which would Officers consider would ensure construction impacts are suitably designated and managed to minimised impacts to schools and the nursery.

435. Objection due to contribution to crime and anti-social behaviour

Officer comment: To mitigate impacts of the development in terms of potential to increase antisocial behaviour, the applicant has committed to designing and funding the installation of security improvements to Hamilton Square and a separate contribution for CCTV improvements in the local area. Further to this, the application will result in public realm improvements on the streets surrounding the site and contributions to Guy Street Park.

436. Objection due to energy performance and sustainability criteria

- Objection as the proposed development is in breach of Southwark council's climate emergency declaration.
- Objection due to increase of pollution / Concern regarding carbon emissions.

Officer comment: Energy performance and sustainability are considered in full in the Officer's reports, and the proposals are considered acceptable subject to the recommended conditions of consent and planning obligations.

437. Objection due to lack of utilities considerations

- Objection due to concern there is insufficient utilities capacity including Thames Water capacity.

Officer comment: Impacts to utilities are considered in full in the main body of the report. The recommended conditions of consent will ensure there is no temporary or lasting change in service provision to the surrounding properties and accordingly the proposals are considered acceptable subject to the recommended conditions of consent and planning obligations.

Objection to Lack of Clear, Binding Community Benefits

- Strain on existing community facilities.
- No Social Infrastructure Assessment / Insufficient infrastructure and amenities in the area to support level of proposed development.
- Public benefits do not outweigh harms / The benefits of the development do not outweigh the impacts on local people and the environment and development should not be approved.

Officer comments: The impacts of the scheme have been considered against the anticipated benefits and the mitigating factors, including the financial contributions secured under the agreed heads of terms. Officers consider the mitigation which has been offered is proportionate to any potential harms arising from the development. Overall the proposed mitigation and benefits are considered to outweigh any potential impacts arising from the proposals.

438. Objection to level of consultation undertaken

- Objection to level of consultation undertaken, including with Leathermarket JMB.

Officer comments: The consultation undertaken by the applicant is summarised in the preceding section of this report. The applicant has undertaken extensive pre-submission engagement as detailed in the submitted statement of community involvement. The council has complied with all statutory consultation requirements.

439. Other

- Information missing from plans / Not enough info given on application
- Inadequate Fire Safety Design for High-Rise Elements
- Objection due to loss of residential accommodation
- Objection as site better suited for housing use

Officer comment: Officers consider sufficient information has been submitted to determine the application. The Health and Safety Executive and London Fire Brigade have been consulted on the application and officers consider the submitted fire statement is complaint with the requirements of the development plan. The loss of the residential accommodation is assessed in full in the land use section of this report and is considered acceptable. Under the Southwark Plan, the site is primarily allocated for health, research and education facilities or uses otherwise supporting the functioning of the London Bridge Health Cluster. The proposed development, which features primarily life science use, is considered in accordance with the site allocation (NSP52).

In addition to the above comments, a written responses was received from Councillor Rachel Bentley who is the Ward Councillor for the adjacent North Bermondsey Ward and this representation is summarised below.

- Breach of Southwark Plan tall building policies is unacceptable.
- Removal of the carpark due to impacts on the hospital and cancer centre are unacceptable.
- Loss of existing businesses is unacceptable.
- Call to review CIL liability and CIL approach to CIL boundary to loss of borough CIL in relation to proposed office use.

These points are considered in full in the main report.

440. As set out above, 15 comments of support were received from residents and local businesses and organisations including and these are summarised below.

Two comments of support were received from local residents. In addition to this, numerous residents raised partial support for the redevelopment of this site, but objection to other aspects of the proposals.

Letter of support were received from the flowing local business and from organisations:

- Canela Espresso Bar - 93 Snowsfields
- Clubhouse Café - 94 Snowsfields
- SE1 Hair (hairdressers) - 95 Snowsfields
- The Miller (Pub) - 96 Snowsfields

- King’s Health Partners Academic Health Sciences Centre
- King's College London - Office of the Vice-Chancellor & President
- Guy's and St Thomas' - Chief Executive Officer
- Morley College
- Essentia (submitted two letters)
- Catapult - Cell and Gene Therapy
- MedCity London / London & Partners
- SC1 London Life Sciences Innovation District

Consultation responses from Council consultees

441. Summarised below are the planning matters raised by internal consultees Matters are addressed within the relevant sections in the Assessment section of this report.

442. LBS CCTV - Public Space Surveillance:

No objection subject to securing appropriate obligations towards CCTV.

Officer comment: Noted. The applicant has agreed to the requested financial contribution towards CCTV provision and this is secured in the recommended conditions of consent.

443. PARKS - LBS Parks:

Through the course of the processing the application, Parks raised concerns in relation to the protection of the adjacent trees in Guys Street Park.

Officer comment: Further information was provided demonstrates the proposed design will be inbound of the existing garage foundation, protecting roots. Further information was also provided in relation to tree protection measures. The trees are no subject to a TPO and the recommended conditions of consent and obligations are considered to satisfactorily protect the tree from harm.

444. LBS Environmental Protection Team:

Noise will be regulated via S61 of the Control of Pollution Act 1974 and a Construction Environmental Management Plan (CEMP). EPT requires more robust assessment and mitigation to protect the sensitive of Arc Nursery. Construction dusk impacts are considered significant. A Dust Management Plan (DMP) will be integrated into the CEMP and include best practice measures (e.g. hoarding, wheel washing, NRMM compliance). Automatic monitoring is recommended. EPT will require dust and noise continuous monitoring. Conditions of consent are recommended related to plant noise, air quality, and construction management. Construction Traffic dispersion modelling predicts increases in air pollutions as "negligible.

Officer comment: Noted. The requested conditions of consent have been secured as part of the recommendation, and a further condition requiring assessment and design of mitigation in relation to the Arc Nursery has been secured by condition.

Consultation responses from external and statutory consultees

445. Summarised below are the planning matters raised by external and statutory consultees. Matters are addressed within the relevant sections in the Assessment section of this report.

446. Greater London Authority (Stage 1):

Officer comment: Points regarding land use, urban design and heritage, and transportation are noted. Further information has been submitted by the applicant, which is considered to adequately address the points made regarding transport, energy and sustainability. Any information considered outstanding will be secured by way of condition/obligation.

447. ENVA - Environmental Agency:

No objections subject to recommends management approaches relating to land contamination, drainage and filtration, and piling and foundation design to minimise potential risks to ground water and consideration of flooding matters.

Officer comment: Noted and to be included as part of any planning permission. Flood risk and impacts are assessed in the above report.

448. Metropolitan Police:

The Metropolitan Police was consulted on this application and have recommended conditions of consent related to secured by design measures and certification.

Officer response: These conditions are included in officers' recommendation.

449. London Fire and Emergency:

The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have no further observations to make.

Officer comment: Noted

450. Natural England:
No objection raised.

Officer comment: Noted.

451. Network Rail:

No material concerns. Request the developer encourages users of the site to use London Bridge station and to use active transport methods to facilitate this travel.

Officer comment: Noted.

452. NATS - National Air Traffic Safeguarding Office:

No objections.

Officer comment: Noted.

453. HSE - HSE Fire Risk Assessments:

Not applicable.
Officer comment: Noted.

454. Team London Bridge:
Concerns were raised regarding construction traffic impacts including access to the hospital and impacts for patients.
Officer comment: Points regarding transportation are noted. Further information has been submitted by the applicant, which is considered to adequately address the points made regarding transport. Any information considered outstanding will be secured by way of condition/obligation.

455. Thames Water:

Thames Water have no objection subject to recommended conditions of consent and informatives.

Officer comment: Noted. Thames Water's conditions of consent and informatives are included in this recommendation

456. Historic England:

We maintain that some harm of a low level would be caused to the Bermondsey Street Conservation Area In determining the application, it will be for your Council to take account of this harm with reference to the heritage policies set out in the National Planning Policy Framework (NPPF, December 2024).

Officer comment: Noted. This harm is assessed in full in the report.

Community impact and equalities assessment

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

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

459. 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.

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

461. 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, 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).

462. This application would deliver 3,290.9sqm of affordable workspace, which represents 10% affordable workspace as calculated from the uplift on employment space which presents opportunities to enhance access to employment for all residents of the borough including those with protected characteristics. This includes the delivery of 275sqm of accessible community floor space as part of the affordable workspace provision,

which will include 102sqm of community performance floor space and 173sqm of education space. The current community floorspace on the site is not fully accessible. The new commercial workpsace provided on site would be also be fully accessible opening up job opportunities to those with protected characteristics. There will also be positive health benefits in terms of enhancements to the public realm and landscaping works, and contributions to improve Guy Street Park. The positive impacts arising from the development would benefit groups with protected characteristics as well as the wider community.

463. The proposed scheme has also been designed to ensure inclusive access for all, providing:

- Incorporation of the principles for inclusive design wherever possible;
- Accessible routes to all connections with local pedestrian routes and public transport;
- Safe spaces and routes for pedestrians and cyclists, segregated from vehicle traffic;
- An inviting public realm with sensory and accessible interactive gardens and seating;
- Accessible cycle parking space for staff and visitors;
- Wheelchair-accessible sanitary facilities alongside cycling facilities and near all reception areas;
- Wheelchair-accessible baby change facility for public and tenant use (Plot 2 ground floor);
- Step-free access to all parts of the buildings, including tenant terraces; and
- Use of lifts for evacuation.

To ensure compliance with Approved Document Part M Volume 2 2015 requirements are met in relation to access and the public realm, details are secured by condition to ensure all public realm areas have appropriate gradients and slopes instead of steps wherever possible. The landscaped areas will incorporate appropriately designed seating and 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.

464. The proposals will result in the loss of the adjacent NCP car park which Officers understand features 12 disabled car parking bays. Objection have been received in relation to equalities impacts to those who are disabled, pregnant, and or elderly who may be disproportionally impacted by the loss of these parking spaces and the other parking provisions within the NCP car park. A large number of the objections are focused on the impacts of this loss for vulnerable patients who need to access the facilities at the hospital and specialist treatment at the Cancer Centre who are unable to use public transportation. Objections have also been received in relation to the potential impacts to disabled and elderly people

who live locally who are concerned the loss of the car park will negatively impact on-street parking availability due the displacement of parking from the car park onto local street.

465. In relation to impacts to vulnerable patients at the hospital including those who are disabled, pregnant, and elderly or who are deemed unable to travel by public transportation, the Hospital have confirmed that the have a patient transport service which currently provides approximately 256,000 scheduled rides annually. The Hospital consider their patient transport service has sufficient capacity to ensure the loss of the car park will not significantly impact vulnerable patients who need to access the hospital and Cancer Centre. Further, they have indicated that a move away from incentivizing transport by private vehicles is inline with their wider emissions reductions strategy. On the basis of the Hospital's established patient transport service, Officers consider equalities impacts to hospital visitors related to the loss of the car park will ensure the most vulnerable patients will be catered for and other patients will be served by public transportation options to the site (which has a PTAL of 6b) including step free access provision at London Bridge Station. In terms of impacts to residents on surrounding streets who are Blue Badge holder or who are carers, the surrounding streets are protected by a Controlled Parking Zone (CPZ) which restricts non-local traffic non Blue Badge parking. . The protections of the existing CPZ will ensure that private non-local non Blue Badge parking is not displaced onto local streets. To further evidence this, the applicant has submitted a parking stress survey which demonstrates that there is sufficient capacity on surrounding street to accommodate any fluctuations in parking demand including Blue Badge parking demand as discussed earlier in this report.

466. It is considered that no groups with protected characteristics would be harmed by the proposed development and that suitable provisions have been made as part of the redevelopment of the site to benefit those groups with protected characteristics as well as the wider community.

467. Overall, 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

468. 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.

469. This application has the legitimate aim of providing a new mixed use development. The rights potentially engaged by this application, including

the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

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

471. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

472.

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

Conclusion

473. The application has been assessed against the relevant policies of the development plan, which in this instance comprises the London Plan 2021 and Southwark Plan 2022. This report has set out the areas where this application complies with the development plan, and where it does not, what material considerations exist that justify any failures to comply.

474. The NPPF states that permission should be granted for development proposals
unless the adverse impacts of doing so would significantly and demonstrably
outweigh the benefits, when assessed against the policies in the NPPF as a whole.

475. The council's public consultation generated responses in objection to the scheme, with the majority of objections citing concerns around the height, density, harm on heritage assets, construction impacts, equalities impacts

in regard to the loss of disabled car parking, impacts on daylight and sunlight, concerns with construction traffic and concerns that the benefits of the scheme, including the delivering of life science uses, would not be adequately secured. The report summarises these concerns and sets out where these sit in the planning balance and can be addressed by conditions or other mitigation. The application was supported by the GLA as the strategic planning authority. Taking all of the issues into account, it is concluded that this would constitute a sustainable form of development which complies with a large number of development plan policies. Nevertheless, Officers also acknowledge there are areas where it would not comply with the adopted development plan.

476. Paragraph 125 of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for other identified needs, and proposals for which should be approved unless substantial harm would be caused.

477. The scheme comes with a significant package of planning benefits, including the major redevelopment of the site is in accordance with the site allocation, London Bridge Health Cluster Site Allocation (NSP52) in the Southwark Plan 2022. The scheme will deliver a net increase of 32,909 sqm GIA of office and other employment spaces from the existing situation and a net increase of 745 jobs. The bulk of the development, 33,505sqm GIA, would be secured by condition for research and development uses in accordance with the site allocation, which is considered to make a significant contribution to delivering life science and research and development uses within the borough. In addition, it re-provides existing complementary uses of a public house, community performance space, and café/restaurant uses which are also in accordance with the site allocation. The reprovision of these uses are a direct result of the consultation exercises undertaken prior to the submission of the application. Further, a meaningful reduction in height to Plot 1 was secured through pre-application discussion. The scheme would make contributions to mitigating its impact through its S106 contributions to safety improvements to the adjoining Hamilton Estate, financial contribution to the adjacent Guy Street Park, tree planting, training and apprenticeships, and carbon offset. The public benefits have been weighed against the identified harms and Officers consider those benefits outweigh the harms.

478. It is therefore recommended that planning permission be granted, subject to:

- conditions as set out in the attached draft decision notice;
- referral to the GLA;
- the timely completion of a Section 106 Agreement;
- notification to the Secretary of State; and
- publication of this report (and any addenda and delegated reports) as
- necessary under the EIA regulations

BACKGROUND DOCUMENTS

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

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Andy Sloane, Senior Planning Officer	
Version	Final	
Dated	2 October 2025	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	**Comments Sought**	**Comments included**
Strategic Director, Resources	No	No
Strategic Director, Environment, Sustainability and Leisure	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		2 October 2025

APPENDIX 1

RECOMMENDATION

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

This document is not a decision notice for this application.

Applicant	Oxford Snowsfields Development Limited and Guy's & St Thomas' Foundation	**Reg. Number**	25/AP/0772
Application Type	Major application		
Recommendation	GRANT subject to Legal Agreement (GLA)	**Case Number**	PP-13798787

Draft of Decision Notice

planning permission is GRANTED for the following development:

Demolition of the existing buildings and the construction of three new buildings, providing flexible commercial floorspace (Class E (g)), ground floor retail (Class E (a-b)), science on display (Class E(g)/F1), community performance floorspace (Class E/F1), a Public House (Sui Generis); cycle parking, servicing, refuse and plant areas, public realm and highway improvements, and other works incidental to the development.

Further details for consultation: This application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Electronic Copies of this Non Technical Summary and the Environmental Statement are available free of charge and can be provided via a downloadable file provided by email. Printed copies of the Environmental Statement and NTS would incur a printing and postage charge. For further details, please contact hello@triumenv.co.uk with reference in the email header of Environmental Statement Request Snowsfields Quarter or telephone 44 (0) 203 887 7118

Site Known As Snowsfields Quarter Including 92-95 Snowsfields, 96 Snowsfields (The Miller Pub), NCP London Bridge Car Park, And 111 Snowsfields (the Former Margaret House), London, SE1 3SS.

In accordance with application received on 17 March 2025 **and Applicant's Drawing**

Nos.:

SITE LOCATION PLAN SNQ-AAM-XX-00-DR-AR-07000 REV P1 received 21/03/2025

Existing Plans

PLOT 2 - EXISTING ELEVATIONS SNQ-AAM-P2-ZZ-DR-AR-07261 REV P1 received 21/03/2025

PLOT 3 - EXISTING FLOOR PLANS SNQ-AAM-P3-ZZ-DR-AR-07023 REV P1 received 21/03/2025

PLOT 3 - EXISTING ELEVATIONS SNQ-AAM-P3-ZZ-DR-AR-07262 REV P1 received 21/03/2025

SITE PLAN - EXISTING GROUND FLOOR SNQ-AAM-XX-00-DR-AR-07003 REV P1 received 21/03/2025

SITE PLAN - EXISTING GROUND LEVEL DEMOLITION SNQ-AAM-XX-00-DR-AR-07011 REV P1 received 21/03/2025

SITE PLAN - EXISTING BASEMENT DEMOLITION PLA SNQ-AAM-XX-B1-DR-AR- 07010 REV P1 received 21/03/2025

SITE PLAN - EXISTING BASEMENT SNQ-AAM-XX-B1-DR-AR-07002 REV P1 received 21/03/2025

SITE PLAN - EXISTING ROOF DEMOLITION PLAN SNQ-AAM-XX-RF-DR-AR- 07012 REV P1 received 21/03/2025

SITE PLAN - EXISTING ROOF SNQ-AAM-XX-RF-DR-AR-07004 REV P1 received 21/03/2025

SITEWIDE ELEVATIONS - EXISTING AND DEMOLITION SNQ-AAM-XX-XX-DR-AR-07250 REV P1 received 21/03/2025

PLOT 2 - EXISTING FLOOR PLANS SNQ-AAM-P2-ZZ-DR-AR-07022 REV P1 received 21/03/2025

PLOT 1 - EXISTING FLOOR PLANS SNQ-AAM-P1-ZZ-DR-AR-07020 REV P1 received 21/03/2025

PLOT 1 - EXISTING FLOOR PLANS SNQ-AAM-P1-ZZ-DR-AR-07021 REV P1 received 21/03/2025

PLOT 1 - EXISTING ELEVATIONS SNQ-AAM-P1-ZZ-DR-AR-07260 REV P1 received 21/03/2025

Proposed Plans

PLOT 1 PROPOSED GROUND FLOOR PLAN 350-DSD-P1-00-DR-A-020100 REV P1 received 21/03/2025

PLOT 1 PROPOSED FIRST FLOOR PLAN 350-DSD-P1-01-DR-A-020101 REV P1 received 21/03/2025

PLOT 1 PROPOSED FIFTH FLOOR PLAN 350-DSD-P1-05-DR-A-020105 REV P1 received 21/03/2025

PLOT 1 PROPOSED SECOND FLOOR PLAN 350-DSD-P1-02-DR-A-020102 REV P1 received 21/03/2025

PLOT 1 PROPOSED THIRD FLOOR PLAN 350-DSD-P1-03-DR-A-020103 REV P1 received 21/03/2025

PLOT 1 PROPOSED FOURTH FLOOR PLAN 350-DSD-P1-04-DR-A-020104 REV P1 received 21/03/2025

PLOT 1 PROPOSED SIXTH FLOOR PLAN 350-DSD-P1-06-DR-A-020106 REV P1 received 21/03/2025

PLOT 1 PROPOSED SEVENTH FLOOR PLAN 350-DSD-P1-07-DR-A-020107 REV P1 received 21/03/2025

PLOT 1 PROPOSED NORTH ELEVATION 350-DSD-P1-ZZ-DR-A-020401 REV P2 received 21/03/2025

PLOT 1 PROPOSED SOUTH ELEVATION 350-DSD-P1-ZZ-DR-A-020402 REV P1 received 21/03/2025

PLOT 1 PROPOSED WEST ELEVATION 350-DSD-P1-ZZ-DR-A-020403 REV P1 received 21/03/2025

PLOT 1 PROPOSED EAST ELEVATION 350-DSD-P1-ZZ-DR-A-020404 REV P1 received 21/03/2025

PLOT 2 GROUND FLOOR PLAN SNQ-AAM-P2-00-DR-AR-07100 REV P1 received 21/03/2025

PLOT 2 FIRST FLOOR PLAN SNQ-AAM-P2-01-DR-AR-07101 REV P1 received 21/03/2025

PLOT 2 INTERSTITIAL PLANT L7 FLOOR PLAN SNQ-AAM-P2-07-DR-AR-07107 REV P1 received 21/03/2025

PLOT 2 TYPICAL LOWER LEVEL L2-L6 FLOOR PLAN SNQ-AAM-P2-ZZ-DR-AR-07103 REV P1 received 21/03/2025

PLOT 2 TYPICAL UPPER LEVEL L8-L13 FLOOR PLAN SNQ-AAM-P2-ZZ-DR-AR-07108 REV P1 received 21/03/2025

PLOT 2 SOUTH ELEVATION SNQ-AAM-P2-ZZ-DR-AR-07200 REV P1 received 21/03/2025

PLOT 2 WEST ELEVATION SNQ-AAM-P2-ZZ-DR-AR-07201 REV P1 received 21/03/2025

PLOT 2 NORTH ELEVATION - UNFOLDED SNQ-AAM-P2-ZZ-DR-AR-07202 REV P1 received 21/03/2025

PLOT 2 EAST ELEVATION SNQ-AAM-P2-ZZ-DR-AR-07203 REV P1 received 21/03/2025

PLOT 2 EAST ELEVATION 2 SNQ-AAM-P2-ZZ-DR-AR-07204 REV P1 received

21/03/2025

PLOT 3 GROUND FLOOR PLAN SNQ-AAM-P3-00-DR-AR-07100 REV P1 received 21/03/2025

PLOT 3 NORTH ELEVATION SNQ-AAM-P3-ZZ-DR-AR-07200 REV P1 received 21/03/2025

PLOT 3 EAST ELEVATION SNQ-AAM-P3-ZZ-DR-AR-07201 REV P1 received 21/03/2025

PLOT 3 SOUTH ELEVATION SNQ-AAM-P3-ZZ-DR-AR-07202 REV P1 received 21/03/2025

PLOT 3 WEST ELEVATION SNQ-AAM-P3-ZZ-DR-AR-07203 REV P1 received 21/03/2025

CONTEXT ELEVATION - NORTH - SNOWSFIELDS SNQ-AAM-XX-XX-DR-AR-07200 REV P1 received 21/03/2025

Other Documents

PLOT 1 PROPOSED ROOF PLAN 350-DSD-P1-08-DR-A-020108 REV P1 received 21/03/2025

PLOT 1 PROPOSED FIRST BASEMENT PLAN 350-DSD-P1-B1-DR-A-020099 REV P1 received 21/03/2025

PLOT 1 PROPOSED SECOND BASEMENT PLAN 350-DSD-P1-B2-DR-A-020098 REV P1 received 21/03/2025

PLOT 1 PROPOSED LONG SECTION AA 350-DSD-P1-ZZ-DR-A-020301 REV P1 received 21/03/2025

PLOT 1 PROPOSED CROSS SECTION BB 350-DSD-P1-ZZ-DR-A-020302 REV P1 received 21/03/2025

PLOT 1 BAY STUDY NORTH 350-DSD-P1-ZZ-DR-A-020351 REV P1 received 21/03/2025

PLOT 1 BAY STUDY EAST 350-DSD-P1-ZZ-DR-A-020352 REV P1 received 21/03/2025

PLOT 1 BAY STUDY SOUTH 350-DSD-P1-ZZ-DR-A-020353 REV P1 received 21/03/2025

PLOT 1 BAY STUDY WEST 350-DSD-P1-ZZ-DR-A-020354 REV P1 received 21/03/2025

PLOT 2 ROOF PLANT PLAN SNQ-AAM-P2-14-DR-AR-07114 REV P1 received 21/03/2025

PLOT 2 BASEMENT 1 PLAN SNQ-AAM-P2-B1-DR-AR-07099 REV P1 received 21/03/2025

PLOT 2 BASEMENT 1 PLAN MEZZANINE SNQ-AAM-P2-B1M-DR-AR-07099M REV P1 received 21/03/2025

PLOT 2 CYCLE STORE LAYOUT SNQ-AAM-P2-B1M-DR-AR-07700 REV P1 received 21/03/2025

PLOT 2 ROOF PLAN SNQ-AAM-P2-RF-DR-AR-07115 REV P1 received 21/03/2025

PLOT 2 SECTION A SNQ-AAM-P2-XX-DR-AR-07300 REV P1 received 21/03/2025

PLOT 2 SECTION B SNQ-AAM-P2-XX-DR-AR-07301 REV P1 received 21/03/2025

PLOT 2 SECTION D SNQ-AAM-P2-XX-DR-AR-07302 REV P1 received 21/03/2025

PLOT 2 BAY STUDY - SOUTHERN FACADE TYPICAL UP SNQ-AAM-P2-ZZ-DR-AR-07400 REV P1 received 21/03/2025

PLOT 2 BAY STUDY - NORTHERN FACADE TYPICAL UP SNQ-AAM-P2-ZZ-DR-AR-07401 REV P1 received 21/03/2025

PLOT 2 BAY STUDY - GROUND FLOOR ENTRANCE WEST SNQ-AAM-P2-ZZ-DR-AR-07402 REV P1 received 21/03/2025

PLOT 2 BAY STUDY - SCIENCE ON DISPLAY SNQ-AAM-P2-ZZ-DR-AR-07403 REV P1 received 21/03/2025

PLOT 2 BAY STUDY - GROUND FLOOR CYCLES ENTRAN SNQ-AAM-P2-ZZ-DR-AR-07404 REV P1 received 21/03/2025

PLOT 2 BAY STUDY - SOUTHERN FACADE GROUND AND SNQ-AAM-P2-ZZ-DR-AR-07405 REV P1 received 21/03/2025

PLOT 3 LEVEL 04 PLAN SNQ-AAM-P3-04-DR-AR-07104 REV P1 received 21/03/2025

PLOT 3 LEVEL 01 PLAN SNQ-AAM-P3-01-DR-AR-07101 REV P1 received 21/03/2025

PLOT 3 LEVEL 02 PLAN SNQ-AAM-P3-02-DR-AR- 07102 REV P1 received 21/03/2025

PLOT 3 LEVEL 03 PLAN SNQ-AAM-P3-03-DR-AR-07103 REV P1 received 21/03/2025

PLOT 3 LEVEL 05 PLAN SNQ-AAM-P3-05-DR-AR-07105 REV P1 received 21/03/2025

PLOT 3 LEVEL 06 PLAN SNQ-AAM-P3-06-DR-AR-07106 REV P1 received 21/03/2025

PLOT 3 ROOF PLAN (PV GANTRY) SNQ-AAM-P3-07-DR-AR-07107 REV P1 received 21/03/2025

PLOT 3 BASEMENT PLAN SNQ-AAM-P3-B1-DR-AR-07098 REV P1 received 21/03/2025

PLOT 3 BASEMENT MEZZANINE PLAN SNQ-AAM-P3-BM-DR-AR-07099 REV P1 received 21/03/2025

PLOT 3 SECTION AA - EAST-WEST SNQ-AAM-P3-ZZ-DR-AR-07300 REV P1 received 21/03/2025

PLOT 3 SECTION BB - NORTH-SOUTH - WESTON STRE SNQ-AAM-P3-ZZ-DR-AR-07301 REV P1 received 21/03/2025

PLOT 3 SECTION CC - NORTH-SOUTH - SNOWSFIELDS SNQ-AAM-P3-ZZ-DR-AR-07302 REV P1 received 21/03/2025

PLOT 3 SECTION DD - NORTH-SOUTH - SNOWSFIELDS SNQ-AAM-P3-ZZ-DR-AR-07303 REV P1 received 21/03/2025

PLOT 3 BAY STUDY - TYPICAL NORTH SNQ-AAM-P3-ZZ-DR-AR-07400 REV P1 received 21/03/2025

PLOT 3 BAY STUDY - NORTH EAST SNQ-AAM-P3-ZZ-DR-AR-07401 REV P1 received 21/03/2025

PLOT 3 BAY STUDY - EAST SNQ-AAM-P3-ZZ-DR-AR-07402 REV P1 received 21/03/2025

PLOT 3 BAY STUDY - SOUTH SNQ-AAM-P3-ZZ-DR-AR-07403 REV P1 received 21/03/2025

SITE PLAN - PROPOSED GROUND FLOOR SNQ-AAM-XX-00-DR-AR-07005 REV P1 received 21/03/2025

PROPOSED SITE SECTION AA SNQ-AAM-XX-XX-DR-AR-07300 REV P1 received 21/03/2025

CONTEXT SITE SECTION - EXISTING AND PROPOSED SNQ-AAM-XX-XX-DR-AR-07030 REV P1 received 21/03/2025

PLOT 2 BASEMENT 2 PLAN SNQ-AAM-P2-B2-DR-AR-07098 REV P1 received 24/03/2025

PROPOSED LANDSCAPE LEVELS AND DRAINAGE INTENT PLAN (1) SNQ-DSD-SITE-00-DR-L-09004_PROPOSED LANDSCAPE LEVELS AND DRAINAGE INTENT PLAN (1 received 01/08/2025

PROPOSED LANDSCAPE GA PLAN SNQ-DSD-SITE-00-DR-L-09001_PROPOSED LANDSCAPE GA PLAN received 01/08/2025

EXISTING AND PROPOSED PLAN OVERLAY - FIRST FLOOR – REV P1 SNQ-AAM-P2-01-DR-AR-07901 EXISTING AND PROPOSED PLAN OVERLAY - FIRST FLOOR – REV received 01/08/2025

EXISTING AND PROPOSED PLAN OVERLAY - GROUND FLOOR – REV P1 NQ-AAM-P2-00-DR-AR-07900 EXISTING AND PROPOSED PLAN OVERLAY - GROUND FLOOR – REV received 01/08/2025

EXISTING AND PROPOSED PLAN OVERLAY - BASEMENT MEZZANINE – REV P1 NQ-AAM-P2-B1M-DR-AR-07899 EXISTING AND PROPOSED PLAN OVERLAY - BASEMENT MEZZANIN received 01/08/2025

GA SECTION EE - NORTH-SOUTH AT EASTERN END - REV P1 NQ-AAM-P2-ZZ-DR-AR-07390 PLOT 2 GA SECTION EE - NORTH-SOUTH AT EASTERN END - REV received 01/08/2025

PROPOSED LANDSCAPE PLANTING PLAN SNQ-DSD-SITE-00-DR-L-09003_PROPOSED LANDSCAPE PLANTING PLAN received 01/08/2025

PROPOSED LANDSCAPE PAVING PLAN SNQ-DSD-SITE-00-DR-L-09002_PROPOSED LANDSCAPE PAVING PLAN received 01/08/2025

PROPOSED LANDSCAPE FURNITURE PLAN SNQ-DSD-SITE-00-DR-L-09005_PROPOSED LANDSCAPE FURNITURE PLAN received 01/08/2025

PROPOSED LANDSCAPE UGF PLAN SNQ-DSD-SITE-ZZ-DR-L-09600_PROPOSED LANDSCAPE UGF PLAN received 01/08/2025

PROPOSED LANDSCAPE ILLUSTRATIVE RF PLAN SNQ-DSD-SITE-ZZ-DR-L-09602_PROPOSED LANDSCAPE ILLUSTRATIVE RF PLAN received 01/08/2025

PROPOSED LANDSCAPE ILLUSTRATIVE GF PLAN SNQ-DSD-SITE-ZZ-DR-L-09601_PROPOSED LANDSCAPE ILLUSTRATIVE GF PLAN received 01/08/2025

AFFORDABLE WORKSPACE STRATEGY received 20/03/2025

ARBORICULTURAL IMPACT ASSESSMENT received 20/03/2025

BIODIVERSITY NET GAIN PLAN received 20/03/2025

DRAINAGE STRATEGY - APPENDICES PART 2 received 20/03/2025

CES - PRE-DEMOLITION AUDIT received 20/03/2025

CES - PRE-REDEVELOPMENT AUDIT received 20/03/2025

DRAINAGE STRATEGY - APPENDICES PART 1 received 20/03/2025

DRAINAGE STRATEGY - FEBRUARY 2025 PART 1 received 20/03/2025

DRAINAGE STRATEGY - FEBRUARY 2025 PART 2 received 20/03/2025

DRAINAGE STRATEGY - FEBRUARY 2025 PART 3 received 20/03/2025

ECOLOGICAL MANAGEMENT PLAN received 20/03/2025

ENERGY STATEMENT received 20/03/2025

EQUALITIES IMPACT ASSESSMENT received 20/03/2025

FLOOD RISK ASSESSMENT received 20/03/2025

HEALTH IMPACT ASSESSMENT received 20/03/2025

LIGHTING STRATEGY received 20/03/2025

OUTLINE DELIVERY AND SERVICING PLAN received 20/03/2025

OUTLINE WASTE MANAGEMENT STRATEGY received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART 5 received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART1 received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART2 received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART3 received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART4 received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART6 received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART7 received 20/03/2025

PHASE 1 LAND CONTAMINATION REPORT - FEBRUARY 2025 PART8 received 20/03/2025

PLANNING STATEMENT received 20/03/2025

SUSTAINABILITY STATEMENT received 20/03/2025

TRANSPORT ASSESSMENT - FEBRUARY 2025 PART 1 received 20/03/2025

TRANSPORT ASSESSMENT - FEBRUARY 2025 PART 2 received 20/03/2025

TRANSPORT ASSESSMENT - FEBRUARY 2025 PART 3 received 20/03/2025

TRANSPORT ASSESSMENT - FEBRUARY 2025 PART 4 received 20/03/2025

TRANSPORT ASSESSMENT - FEBRUARY 2025 PART 5 received 20/03/2025

TRAVEL PLAN - FEBRUARY 2025 received 20/03/2025

UTILITIES ASSESSMENT - FEBRUARY 2025 received 20/03/2025

VENTILATION AND EXTRACTION STATEMENT - FEBRUARY 2025 received 20/03/2025

WHOLE LIFE CYCLE CARBON ASSESSMENT - FEBRUARY 2025 received 20/03/2025

IC-GLA WLC TEMPLATE-REV04 received 20/03/2025

DESIGN AND ACCESS STATEMENT_1 INTRODUCTION received 20/03/2025

DESIGN AND ACCESS STATEMENT_2 SITE AND CONTEXT received 20/03/2025

DESIGN AND ACCESS STATEMENT_3 CONSULTATION AND DESIGN EVOLUTION_PART1 received 20/03/2025

DESIGN AND ACCESS STATEMENT_3 CONSULTATION AND DESIGN EVOLUTION_PART2 received 20/03/2025

DESIGN AND ACCESS STATEMENT_3 CONSULTATION AND DESIGN EVOLUTION_PART3 received 20/03/2025

DESIGN AND ACCESS STATEMENT_3 CONSULTATION AND DESIGN EVOLUTION_PART4 received 20/03/2025

DESIGN AND ACCESS STATEMENT_4_URBAN DESIGN PRINCIPLES_PART1 received 20/03/2025

DESIGN AND ACCESS STATEMENT_4_URBAN DESIGN PRINCIPLES_PART2 received 20/03/2025

DESIGN AND ACCESS STATEMENT_5_PLOT 1_PART1 received 20/03/2025

DESIGN AND ACCESS STATEMENT_5_PLOT 1_PART2 received 20/03/2025

DESIGN AND ACCESS STATEMENT_5_PLOT 1_PART3 received 20/03/2025

DESIGN AND ACCESS STATEMENT_6 PLOT 2_PART1 received 20/03/2025

DESIGN AND ACCESS STATEMENT_6 PLOT 2_PART2 received 20/03/2025

DESIGN AND ACCESS STATEMENT_6 PLOT 2_PART3 received 20/03/2025

DESIGN AND ACCESS STATEMENT_6 PLOT 2_PART4 received 20/03/2025

DESIGN AND ACCESS STATEMENT_7 PLOT 3_PART1 received 20/03/2025

DESIGN AND ACCESS STATEMENT_7 PLOT 3_PART2 received 20/03/2025

DESIGN AND ACCESS STATEMENT_8 LANDSCAPE AND PUBLIC REALM_PART3 received 20/03/2025

DESIGN AND ACCESS STATEMENT_7 PLOT 3_PART3 received 20/03/2025

DESIGN AND ACCESS STATEMENT_8 LANDSCAPE AND PUBLIC REALM_PART1 received 20/03/2025

DESIGN AND ACCESS STATEMENT_8 LANDSCAPE AND PUBLIC REALM_PART2 received 20/03/2025

DESIGN AND ACCESS STATEMENT_9 ACCESS received 20/03/2025

ENERGY - APPENDIX B1 - DHN CONNECTION received 20/03/2025

ENERGY - APPENDIX B3 - 0210011-HLEA-01-ZZ-SH-M-600001 received 20/03/2025

ENERGY - APPENDIX B3 - 0210011-HLEA-01-ZZ-SH-M-600002 received 20/03/2025

ENERGY - APPENDIX B3 - 0210011-HLEA-02-ZZ-SH-M-600001 received 20/03/2025

ENERGY - APPENDIX B3 - 0210011-HLEA-02-ZZ-SH-M-600002 received 20/03/2025

ENERGY - APPENDIX B3 - 0210011-HLEA-03-ZZ-SH-M-600001 received 20/03/2025

ENERGY - APPENDIX B3 - 0210011-HLEA-03-ZZ-SH-M-600002 received 20/03/2025

ENERGY - APPENDIX E - SNOWFIELD PLOT 1 20240320 UPDATED STAGE 3 BE GREEN_BRUKL received 20/03/2025

ENERGY - APPENDIX E - SNOWFIELD PLOT 1 20240320 UPDATED STAGE 3 BE LEAN_BRUKL received 20/03/2025

ENERGY - APPENDIX E - SNOWFIELD PLOT 23 STAGE 2 BE GREEN BMT U=0.15_BRUKL received 20/03/2025

ENERGY - APPENDIX E - SNOWFIELD PLOT 23 STAGE 2 BE LEAN BMT U=0.15_BRUKL received 20/03/2025

ENERGY - APPENDIX F - DOC-0210011-08A-JB-20240223-DN 32 GROUND VS AIR SOURCE received 20/03/2025

ENERGY - APPENDIX G - DOC-2324987-5A-WB-20240227-FACADE MOUNTED PV-REV00 received 20/03/2025

ENERGY - APPENDIX H - SCH-2324987-03-WB-20230714-TM54 ENERGY INPUTS-REV06 received 20/03/2025

PART_L_2021_GLA_CARBON_EMISSION_REPORTING_SPREADSHEET_V2.0_0 SITEWIDE received 20/03/2025

PLANTING SCHEDULE REV P2 received 21/03/2025

PROPOSED PLOT 2 LANDSCAPE - L00 SOUTH TERRAC SNQ-DSD-BLD2-00-DR-L-09020 REV P1 received 21/03/2025

PROPOSED PLOT 2 LANDSCAPE - L01 SOUTH TERRAC SNQ-DSD-BLD2-00-DR-L-09021 REV P1 received 21/03/2025

PROPOSED PLOT 2 LANDSCAPE - ROOF GA PLAN AND SNQ-DSD-BLD2-14-DR-L-

09024 REV P1 received 21/03/2025

PROPOSED PLOT 3 LANDSCAPE - COURTYARD GA PLA SNQ-DSD-BLD3-00-DR-L-09030 REV P1 received 21/03/2025

PROPOSED PLOT 3 LANDSCAPE - L02 TERRACE GA P SNQ-DSD-BLD3-02-DR-L-09032 REV P1 received 21/03/2025

PROPOSED PLOT 3 LANDSCAPE - L04 TERRACE GA P SNQ-DSD-BLD3-04-DR-L-09034 REV P1 received 21/03/2025

PROPOSED PLOT 3 LANDSCAPE - L06 GA PLAN AND SNQ-DSD-BLD3-06-DR-L-09036 REV P1 received 21/03/2025

PROPOSED PLOT 3 LANDSCAPE - ROOF GA PLAN AND SNQ-DSD-BLD3-07-DR-L-09037 REV P1 received 21/03/2025

PROPOSED LANDSCAPE GA PLAN SNQ-DSD-SITE-00-DR-L-09001 REV P1 received 21/03/2025

PROPOSED LANDSCAPE PAVING PLAN SNQ-DSD-SITE-00-DR-L-09002 REV P1 received 21/03/2025

PROPOSED LANDSCAPE PLANTING PLAN SNQ-DSD-SITE-00-DR-L-09003 REV P1 received 21/03/2025

PROPOSED LANDSCAPE LEVELS AND DRAINAGE INTEN SNQ-DSD-SITE-00-DR-L-09004 REV P1 received 21/03/2025

PROPOSED LANDSCAPE FURNITURE PLAN SNQ-DSD-SITE-00-DR-L-09005 REV P1 received 21/03/2025

PROPOSED LANDSCAPE UGF PLAN SNQ-DSD-SITE-ZZ-DR-L-09600 REV P1 received 21/03/2025

PROPOSED LANDSCAPE ILLUSTRATIVE GF PLAN SNQ-DSD-SITE-ZZ-DR-L-09601 REV P1 received 21/03/2025

PROPOSED PLOT 1 LANDSCAPE - L03 TERRACE GA P SNQ-DSD-BLD1-03-DR-L-09013 REV P1 received 21/03/2025

PROPOSED LANDSCAPE ILLUSTRATIVE RF PLAN SNQ-DSD-SITE-ZZ-DR-L-09602 REV P1 received 21/03/2025

PROPOSED PLOT 1 LANDSCAPE - L01 TERRACE GA P SNQ-DSD-BLD1-01-DR-L-09011 REV P1 received 21/03/2025

PROPOSED PLOT 1 LANDSCAPE - L02 TERRACE GA P SNQ-DSD-BLD1-02-DR-L-09012 REV P1 received 21/03/2025

APPENDIX B TOPOGRAPHIC SURVEY received 24/03/2025

ESVOL1 - CH9 - DAYLIGHT SUNLIGHT OVERSHADOWING AND LIGHT POLLUTION received 24/03/2025

ESVOL1 - CH15 - ENVIRONMENTAL MANAGEMENT MITIGATION AND MONITORING SCHEDULE received 24/03/2025

ESVOL3_APPENDIX_DAYLIGHT, SUNLIGHT, OVERSHADOWING AND LIGHT SPILL

received 24/03/2025

ESVOL1 - CH1 - INTRODUCTION received 24/03/2025

ESVOL1 - CH10 - ARCHAEOLOGY received 24/03/2025

ESVOL1 - CH11 - WIND MICROCLIMATE received 24/03/2025

ESVOL1 - CH14 - LIKELY SIGNIFICANT EFFECTS received 24/03/2025

ESVOL1 - CH2 - EIA METHODOLOGY received 24/03/2025

ESVOL1 - CH3 - ALTERNATIVES AND DESIGN EVOLUTION received 24/03/2025

ESVOL1 - CH4 - THE PROPOSED DEVELOPMENT received 24/03/2025

ESVOL1 - CH5 - DEMOLITION AND CONSTRUCTION received 24/03/2025

ESVOL1 - CH6 - TRAFFIC AND TRANSPORT received 24/03/2025

ESVOL1 - CH7 - AIR QUALITY received 24/03/2025

ESVOL1 - CH8 - NOISE AND VIBRATION received 24/03/2025

ESVOL1 - CH12 - CLIMATE CHANGE AND GHG received 24/03/2025

ESVOL1 - CH13 - EFFECTINTERACTIONS received 24/03/2025

ESVOL3 - APPENDIX - AIR QUALITY received 24/03/2025

ESVOL3 - APPENDIX - ARCHAEOLOGY PART1 received 24/03/2025

ESVOL3 - APPENDIX - ARCHAEOLOGY PART2 received 24/03/2025

ESVOL3 - APPENDIX - ARCHAEOLOGY PART3 received 24/03/2025

ESVOL3 - APPENDIX - CLIMATE CHANGE AND GHG received 24/03/2025

ESVOL3 - APPENDIX - EIA METHODOLOGY PART1 received 24/03/2025

ESVOL3 - APPENDIX - EIA METHODOLOGY PART2 received 24/03/2025

ESVOL3 - APPENDIX - EIA METHODOLOGY PART3 received 24/03/2025

ESVOL3 - APPENDIX - NOISE AND VIBRATION received 24/03/2025

ESVOL3 - APPENDIX - TRAFFIC AND TRANSPORT received 24/03/2025

ESVOL3 - APPENDIX - WIND MICROCLIMATE received 24/03/2025

ESVOL3 - APPENDIX INTRODUCTION received 24/03/2025

ES - NON-TECHNICAL SUMMARY received 01/04/2025

ESVOL1 - CH9 - SUPPLEMENTARY DAYLIGHT AND SUNLIGHT ADDENDUM SUPPLEMENTARY DAYLIGHT AND SUNLIGHT ADDENDUM received 01/04/2025

SNOWSFIELDS QUARTER - SUMMARY OF APPLICATION DOCUMENT - APRIL 2025.PDF SNOWSFIELDS QUARTER - SUMMARY OF APPLICATION DOCUMENT - APRIL 2025.PDF received 10/04/2025

CONFIRMED DRAINAGE STRATEGY 5391-AKT-XX-XX-SK-C-001.PDF received 25/04/2025

ARBORICULTURAL IMPACT ASSESSMENT RE-UPLOAD OF FILE RECEIVED 20 MARCH 2025 DUE TO REDACTION ISSUE - SNOWSFIELDS QU received 29/04/2025

TVIAVOL2 - PART 1 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 2 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 3 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 4 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 5 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 6 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 7 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 8 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 9 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 10 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 11 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - PART 12 UPDATED THVIA DATED MAY 2025 received 07/05/2025

TVIAVOL2 - LR UPDATED THVIA DATED MAY 2025 received 07/05/2025

RUNOFF RATES FOR PLANNING SUMMARY.XLSX received 21/05/2025

SNOWSFIELDS QUARTER - PRELIMINARY ECOLOGICAL APPRAISAL - UPDATED JUNE 2025.PDF received 10/06/2025

GLA AND SUSTAINABILITY RESPONSE 4. SNOWFIELDS QUARTER_GLA WLC MEMO_24.04.25.XLSX received 31/07/2025

DESIGN AND CONSERVATION RESPONSE 250711 TAVERNOR ADDITIONAL VIEW COMMENTARY.DOCX received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE 4. SNOWSFIELDS QUARTER_GLA CE MEMO_STAGE 1_24.04.2025.XLSX received 31/07/2025

ARBORICULTURAL IMPACT RESPONSE 9611-AIA - 92-122 SNOWSFIELD, LONDON.PDF received 31/07/2025

ECOLOGY RESPONSE 9989_G&T_SNOWSFIELDS PROJECT_PRELIMINARY ECOLOGICAL APPRAISAL & ROOST ASSESSMENT received 31/07/2025

GLA AND TFL RESPONSE 250723-SNOWSFIELDS QUARTER - SCHEDULE OF APPLICANTS RESPONSE GLA STAGE 1 REPORT received 31/07/2025

TRANSPORTATION RESPONSE 250724-SQ-LBS TRANSPORT RESPONSE NOTE-V3.0.PDF received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE 20250301 SNOWFIELDS QUARTER - GLA CONSULTATION (STAGE 1) - ENERGY MEMO 2025 - HL received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX A - PRE-REDEVELOPMENT AUDIT (V9).PDF received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX B - PRE-DEMOLITION AUDIT (V7) received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX C - RECYCLED CONTENT BY VALUE received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX D -CIRCULAR ECONOMY WORKSHOP NOTES received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX E - SCENARIO MODELLING 2 received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX E - SCENARIO MODELLING received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX F - GLA CES TEMPLATE (P02) received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE APPENDIX G - OPERATIONAL WASTE MANAGEMENT STRATEGY received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE CALC-2324987-5A-20230906-IC-GLA WLC TEMPLATE-REV05 received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE REP-2324987-5A-IC-20240308-SQ CIRCULAR ECONOMY STATEMENT-REV09 received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE REP-2324987-5A-WB-20240307-SNOWSFIELDS QUARTER WLC REPORT-REV08 received 31/07/2025

THAMES WATER RESPONSE RUNOFF RATES FOR PLANNING SUMMARY received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE SD22828-01_96-SNOWSFIELDS_UTILITY-SURVEY-PAS128_FINAL-V2. received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE SNOWFIELD PLOT 1 20241101 LEAN_BRUKL received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE SNOWFIELD PLOT 1 NOV 2024 UPDATE BE GREEN_BRUKL received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE SNOWFIELD PLOT 23 STAGE 2 BE GREEN 20241101_BRUKL received 31/07/2025

GLA AND SUSTAINABILITY RESPONSE SNOWFIELD PLOT 23 STAGE 2 BE LEAN 20241101_BRUKL received 31/07/2025

DESIGN AND CONSERVATION RESPONSE SNOWSFIELDS QUARTER - ADDITIONAL VIEW ALONG SNOWSFIELDS received 31/07/2025

LOCAL EMPLOYMENT RESPONSE SNOWSFIELDS QUARTER - BUSINESS RELOCATION STRATEGY - REV 03.PDF received 31/07/2025

ECOLOGY RESPONSE SNOWSFIELDS QUARTER - PRELIMINARY ECOLOGICAL APPRAISAL - UPDATED JUNE 2025.PDF received 31/07/2025

EIA CLARIFICATIONS SQ_ES REVIEW RESPONSE_3 received 31/07/2025

TRANSPORT BLUE BADGE RESPONSE SNOWSFIELDS QUARTER - TRANSPORT BLUE BADGE RESPONSE - AUGUST 2025.PDF received 22/08/2025

APPENDIX B - TRANSPORT BLUE BADGE RESPONSE APPENDIX B - PATIENT TRANSPORT FAQS POSTER- TRANSPORT BLUE BADGE RESPONSE received 22/08/2025

APPENDIX C - TRANSPORT BLUE BADGE RESPONSE APPENDIX C - NEPTS ELIGIBILITY CRITERIA - TRANSPORT BLUE BADGE RESPONSE received 22/08/2025

APPENDIX D - TRANSPORT BLUE BADGE RESPONSE APPENDIX D - NHS CAR PARKING GUIDANCE 2022 - TRANSPORT BLUE BADGE RESPONSE received 22/08/2025

APPENDIX A - TRANSPORT BLUE BADGE RESPONSE APPENDIX A - PARKING SURVEY TECHNICAL SURVEY - TRANSPORT BLUE BADGE RESPONSE received 27/08/2025

SNOWSFIELDS QUARTER - INDICATIVE TREE PRUNING.PDF SNOWSFIELDS QUARTER - INDICATIVE TREE PRUNING.PDF received 27/08/2025

CIL PHASE PLANS: SNQ-AAM-XX-00-DR-AR-0700-CIL000, REV P2, 03.10.25; SNQ-AAM-XX-00-DR-AR-0700-CIL001, REV P2, 03.10.25; SNQ-AAM-XX-00-DR-AR-0700-CIL002, REV P2, 03.10.25; SNQ-AAM-XX-00-DR-AR-0700-CIL003, REV P2, 03.10.25; SNQ-AAM-XX-00-DR-AR-0700-CIL004, REV P2, 03.10.25; and SNQ-AAM-XX-00-DR-AR-0700-CIL005, REV P2, 03.10.25

Permission is subject to the following Compliance Condition(s)

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

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

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

2. Nos 73-77 Weston Street
Prior to commencement of relevant works, details of the works to the exposed flanks and facade of the locally listed buildings to be submitted and approved in writing by the LPA. The works to the exposed flank to be completed in accordance with approval given. The works to include:

i) a condition survey of the exposed flank prepared by a suitably qualified specialist

ii) a schedule and specification of proposed repairs and restoration works

Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the locally listed building in accordance with the National Planning Policy Framework (2023); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

3. Prior to commencement, cross sections shall be provided to show surface and other changes to levels, special engineering or construction details required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed 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, EAS 01:2021 (EN) - Tree Pruning Standard

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 ensure the proposed development will preserve and enhance the visual amenities of the locality, in accordance with: Parts 8,11,12,13,14,15,16 of the National Planning Policy Framework (2023); Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

4. Prior to any above grade works, full details of all proposed tree planting totalling

140cm girth (as shown on 25_AP_0772 PROPOSED_LANDSCAPE_PLANTING_PLAN-4112837) shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.

Details of a management plan, responsibilities and maintenance schedules shall be submitted to and approved by the Local Planning Authority.

This shall include an irrigation schedule for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations; BS 8545:2014 Trees: from nursery to independence in the landscape; BS: 5837 (2012) Trees in relation to demolition, design and construction; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard, and Trees and Design Action Group guidance.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason: So that the Council may be satisfied that the proposed tree planting scheme in accordance with the National Planning Policy Framework (2023) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

5. Prior to works commencing, including any demolition, an Arboricultural Method Statement and design mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority.
a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Polices G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

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

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

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

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

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

a. A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

b. Site perimeter continuous automated noise, dust and vibration monitoring;

c. Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;

d. Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)

e. 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.;

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

g. A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

h. a Project Community Liaison Plan shall be submitted and approved in writing by the Local Planning Authority which shall include but not be limited to the provision of a Dedicated Community Liaison Officer, how the local residents/ residents groups have been notified of the construction works, the timetables, necessary contact numbers etc. This plan and associated liaison officer shall remain in place and

available whilst construction works are occurring.

i. Noise impact assessment, including consideration of impacts to the Arc Nursery at 39 Crosby Row. The contents of the noise impact assessment must include the following:-

o Background noise levels representing the noise climate for the whole site

o Noise from the ground-works phase

o Noise from the construction phase

o Noise from the use phase of each of the use classes proposed

o Noise from servicing

o Proposed mitigation of identified sources where necessary.

J. No development shall commence until details of a scheme for temporary fencing, hoarding and/or enclosure have been submitted to and approved in writing by the Local Planning Authority. Any fencing, hoarding and/or enclosure shall be erected in accordance with the approved details and therefore shall be retained for the duration of the demolition and construction works.

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

i. Southwark Council's Technical Guide for Demolition & Construction at

ii. http://www.southwark.gov.uk/construction

iii. Section 61 of Control of Pollution Act 1974,

iv. The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',

v. 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',

vi. BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',

vii. BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'

viii. BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,

ix. BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,

x. Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards http://nrmm.london/

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

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

9. Asbestos

Prior to the commencement of any demolition or strip out works, an Asbestos Survey shall be submitted to and approved in writing by the Local Planning Authority. This must either demonstrate with evidence that the existing buildings were built post-2000, or must include details of an intrusive asbestos survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must identify potential sources of asbestos contamination and detail removal or mitigation appropriate to the proposed end use. The development must be carried out in accordance with the details thereby approved.

Reason: To ensure that risks from potential asbestos are appropriately managed, in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

10. Secured by Design Measure

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

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

11. Vehicle Sightlines

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

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

Reason: To maintain highway safety, and as per Manual for the Streets and to ensure highway and pedestrian safety is maintained as per Southwark Plan Policy

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

12. Pedestrian 1.5M X 1.5M visibility splays and Plot 1 Servicing -
A. Prior to the commencement of the development, plans shall be submitted to the Council for approval demonstrating that pedestrian sightlines of 1.5m x 1.5m will be provided either side of the opening in the site boundary for a vehicle access from the back edge of the public highway, and not within the opening, with no features higher than 0.6m within this area.

B. Once approved, the development shall be delivered in accordance with the approved details under parts A and B of this condition for the lifetime of the development, with pedestrian 1.5M X 1.5M visibility splays provided at the vehicular entrances / exits for the development which shall be maintained clear of obstructions and any landscaping or vegetation within the visibility splays maintained so that it does not exceed 0.6m in height.

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

13. No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority, in consultation with TfL and the local community. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development.

Construction deliveries by heavy goods vehicles (HGVS) shall not be timed to arrive and shall not be received between 8:15 AM and 9:15 AM and 3:15 PM and 4:15PM.

The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

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 the National Planning Framework (2023), Policy T1 (Strategic Approach to Transport), Policy T4 (Assessing and Mitigating Transport Impacts), Policy T7 (Deliveries, Servicing and Construction) and Policy SI 1 (Improving Air Quality) of the London Plan (2021) and Policy P56 (Protection of amenity) of the Southwark Plan (2022). Further information and guidance is available at http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf

14. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including:
- detailed design, size and location of attenuation units;

- details of flow control measures;

- details highlighting the proposed point(s) of discharge and discharge rates of foul water arising from the development, including manhole references code/number with the proposed discharge rate into that connection point (in consultation with Thames Water) The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the FRA & SuDS Strategy (Flood Risk Assessment (ref. RMA-RC2631; dated 26 February 2025; by RMA Environmental Limited)). 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 Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

15. Ground Water monitoring
Prior to the commencement of development, details of a scheme of groundwater monitoring to be carried out to inform any upgrade works required to the existing basement levels shall be submitted to and approved in writing with the Local Planning Authority, in consultation with the Greater London Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the basement and lower ground floor levels of the building would not be adversely affected by groundwater, in accordance with Policy SI 12 'Flood risk management' of the London Plan (2021).

16. Preliminary risk assessment
Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

o all previous uses

o potential contaminants associated with those uses

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

o potentially unacceptable risks arising from contamination at the site

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

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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

arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To protect groundwater in the underlying Secondary Aquifers and to comply with the requirements of the NPPF. Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to controlled waters.

17. Piling and foundation designs
No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water and the Environment Agency. Piling or any 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. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater in the underlying Secondary Aquifers and to comply with the requirements of the NPPF.

18. Measured site survey
A detailed measured site survey showing the position of the proposed building(s) and site boundaries shall be submitted to and approved by the Local Planning Authority before any works to implement this permission are begun and the development shall not be carried out otherwise than in accordance with the approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the precise siting of the building(s) and its relationship with adjoining buildings in the interests of proper planning and in the interest of the amenity of the occupiers of those buildings in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 Protection of amenity of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

19. Sample Panels
Before any above-grade works commence excluding lift cores and structures to 1st floor level, 1m x 1m sample panels of brickwork cladding including special features,

brick bond, and mortar colour as well as min 30cm x 30cm samples of all other cladding materials including metal canopies, railings and balconies, door and window finishes and feature trims, to be presented on site together with a comprehensive contextualised schedule of cladding finishes for approval in writing by the LPA as they relate to each of the below. The approved finishes to be used in the construction of the completed development.

i) Plot 1

ii) Plot 2

iii) Plot 3

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 (Dec 2024); 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).

20. Mock-ups
Before any above-grade works commence excluding lift cores and structures to 1st floor level, full-scale mock-up of a complete bay of the street-facing and park-facing façades of Plot 2 including a window and planted facade to be presented on site for approval in writing by the LPA. The blocks shall be constructed in accordance with the 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 (Dec 2024); 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).

21. Architectural details
Before any above-grade works commence excluding lift cores and structures to 1st floor level, 1:5 and 1:10 scale details and 1:100 context drawings to be submitted for

a) heads cills and jambs of all openings

b) parapet and edge

c) special features including balconies and entrance porticoes

d) connections with existing buildings.

The approved details to be used in the construction of the following Blocks:

i) Plot 1

ii) Plot 2

iii) Plot 3

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (Dec 20234); 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).

22. Invertebrate features

(i) Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 4; Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats.

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

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

(iiii) The Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and maintained in perpetuity

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

23. Hard and soft landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local

Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained along with the proposed trees, hedging, perennial and other plants;

2) proposed parking, access, or pathway layouts, materials and edge details and a

(a) statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility, including

(b) demonstration that Cross-fall gradients along pedestrian access routes are no steeper than the requirements of Approved Document Part M Volume 2 2015;

3) location, type and materials to be used for hard landscaping including specifications, where applicable for:

a) permeable paving

b) tree pit design

c) underground modular systems

d) sustainable urban drainage integration

e) use within tree Root Protection Areas (RPAs)

f) Plot 2 cantilevered deck;

4) typical cross sections;

5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

7) types and dimensions of all boundary treatments.

8) Detailed design specifications to demonstrated appropriate permeability for water ingress and that the required gaseous exchange will be achieved for the soil and potential tree roots below the Plot 2 cantileavered deck.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning

Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

24. Bat Boxes
(i) Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 2; bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats. (ii) Full details of the roost features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority

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

(iiii) The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and maintained in perpetuity

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the

London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

25. Bird boxes
Details bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than four house sparrow terraces shall be provided. Details shall include the exact location, specification and design of the bird boxes. The boxes shall be installed on mature trees or on buildings prior to the first occupation of the site.

The bird boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022)

26. TV, Radio and Telecomms Impacts
Before any above grade work hereby authorised begins, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason: In order to ensure that any adverse impacts of the development on reception of properties in the area is identified and resolved satisfactorily in accordance with the National Planning Policy Framework (2023); Policy D9 (Tall buildings) of the London Plan (2021); and Policy P17 (Tall buildings) of the Southwark Plan (2022).

27. Details of the means of enclosure
Details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. The development shall be carried out in accordance with the details approved and the boundary treatment shall be provided prior to the occupation of the building and maintained as such thereafter.

Reason: In the interests of visual and residential amenity in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivery good design) of the

London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of amenity) of the Southwark Plan (2022)

28. Trees - Arboricultural Site Supervision
Unless otherwise agreed, prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in the tree protection condition shall be submitted for approval in writing by the Local Planning Authority. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

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) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

29. Ventilation
Prior to the commencement of any cafe/bar/restaurant/community use/pub uses, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason: In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2021; SI1 - Improving Air Quality of the London Plan 2021; Policy P65 - Improving Air Quality and P14 - Design Quality of the Southwark Plan 2022.

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

30. Secured by Design Certification

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

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

31. Prior to the occupation of the development, a delivery and servicing management plan (DSMP) for all elements of the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include the following:
(a) strategy for deliveries and collections;

(b) number of servicing trips (including maintenance);

(c) details for management and receipt of deliveries for all uses;

(d) measures to minimise the number of servicing trips overall;

(e) measures to encourage deliveries and servicing by electric vehicle, cycle, foot and other non-private vehicular means;

(f) measures for the monitoring and review of the servicing operations.

Delivery and servicing hours to all of the uses within the development shall be restricted to the following hours:

- 07:00 to 20:00 on Monday to Fridays;
- 07:00 to 18:00 on Saturdays; and
- 10:00 to 16:00 on Sundays.

The DSMP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

Reason: To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with the National Planning Policy Framework (2024), Policies T4 (Assessing and mitigating transport impacts) and T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policies P14 (Design quality), P18 (Efficient use of land), P50 (Highways impacts) of the Southwark Plan (2022).

32. Travel Plan
a) Before the first occupation of the building, a Travel Plan written in accordance with TfL best guidance at the time of submission, setting out the proposed measures to be taken to encourage the use of modes of transport other than the car

by all users of the building, including staff and visitors, shall be submitted to and approved in writing by the Local Planning Authority. Hard and soft measures would be required to meet the targets set out the travel plan. These could include but are not restricted to: cycle to work schemes, cycle repair kits, walking groups, cycle hire membership etc.

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

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

Reason: In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2024); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

33. Combined waste capacity
The development shall not be occupied until

confirmation is provided that either:

1. All necessary upgrades to the combined

waste water network to accommodate additional flows from the development have

been completed; or

2. A phasing plan for development and infrastructure, agreed with Thames Water and the Local Planning Authority, is in place. Where such a plan exists, no occupation shall occur other than in accordance with the approved phasing schedule.

Reason: Network reinforcement is likely to be required to support the proposed development. These upgrades are essential to avoid the risk of sewer flooding and pollution incidents.

34. Water capacity
No development shall be occupied until confirmation has been provided that either:

A) all water network upgrades required to accommodate the additional demand

to serve the development have been completed; or

B) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

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

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

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

Reason: To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development and to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

36. Land contamination - verification report
Unless otherwise agreed in writing, the development must not be occupied until Prior to occupation a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To protect groundwater in the underlying Secondary Aquifers and to comply with the requirements of the NPPF.

37. Final Lighting Strategy
Any external lighting installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021).

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

b)Prior to the external lighting and internal lighting being used, a validation report demonstrating compliance with the ILW guidance note and the details approved under part a shall be shall be submitted to the Local Planning Authority for approval in writing.

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 Southwark Plan 2022 Policy P16 (Designing out crime); Policy P56 (Protection of amenity), and the National Planning Policy.

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

The Post-Construction Assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in compliance with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021 and Policy P70 (Energy) of the Southwark Plan (2022).

39. Post Construction Circular Economy Monitoring Report
Prior to the occupation each phase of development, a Post Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The Post Construction Monitoring Report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the phase of development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy P62 (Reducing waste) of the Southwark Plan 2022

40. Overheating
Prior to the occupation of the development details of any additional measures required to prevent any of the units within these blocks from overheating, in

accordance with the Sustainability Statement (Hoare Lea Revision 09 dated 26 February 2025), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, and any mitigation measures required shall be provided at no expense to the occupiers prior to the occupation of the affected units and maintained as such thereafter. Guidance on avoiding overheating shall be provided to occupiers of the affected units in perpetuity.

Reason: In the interests of the amenity of future occupiers, in accordance with SI4 (Managing heat risk) of the London Plan 2021.

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

(b) A post-construction BREEAM assessment demonstrating that a target rating of 'Excellent' has been achieved (or other verification process agreed with the local planning authority) confirming the development's final performance against BREEAM has been met shall be submitted and approved by the Local Planning Authority as soon as practical after practical completion, confirming that the agreed 'Excellent' standard at as outlined within the submitted BREEAM pre-assessment, Sustainability Statement (including BREEAM Pre-Assessment) - Hoare Lea - dated 26 February 2025 rev 09,have been met.

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

42. Drainage verification report
The development shall not be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) (secured by the conditions attached to this permission) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

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

43. Archaeological Reporting
Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out

otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

44. Commercial cycle parking and short-stay cycle parking
a) Notwithstanding the details shown on the approved plans, prior to occupation, details of the long-stay cycle parking for the following plots :

i) Plot 1;

ii) Plot 2;

iii) Plot 3;

b) Notwithstanding the details shown on the approved plans, within one month of the commencement of above ground works revised details of the short-stay cycle parking for the development, including detailed plans and cross sections, shall be submitted to and approved in writing by the Local Planning Authority. It shall provide a minimum of 26 short-stay spaces within the development, including consideration of placement if regard to pedestrian access across the site. The cycle parking shall be provided in accordance with the details thereby approved prior to the occupation of the development and retained as such thereafter.

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

45. Office terrace use
Other than for maintenance purposes, repair purposes or means of escape, the office terraces shall not be used outside of the following hours:

09:00 - 21:00 daily, unless otherwise agreed in writing with the Local Planning Authority.

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 2021; Policy D14 - Noise of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

46. Archaeological Mitigation, compliance with WSI and archaeology of national

significance
a. During all below grade works or impacts, the applicant shall carry out archaeological mitigation in accordance with an archaeological written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority [ref: WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION]. 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. In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be agreed and submitted to the Local Planning Authority for approval in writing

Reason: For the purpose of appropriate protection of archaeological remains in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024

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

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

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

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

Reason: In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with National Planning Policy Framework 2021; Policy D4 - Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

49. Enclosure of plant
The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2021; Policy D14 - Noise of the London Plan 2021; and Policy P14 - Design Quality, and Policy P66 - Reducing Noise Pollution and Enhancing Soundscapes of the Southwark Plan 2022.

50. Hours of use
The use hereby permitted for cafe/bar restaurant/pub/community purposes shall not be carried on outside of the hours of:

07:00 - 23:30 on Monday to Thursday;

7:00 - 01:00 on Friday to Saturday and;

08:00 - 23:30 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with the National Planning Policy Framework 2021; Policy D14 - Noise of the London Plan 2021; and Policy P14 - Design Quality, and Policy P66 - Reducing Noise Pollution and Enhancing Soundscapes of the Southwark Plan 2022.

51. Use Class
Notwithstanding the provisions of the use classes order, the Development hereby approved shall provide a minimum of 32,466 sqm (GIA) of space for health, research, and educational facilities or uses otherwise supporting the function of the London Bridge Health Cluster, which can include office, laboratory, research and associated enabled lab space for commercial, educational, and charitable ventures.

Reason: To ensure that the development contributes to the development of a life sciences cluster in the vicinity of Guys and St Thomas Hospital and helps deliver the aspirations of the Southwark Plan including policy SP2 Southwark Together policy AV.11 London Bridge Area Vision and site allocation NSP52 London Bridge Health Cluster.

Reason: To ensure that the development contributes to the development of a life sciences cluster in the vicinity of Guys and St Thomas Hospital and helps deliver the aspirations of the Southwark Plan including policy SP2 Southwark Together policy AV.11 London Bridge Area Vision and site allocation NSP52 London Bridge

Health Cluster.

52. Containment Level
The laboratory floor space within the development hereby approved shall be limited to Containment Level 2 Design or below, in accordance with Control of Substances Hazardous to Health Regulations (COSHH) 2002, and no other containment level, without express permission from the Local Planning Authority.

Reason: For the protection of the amenities of the neighbouring residential occupiers.

53. Fire Strategy
The development hereby approved shall be carried out in accordance with the recommendations of the Planning Fire Strategy Statement submitted by Affinity dated 28/02/25 (AFF_21089_02_Snowsfields, Plot 1-3_FSS_05); unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

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

54. Outline Waste Management Strategy
a) Before the first occupation of the development hereby approved, the refuse storage arrangements (individuals bin stores, routes to bin stores, bin collection locations, levels and gradients to and from the store, bulky waste storage) as shown on the drawings hereby approved (including Outline Waste Management Strategy - Velocity - dated February 2025 rev 1.0) shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained as such thereafter.

Reason: To ensure that there would be adequate waste storage facilities to serve the development, in accordance with policy P62 'Reducing waste' of the Southwark Plan (2022).

55. FRA Compliance
The development hereby permitted shall be carried out in

accordance with the Flood Risk Assessment (ref. RMA-RC2631; dated 26 February 2025; by RMA Environmental Limited) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is designed safely in reference to flood risk in accordance with the National Planning Policy Framework (2024); Policy SI 12 (Flood risk management) of the London Plan (2021); and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

56. Basement Impact Assessment
No works shall commence until suitable investigations are undertaken to determine

the ground and groundwater conditions (including levels) at the site and a Basement Impact Assessment (BIA), in accordance with the submitted details in the Structural Survey submitted with the application (prepared by AKT II dated February 2025), is submitted to and approved in writing by the Local Planning Authority. This should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. Specifically the BIA is required to assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. The assessment must consider fluctuations in groundwater levels and the risks this can pose to the site. The BIA must include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site to demonstrate if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures.

Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in the National Planning Policy Framework (2023); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

57. Wind mitigation measures
All of the wind microclimate mitigation measures detailed within hereby approved shall development be provided prior to the occupation of the development and retained as such thereafter, including in compliance with the mitigations described in:

o Snowsfields Quarter (SQ) - ESVol1 - CH11 - Wind Microclimate;

o SQ_Replacement Non-Technical Summary_1; and

o SQ - ESVol3 - Appendix - Wind Microclimate.

These measures must be robust enough to limit the wind conditions to meet the activity criteria for that area/location as set out in the Lawson comfort criteria.

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

58. Digital Connectivity Infrastructure
Prior to commencement of any works (with the exception of demolition to ground level, site clearance and archaeological investigations), detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with the approved plans and maintained as such for the lifetime of the development.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy

Framework (2023); Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan (2021) and Policy P44 (Broadband and digital infrastructure) of the Southwark Plan (2022).

59. No external telecommunications or other equipment
Except for the provision of CCTV equipment and notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (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.

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on any of the elevations or the roofs of any Building, unless otherwise agreed in writing with the Local Planning Authority.

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 (2024); Policy P55 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).

60. Appearance
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 in writing by the Local Planning Authority.

Reason: To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

61. Urban Greening Factor
Details of the final Urban Greening Factor for the scheme to be submitted and approved in writing by the Local Planning Authority before any landscaping works are commenced. The measures set out in the urban greening factor calculation to achieve a score of at least 0.32 shall be implemented in full prior to the occupation of the development, or the first available planting season.

Reason: In order to meet the requirements of policy G5 'Urban greening' of the London Plan (2021).

62. Air quality assessment mitigation
Prior to occupation, the development shall achieve full compliance with the air quality assessment mitigation measures as detailed in the Air Quality Assessment in the Environmental Statement hereby approved.

Reason: To protect future occupiers from poor external air quality in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P65 (Improving air quality) of the Southwark Plan (2022).

63. Use Class and Height
The development hereby permitted is limited to the following:

o A minimum of 306sqm (Gross Internal Area) of Class E (a-b) Sale of food and drink mostly for consumption on the property;

o A minimum of 458sqm (Gross Internal Area) of Sui Generis (Public House);

o A minimum of 32,466sqm (Gross Internal Area) Class E(g) (Office), subject to the conditions of this permission;

o A minimum of 275sqm of (Gross Internal Area) Class E/F1 Community performance and science;

o A minimum of 102sqm (Gross Internal Area) Community Performance Floorspace (Class E/F1);

o 173sqm of Science on Display Floorspace (Class E(g)/F1);

o a maximum height of +39.6m AOD (At Ordnance Datum) for Plot 1;

o a maximum height of +69.55m AOD (At Ordnance Datum) for Plot 2; and

o a maximum height of +36.10m AOD (At Ordnance Datum) for Plot 3.

Reason: This is in accordance with the application details and the approved plans.

64. CIL phases

a) The phasing of the Development shall be carried out in accordance with the following Phasing Plan drawings (6 phases):

(i) Phase 1 - Plot 1 Demolition, Archaeology, excavation, foundations & retaining walls and other associated enabling works [SNQ-AAM-XX-00-DR-AR-0700-CIL000, REV P2, 03.10.25];

(ii) Phase 2 - Plot 1 Main construction works [SNQ-AAM-XX-00-DR-AR-0700-CIL001, REV P2, 03.10.25];

(iii) Phase 3 - Plot 2 Demolition, Archaeology, excavation, foundations & retaining walls and other associated enabling works [SNQ-AAM-XX-00-DR-AR-0700-CIL002, REV P2, 03.10.25];

(iv) Phase 4 - Plot 2 Main construction works [SNQ-AAM-XX-00-DR-AR-0700-CIL003, REV P2, 03.10.25];

(v) Phase 5 - Plot 3 Demolition, Archaeology, excavation, foundations & retaining walls and other associated enabling works [SNQ-AAM-XX-00-DR-AR-0700-CIL004, REV P2, 03.10.25];

(vi) Phase 6 - Plot 3 Main construction works [SNQ-AAM-XX-00-DR-AR-0700-CIL005, REV P2, 03.10.25].

b) Any change of sequence in CIL phasing must first be approved under s96a prior to the commencement of related phases and cannot be retrospective.

Reason: This is in accordance with the application details and the approved plans.

Reason: This is in accordance with the application details and the approved plans.

Informatives

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

2 The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

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

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

developments/planningyour-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

5 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water.

Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

6 Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes : https://www.thameswater.co.uk/developers/larger-scaledevelopments/planning-your-development/working-near-our-pipes Please ensure to apply to determine if a build over agreement will be granted.

7 We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative.

8 We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would

expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers;Groundwater discharges section.

9 Post-construction monitoring report informative Once the Post-Construction Monitoring report is approved by the LPA, the Applicant should provide the approved post-construction monitoring report and any supporting information to the GLA at ircularеconomystatements@london.gov.uk

10 Whole Life-Cycle Carbon assessment informative Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: ZeroCarbonPlanning@london.gov.uk.

11 All foundation depths shall be in accordance with NHBC 4.2.13; or as engineer designed if below these depths.

12 The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwater. We recommend that where soil contamination is present a risk assessment is carried out as per our guidance 'Piling into Contaminated Sites', and we will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

APPENDIX 2

RELEVANT PLANNING HISTORY

Reference and Proposal	Status
00/AP/0480 Change of use of floors 9-15 to business of vehicle hire with ancillary preparation facilities and office/reception (LBS Reg 0000480)	GRANTED-Change of Use Application 29/08/2000
00/AP/0481 Use of floors 9 to 15 for the parking of cars to be collected by those who have arranged elsewhere to hire them, with ancillary cleaning of such cars prior to their collection and ground floor reception/office. (LBS Reg 0000481)	GRANTED - Certificate of Lawfulness Prop 26/07/2000
00/AP/0537 Display of 2 internally illuminated advertising box signs (2500mm x 500mm) and one internally illuminated projecting sign (750mm x 500mm) at first floor level.	GRANTED-Advertisement Consent 19/05/2000
24/AP/0925 Request for an Environmental Impact Assessment (EIA) Scoping Opinion pursuant to Section 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations (as amended) 2017 in respect of the Applicant's forthcoming detailed planning application for: Demolition of all existing structures on-site and construction of a mixed-use life science and office scheme with replacement pub, café and community floorspace and associated landscaping and public realm works. The building heights would vary between 7 and 15-storeys (including rooftop plant enclosures) up to a maximum height of 69.5m Above Ordnance Datum (AOD), in addition to 1 to 2.5 storey basements providing associated ancillary facilities, cycle parking and plant room.	Scoping Opinion 25/02/2025
23/AP/0572 Renewal of temporary change of use for a further three year period from sui generis (hostel) to Class E(g)(i) (offices).	GRANTED-Change of Use Application 02/05/2023

APPENDIX 3

PLANNING HISTORY OF THE SITE AND NEARBY SITES

National Planning Policy Framework
The revised National Planning Policy Framework ('NPPF') was published on 12 December 2024 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 231 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications. The following chapters are relevant:
Chapter 2 Achieving sustainable development
Chapter 4 Decision Making
Chapter 6 Building a strong, competitive economy
Chapter 7 Ensuring the vitality of town centres
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 16 Conserving and enhancing the historic environment

New 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:
GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG5 Growing a good economy
GG6 Increasing efficiency and resilience
Policy SD1 Opportunity Areas
Policy SD4 The Central Activities Zone (CAZ)
Policy SD5 Offices, other strategic functions and residential development in the CAZ
Policy SD6 Town centres and high streets
Policy SD7 Town centres: development principles and Development Plan Documents
Policy SD8 Town centre network
Policy SD9 Town centres: Local partnerships and implementation
Policy SD10 Strategic and local regeneration
Policy D1 London's form, character and capacity for growth
Policy D2 Infrastructure requirements for sustainable densities
Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D8 Public realm
Policy D9 Tall buildings
Policy D10 Basement development
Policy D11 Safety, security and resilience to emergency
Policy D12 Fire safety
Policy D13 Agent of Change
Policy D14 Noise Policy S1 Developing London's social infrastructure
Policy S2 Health and social care facilities
Policy S4 Play and informal recreation
Policy S5 Sport and recreations facilities

Policy S6 Public toilets
Policy S7 Burial Places
Policy E1 Offices
Policy E2 Providing suitable business space
Policy E3 Affordable workspace
Policy E8 Sector growth opportunities and clusters
Policy E9 Retail, markets and hot food takeaways
Policy E11 Skills and opportunities for all
Policy HC1 Heritage conservation and growth
Policy HC2 World Heritage Sites
Policy HC3 Strategic and Local Views
Policy HC4 London View Management Framework
Policy HC5 Supporting London's culture and creative industries
Policy HC6 Supporting the night-time economy
Policy G1 Green infrastructure
Policy G4 Open space
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 3 Energy infrastructure
Policy SI 4 Managing heat risk
Policy SI 5 Water infrastructure
Policy SI 6 Digital connectivity infrastructure
Policy SI 7 Reducing waste and supporting the circular economy
Policy SI 8 Waste capacity and net waste self-sufficiency
Policy SI 12 Flood risk management
Policy SI 13 Sustainable drainage
Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.2 Office parking
Policy T6.3 Retail parking
Policy T6.5 Non-residential disabled persons parking
Policy T7 Deliveries, servicing and construction
Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022
ST1 Southwark's Development targets
ST2 Southwark's Places
SP2 Southwark Together
SP3 Great start in life
SP4 Green and inclusive economy
SP5 Thriving neighbourhoods and tackling health equalities
SP6 Climate Change
Area Vision - AV.11 London Bridge
P3 Protection of existing housing
P13 Design of places
P14 Design quality

P16 Designing out crime
P17 Tall buildings
P18 Efficient use of land
P19 Listed buildings and structures
P20 Conservation areas
P21 Conservation of the historic environment and natural heritage
P22 Borough views
P23 Archaeology
P24 World heritage sites
P26 Local list
P28 Access to employment and training
P30 Office and business development
P31 Affordable workspace
P32 Small shops
P33 Business relocation
P35 Town and local centres
P37 Protected shopping frontages
P39 Shop fronts
P42 Pubs
P44 Broadband and digital infrastructure
P45 Healthy developments
P46 Leisure, arts and culture
P47 Community uses
P49 Public transport
P50 Highways impacts
P51 Walking
P53 Cycling
P54 Car Parking
P55 Parking standards for disabled people and the mobility impaired
P56 Protection of amenity
P57 Open space
P59 Green infrastructure
P60 Biodiversity
P61 Trees
P62 Reducing waste
P64 Contaminated land and hazardous substances
P65 Improving air quality
P66 Reducing noise pollution and enhancing soundscapes
P67 Reducing water use
P68 Reducing flood risk
P69 Sustainability standards
P70 Energy
NSP52 London Bridge Health Cluster

Mayors SPD/SPGs
Accessible London: Achieving an Inclusive Environment (October 2014)
The control of dust and emissions during construction and demolition (July 2014)
Town Centres (July 2014)
Character and Context (June 2014)

Sustainable Design and Construction (April 2014)
Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)
London View Management Framework (March 2012)
Planning for Equality and Diversity in London (October 2007)

Southwark SPDs/SPGs
Heritage SPD (2021)
Local List
Design and Access Statements (2007)
S106 and CIL (2015) S106 and CIL Addendum (2017) / Section 106 and CIL SPD (2025)
Sustainability Assessments (2007)
Sustainable Design and Construction (2009)
Sustainable Transport (2009)
Southwark Nature Action Plan 2020 Evidence Base
Southwark Nature Action Plan 2019

APPENDIX 4

CONSULTATION UNDERTAKEN

Site notice date: 08/04/2025

Press notice date: 10/04/2025

Case officer site visit date: n/a

Neighbour consultation letters sent: 27/08/2025

Internal services consulted

LBS Design And Conservation Team [Formal Consultation]

LBS Ecology Officer

LBS Design And Conservation Team [Surgery Consultation]

LBS Transport Policy Team

LBS Archaeologist

LBS Design And Conservation Team [Formal Consultation]

LBS Local Economy

LBS Ecology Officer

LBS Planning Enforcement Team

LBS Highways Development & Management

LBS Highways Licensing

LBS Housing Regeneration And Delivery Division

Flood Risk Management & Urban Drainage Team

LBS Urban Forester

LBS Waste Management Team

LBS Arboricultural Services Team

LBS Community Infrastructure Team

LBS Network Developments Construction Management Plans

LBS Design And Conservation Team [Formal Consultation]

LBS Environmental Protection Team

LBS Licensing

LBS Planning Policy [Formal Consultation] - General

LBS Parks And Cemeteries Team

LBS CCTV - Public Space Surveillance

LBS Public Health

Statutory and non-statutory organisations

Twentieth Century Society

Environment Agency

Greater London Authority

Historic England - Heritage

London Fire & Emergency Planning Authority

London Underground

Natural England - London Region & South East Region

Network Rail

Metropolitan Police Service (Designing Out Crime)

Transport For London

Transport For London

Thames Water

Dept. For Housing, Communities & Local Government

Civil Aviation Authority

City Airport

Historic England - Scheduled Ancient Monuments

Fire And Emergency Department

HSE Fire Risk Assessments

London Fire & Emergency Planning Authority

National Grid UK Transmission

National Air Traffic Safeguarding Office

UK Power Networks

Bankside Open Spaces Trust

Planning Casework Unit

NHS London Healthy Urban Development Unit

South East London Integrated Care Board - Ms Mary Manual

Team London Bridge

Team London Bridge

Neighbour and local groups consulted:

Swimming Pool Wolfson House 49 Weston Street

96 Snowsfields London

73 Weston Street London Southwark

39 Crosby Row London Southwark

Unit 11 Baden Place Crosby Row

Unit 12 Baden Place Crosby Row

Ground Floor Flat 52 Weston Street London

Vintry Court 18 Porlock Street London

Development Site Adjacent To 1 To 7 Snowsfields London

Flat 5 54 Weston Street London

123 Snowsfields London Southwark

Flat 1 123 Snowsfields London

Flat 2 123 Snowsfields London

Flat 3 123 Snowsfields London

Flat 4 123 Snowsfields London

Flat 5 123 Snowsfields London

Snowsfield Yard 6 - 16 Melior Street London

Flat 1 83 Weston Street London

Flat 2 83 Weston Street London

Flat 3 83 Weston Street London

Flat 4 83 Weston Street London

Flat 5 83 Weston Street London

Flat 1 85 Weston Street London

Flat 2 85 Weston Street London

Flat 3 85 Weston Street London

87 Weston Street London Southwark

Part 7 - 13 Melior Street London

Part Ground Floor 7 - 13 Melior Street London

Part First And Second Floors 7 - 13 Melior Street London

Whitesmith House 37 Crosby Row London

36 Snowsfields London Southwark

Unit 1 36 Snowsfields London

Apartment 4 36 Snowsfields London

Apartment 5 36 Snowsfields London

Apartment 6 36 Snowsfields London

Apartment 7 36 Snowsfields London

Apartment 8 36 Snowsfields London

Apartment 9 36 Snowsfields London

Apartment 10 36 Snowsfields London

Apartment 11 36 Snowsfields London

Apartment 12 36 Snowsfields London

Apartment 13 36 Snowsfields London

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Apartment 30 36 Snowsfields London

Apartment 31 36 Snowsfields London

Unit 1 8 Melior Street London

Apartment 2 8 Melior Street London

Apartment 3 8 Melior Street London

Apartment 4 8 Melior Street London

Apartment 5 8 Melior Street London

Apartment 6 8 Melior Street London

Apartment 7 8 Melior Street London

Apartment 8 8 Melior Street London

Apartment 9 8 Melior Street London

Apartment 10 8 Melior Street London

Amt Coffee Ltd Guys Hospital Cancer Centre Great Maze Pond

Flat 9 48 Kipling Street London

Unit 2 7 - 13 Melior Street London

12 Melior Street London Southwark

60A Weston Street London Southwark

56 - 58 Weston Street London Southwark

Unit 8 Baden Place London

Flat 1 Elizabeth Newcomen House 38 Newcomen Street

Flat 10 Elizabeth Newcomen House 38 Newcomen Street

Flat 11 Elizabeth Newcomen House 38 Newcomen Street

Flat 12 Elizabeth Newcomen House 38 Newcomen Street

Flat 13 Elizabeth Newcomen House 38 Newcomen Street

Flat 14 Elizabeth Newcomen House 38 Newcomen Street

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Flat 26 Elizabeth Newcomen House 38 Newcomen Street

Flat 27 Elizabeth Newcomen House 38 Newcomen Street

Flat 28 Elizabeth Newcomen House 38 Newcomen Street

Flat 29 Elizabeth Newcomen House 38 Newcomen Street

Flat 3 Elizabeth Newcomen House 38 Newcomen Street

Flat 30 Elizabeth Newcomen House 38 Newcomen Street

Sunil.Chopra@southwark.gov.uk

Sam.dalton@southwark.gov.uk

Emily.Hickson@southwark.gov.uk

Flat 31 Elizabeth Newcomen House 38 Newcomen Street

Flat 32 Elizabeth Newcomen House 38 Newcomen Street

Flat 33 Elizabeth Newcomen House 38 Newcomen Street

Flat 34 Elizabeth Newcomen House 38 Newcomen Street

Flat 35 Elizabeth Newcomen House 38 Newcomen Street

Flat 36 Elizabeth Newcomen House 38 Newcomen Street

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Flat 4 Elizabeth Newcomen House 38 Newcomen Street

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Flat 41 Elizabeth Newcomen House 38 Newcomen Street

Flat 5 Elizabeth Newcomen House 38 Newcomen Street

Flat 6 Elizabeth Newcomen House 38 Newcomen Street

Flat 7 Elizabeth Newcomen House 38 Newcomen Street

Flat 8 Elizabeth Newcomen House 38 Newcomen Street

Flat 9 Elizabeth Newcomen House 38 Newcomen Street

Unit 10 Baden Place London

Unit 6 Baden Place London

Unit 7 Baden Place London

Flat 1 1 Bowling Green Place London

Unit 4 Baden Place London

Unit 1 Baden Place London

Unit 9 Baden Place London

Unit 5 Baden Place London

Flat 2 1 Bowling Green Place London

Flat 3 1 Bowling Green Place London

Flat 4 1 Bowling Green Place London

Flat 5 1 Bowling Green Place London

Flat 6 1 Bowling Green Place London

Flat 7 1 Bowling Green Place London

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Flat 9 1 Bowling Green Place London

Flat 10 1 Bowling Green Place London

Flat 11 1 Bowling Green Place London

Flat 12 1 Bowling Green Place London

Flat 13 1 Bowling Green Place London

Flat 14 1 Bowling Green Place London

1 Melior Place London Southwark

Wolfson House 49 Weston Street London

12 Crosby Row London Southwark

14 Crosby Row London Southwark

16 Crosby Row London Southwark

18 Crosby Row London Southwark

20 Crosby Row London Southwark

22 Crosby Row London Southwark

24 Crosby Row London Southwark

26 Crosby Row London Southwark

28 Crosby Row London Southwark

30 Crosby Row London Southwark

32 Crosby Row London Southwark

Info@obnf.org

34 Crosby Row London Southwark

36 Crosby Row London Southwark

38 Crosby Row London Southwark

40 Crosby Row London Southwark

42 Crosby Row London Southwark

44 Crosby Row London Southwark

46 Crosby Row London Southwark

48 Crosby Row London Southwark

50 Crosby Row London Southwark

52 Crosby Row London Southwark

54 Crosby Row London Southwark

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80 Crosby Row London Southwark

82 Crosby Row London Southwark

84 Crosby Row London Southwark

86 Crosby Row London Southwark

88 Crosby Row London Southwark

90 Crosby Row London Southwark

92 Crosby Row London Southwark

66 Weston Street London Southwark

10 Guy Street London Southwark

12 Guy Street London Southwark

14 Guy Street London Southwark

16 Guy Street London Southwark

18 Guy Street London Southwark

2 Guy Street London Southwark

20 Guy Street London Southwark

4 Guy Street London Southwark

6 Guy Street London Southwark

8 Guy Street London Southwark

79 Weston Street London Southwark

The Brittania 44 Kipling Street London

1 Porlock Street London Southwark

10 Porlock Street London Southwark

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25 Crosby Row London Southwark
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Flat 10 64 Weston Street London
Flat 11 64 Weston Street London
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Flat 1 Sarah Swift House Kipling Street
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1 Hamilton Square Kipling Street London
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22 Hamilton Square Kipling Street London

23 Hamilton Square Kipling Street London

14 Ship And Mermaid Row London Southwark

Basement To Third Floor 37 - 37A Snowsfields London

Unit 1 72 Weston Street London

3A Bridgewalk Heights 80 Weston Street London

Flat 1 16 Melior Street London

Flat 2 16 Melior Street London

Flat 3 16 Melior Street London

Flat 4 16 Melior Street London

Flat 5 16 Melior Street London

Flat 6 16 Melior Street London

16 Melior Street London Southwark

Living Accommodation The Brittania 44 Kipling Street

Arthurs Mission Hall Snowsfields London

Ground Floor 48 - 50 Weston Street London

81 Weston Street London Southwark

Ground Floor Rooms 2 And 3 77 Weston Street London

First Floor Rear 27 Crosby Row London

The Munro Centre 66 Snowsfields London

7 - 13 Melior Street London

Ground Floor Room 1 77 Weston Street London

24 Hamilton Square Kipling Street London

25 Hamilton Square Kipling Street London

26 Hamilton Square Kipling Street London

27 Hamilton Square Kipling Street London

28 Hamilton Square Kipling Street London

29 Hamilton Square Kipling Street London

3 Hamilton Square Kipling Street London

30 Hamilton Square Kipling Street London

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72 Lockyer Estate Kipling Street London
73 Lockyer Estate Kipling Street London
74 Lockyer Estate Kipling Street London
75 Lockyer Estate Kipling Street London
93 Snowsfields London Southwark
94 Snowsfields London Southwark
95 Snowsfields London Southwark
The Old Miller Of Mansfield 96 - 101 Snowsfields London
37 Snowsfields London Southwark
38 Snowsfields London Southwark
39 Snowsfields London Southwark
41 Snowsfields London Southwark
43 Snowsfields London Southwark
62 - 64 Weston Street London Southwark
Flat 1 92A Snowsfields London
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Flat 1 40 Snowsfields London
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Flat 6 40 Snowsfields London
Flat 7 40 Snowsfields London
Flat 8 40 Snowsfields London
Flat 1 11 Porlock Street London
Flat 2 11 Porlock Street London
Bloomfield Learning Centre 66 Snowsfields London
1 Guinness Court Snowsfields London
10 Guinness Court Snowsfields London
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146 Guinness Court Snowsfields London
147 Guinness Court Snowsfields London
6 Melior Street London Southwark
Porlock Hall Porlock Street London
Flat 3 11 Porlock Street London
Flat 4 11 Porlock Street London
7 - 13 Melior Street London Southwark
Margret House 111 Snowsfields London
48 - 50 Weston Street London Southwark
92 Snowsfields London Southwark
1 Bridgewalk Heights 80 Weston Street London
2 Bridgewalk Heights 80 Weston Street London
3 Bridgewalk Heights 80 Weston Street London
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21 Bridgewalk Heights 80 Weston Street London

22 Bridgewalk Heights 80 Weston Street London

23 Bridgewalk Heights 80 Weston Street London

23A Bridgewalk Heights 80 Weston Street London

25 Bridgewalk Heights 80 Weston Street London

26 Bridgewalk Heights 80 Weston Street London

27 Bridgewalk Heights 80 Weston Street London

28 Bridgewalk Heights 80 Weston Street London

29 Bridgewalk Heights 80 Weston Street London

30 Bridgewalk Heights 80 Weston Street London

31 Bridgewalk Heights 80 Weston Street London

32 Bridgewalk Heights 80 Weston Street London

33 Bridgewalk Heights 80 Weston Street London

33A Bridgewalk Heights 80 Weston Street London

35 Bridgewalk Heights 80 Weston Street London

75 Weston Street London Southwark

77 Weston Street London Southwark

83 Weston Street London Southwark

The York Clinic 47 Weston Street London

70 Weston Street London Southwark

60 Weston Street London Southwark

5 Kipling Street London Southwark

30 Snowsfields London Southwark

First Floor 77 Weston Street London

Flat 3 72 Weston Street London

Flat 4 72 Weston Street London

Flat 5 72 Weston Street London

Flat 6 72 Weston Street London

Flat 7 72 Weston Street London

Flat 8 72 Weston Street London

54 Guy Street London Southwark

56 Guy Street London Southwark

50 Kipling Street London Southwark

Flat 2 72 Weston Street London

Flat 5 70 Weston Street London

Flat 6 70 Weston Street London

Flat 7 70 Weston Street London

Flat 8 70 Weston Street London

Flat 9 70 Weston Street London

Flat 10 70 Weston Street London

Flat 11 70 Weston Street London

Flat 12 70 Weston Street London

Flat 14 70 Weston Street London

Flat 15 70 Weston Street London

Flat 16 70 Weston Street London

Flat 1 48 Kipling Street London

Flat 2 48 Kipling Street London

Flat 3 48 Kipling Street London

Flat 4 48 Kipling Street London

Flat 5 48 Kipling Street London

Flat 6 48 Kipling Street London

Flat 7 48 Kipling Street London

Flat 8 48 Kipling Street London

Flat 17 70 Weston Street London

Flat 18 70 Weston Street London

Flat 19 70 Weston Street London

Flat 20 70 Weston Street London

14 Melior Street London Southwark

St Pauls Vicarage 54 Kipling Street London

First Floor Flat The Glasshouse 3 Melior Place

Flat 1 38 Snowsfields London

Flat 12 64 Weston Street London

Flat 2 38 Snowsfields London

Flat 3 38 Snowsfields London

Flat 4 38 Snowsfields London

Flat 5 38 Snowsfields London

Flat 6 38 Snowsfields London

Flat 7 38 Snowsfields London

Flat 8 38 Snowsfields London

Third Floor Flat 75 Weston Street London

6 Bridgewalk Heights 80 Weston Street London

14A The Grain Store 70 Weston Street London

Unit 2 Baden Place Crosby Row

40 - 40A Snowsfields London Southwark

42 - 42A Snowsfields London Southwark

Block K 106 Guinness Buildings Snowsfields

Basement 60 Weston Street London

Ground Floor 60 Weston Street London

First Floor 60 Weston Street London

Second Floor 60 Weston Street London

Unit 1 The Grain Stores 70 Weston Street

Unit 2 The Grain Stores 70 Weston Street

Units 3 And 4 The Grain Stores 70 Weston Street

Basement 77 Weston Street London

Second Floor 77 Weston Street London

The Greenwood Theatre 55 Weston Street London

1 Bowling Green Place London Southwark

23 Crosby Row London Southwark

48 Kipling Street London Southwark

The Glasshouse 3 Melior Place London

Elizabeth Newcomen House 38 Newcomen Street London

11 Porlock Street London Southwark

Guinness Court Snowsfields London

38A Snowsfields London Southwark

92A Snowsfields London Southwark

64 Weston Street London Southwark

72 Weston Street London Southwark

72A Weston Street London Southwark

Bridgewalk Heights 80 Weston Street London

22 Mulvaney Way Kipling Estate Weston Street London

23 Mulvaney Way Kipling Estate Weston Street London

24 Mulvaney Way Kipling Estate Weston Street London

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27 Mulvaney Way Kipling Estate Weston Street London

28 Mulvaney Way Kipling Estate Weston Street London

29 Mulvaney Way Kipling Estate Weston Street London

30 Mulvaney Way Kipling Estate Weston Street London

66 Snowsfields London Southwark

Flat 2 Wolfson House 49 Weston Street

Our Lady Of La Salette And Saint Joseph Catholic Church Melior Street London

Flat 1 Wolfson House 49 Weston Street

Ee Pico Cell 1651062 Snowsfields London

81 - 87 Weston Street London Southwark

Ground And First Floors 79 Weston Street London

Unit 13-14 Baden Place Crosby Row

Third Floor 60 Weston Street London

Room 2 First Floor 60A Weston Street London

Room 3 Second Floor 60A Weston Street London

Room 4 Second Floor 60A Weston Street London

Basement And Ground Floor 27 Crosby Row London

Second Floor Margret House 111 Snowsfields

Ground And First Floor Margret House 111 Snowsfields

First Floor 75 Weston Street London

Basement 75 Weston Street London

Ground Floor Front Office 75 Weston Street London

Ground Floor Rear Office 75 Weston Street London

Flat 14 Melior Street London

Ground Floor Room 4 77 Weston Street London

Second Floor 79 Weston Street London

Flat The Old Miller Of Mansfield 96 - 101 Snowsfields

Unit 3 Baden Place Crosby Row

94 Snowsfields London

52 Weston Street London Southwark

54 Weston Street London Southwark

Flat 1 54 Weston Street London

Flat 2 54 Weston Street London

Flat 3 54 Weston Street London

Flat 4 54 Weston Street London

Student Accommodation Wolfson House 49 Weston Street

Info@teamlondonbridge.co.uk

Hello@hooplabusiness.com

Resident Services Manager, Leathermarket JMB (by email)

Interim CEO, Leathermarket JMB (by email)

Contact@welovesnowsfields.co.uk

Sunil.Chopra@southwark.gov.uk

Sam.dalton@southwark.gov.uk

Emily.Hickson@southwark.gov.uk

Info@obnf.org

Second Floor Flat 61 - 63 Lant Street London

Flat 7 Marklake Court 95 Weston Street London

Flat 3 85 Weston Street London

APPENDIX 5

CONSULTATION RESPONSES RECEIVED

Internal services

LBS Design & Conservation Team [Formal]

LBS Ecology

LBS Design & Conservation Team [Surgery]

LBS Transport Policy

LBS Archaeology

LBS Design & Conservation Team [Formal]

LBS Ecology

LBS Urban Forester

LBS Community Infrastructure Levy Team

LBS Design & Conservation Team [Formal]

LBS Planning Policy

Statutory and non-statutory organisations

Historic England

London Fire & Emergency Planning Authority

Natural England - London & South East Region

Network Rail

Metropolitan Police Service

Transport for London

Thames Water

Neighbour and local groups consulted:

Apartment 16 36 Snowsfields London

Flat 6 4B Tyers Gate London

10 Bassano Street London Southwark

48 Dunsterville Way London Southwark

Apartment 9 36 Snowsfields London

Flat 9 70 Weston Street London

Sunil.Chopra@southwark.gov.uk

Apartment 25 36 Snowsfields London

12 Bridgewalk Heights 80 Weston Street London

17 Crosby Row London Southwark

20 Guy Street London Southwark

Flat 23 Tanner House Tanner Street London

40 Burwash House Kipling Estate Weston Street London

36 Hamilton Square Kipling Street London

28 Hornbeam House 22 Quebec Way London

503 Grovelea Court 7 Monkwood Way London

31 Hamilton Square Kipling Street London

1a White Street West Lavington Devizes

Flat 4 83 Weston Street London

22 Weightman House 124A Spa Road London

4 King Edward The Third Mews London Southwark

Flat 23 Tanner House Tanner Street London

Flat 13 Cube House 5 Spa Road London

39 Crosby Row London Southwark

30 Potier Street London Southwark

Flat 9 70 Weston Street London

31 Burwash House Kipling Estate Weston Street London

86 Guinness Court Snowsfields London

160 Providence Square London Southwark

68 Guinness Court Snowsfields London

8 Guy Street London Southwark

Flat 16 Tangerine House 119 Weston Street London

133 Guinness Court Snowsfields London

88 Guinness Court Snowsfields London

25 Crosby Row London Southwark

Flat 1 83 Weston Street London

Apartment 4 36 Snowsfields London

47 Burwash House Kipling Estate Weston Street London

2 Burwash House Kipling Estate Weston Street London

Flat 1 83 Weston Street London

Flat 5 40 Snowsfields London

50 Kipling Street London Southwark

121 Guinness Court Snowsfields London

36 Burwash House Kipling Estate Weston Street London

106 Guinness Court Snowsfields London

80 Bermondsey Street London Southwark

145 Bermondsey Street London Southwark

15 Snowsfields London Southwark

2 Dunsterville Way London Southwark

Flat 3 85 Weston Street London

24 Crosby Row London Southwark

84 Crosby Row London Southwark

23 barnhill lane Hayes Ub4 9hd

Flat 57 Simla House Kipling Estate Weston Street London

Flat 5 64 Weston Street London

Interim CEO, Leathermarket JMB (by email)

36 Burwash House Kipling Estate Weston Street London

77-87 Weston Street London SE1 3RS

Flat 25 Gedling Court Jamaica Road London

113 Guinness Court Snowsfields London

46 Rothsay Street London Southwark

19 Crosby Row London Southwark

13 Mulvaney Way Kipling Estate Weston Street London

Flat 1 4B Tyers Gate London

17 Hamilton Square Kipling Street London

Flat 2 83 Weston Street London

Sunil.Chopra@southwark.gov.uk

71 Guinness Court Snowsfields London

68 Burwash House Kipling Estate Weston Street London

19 Crosby Row London Southwark

15 Little London Court Mill Street London

27, Handen Road Lee SE12 8NP

39 Dunsterville Way London Southwark

Flat 7 70 Weston Street London

Flat 144 Empire Square South Empire Square London

27 Neckinger Estate Neckinger London

12 Pope Street London Southwark

21 Guinness Court Snowsfields London

Flat 3 83 Weston Street London

26 Bridgewalk Heights 80 Weston Street London

Flat 25 Lion Court 12 Shand Street London

Apartment 8 36 Snowsfields London

69 Burwash House Kipling Estate Weston Street London

84 Leathermarket Court London Southwark

Flat 5 2 Fair Street London

Second Floor Flat 61 - 63 Lant Street London

53 St. Olaves Estate Druid Street London

56 Crosby Row London Southwark

2-4 Station Way 55 Bentham House Woolwich

Apartment 2 89 Blackfriars Road London

34 Hamilton Square Kipling Street London

84 Crosby Row London Southwark

Flat 30 Simla House Kipling Estate Weston Street London

18 Hamilton Square Kipling Street London

Flat 7 Marklake Court 95 Weston Street London

Email Only

Flat 3 85 Weston Street London

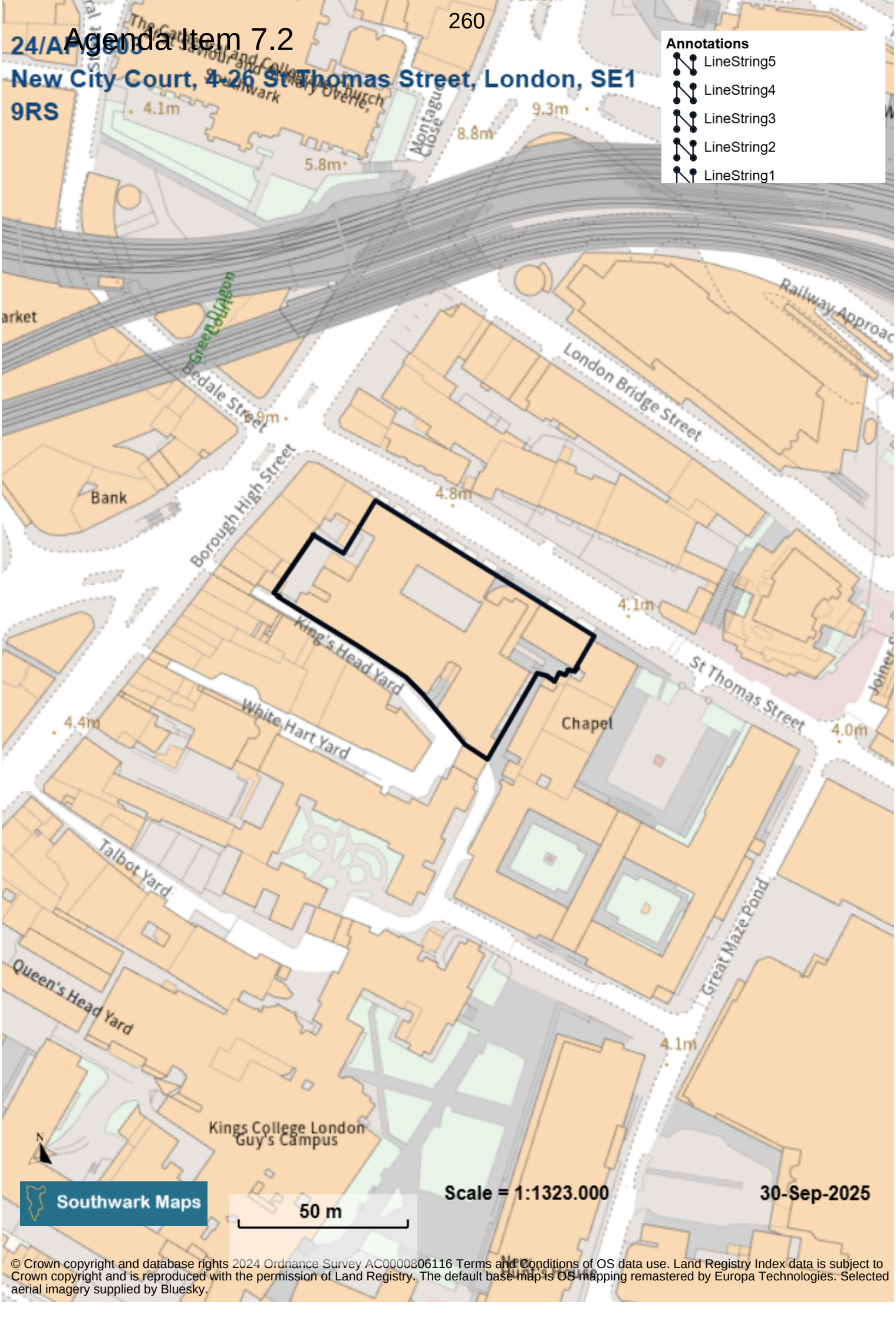
58 Westbourne Park Villas London W2 5EB

London

Flat B1 Lloyds Wharf Mill Street London

60 Weston Street London SE1 3QJ

24/AP/3808
New City Court, 4-26 St Thomas Street, London, SE1 9RS



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Meeting Name:	Planning Committee (Major Applications) A
Date:	14 October 2025
Report title:	**Development Management planning applications (supplementary report):** Application 24/AP/3803 for: Planning Permission Application 24/AP/3804 for: Listed Building Consent **Address:** New City Court 4-26 St Thomas Street London SE1 9RS **Proposal:** Redevelopment of the site to include: - Redevelopment of the existing 1980s office building with partial demolition (including demolition of the St Thomas Street entrance building and the King's Head Yard facade); the construction of side extensions and upward extension to add 5 storeys and create a 10-storey office building plus plant, balconies and roof terraces; - Redevelopment of Keats House (nos. 24-26 St Thomas Street) with retention of the historic frontage and construction of a roof extension to add one storey of office floorspace; - Restoration and refurbishment of the listed Georgian terrace (nos. 4-16 St Thomas Street) to create level front entrances to the offices, internal alterations and new glazed roof to the rear courtyard (with separate LBC application ref. 24/AP/3804); - Associated public realm and highway works to St Thomas Street and King's Head Yard, cycle parking and all ancillary works. And: Listed building consent for the restoration, rebuilding and refurbishment of the listed terraces for office use (nos. 4-16 St Thomas Street) including: Making good of atrium roof, entrance building and link building interface; Internal alterations within the terrace to reinstate the plan form and reconfiguration of circulation space on each floor; Reinstatement of front doors along St Thomas Street. (Related planning application ref. 24/AP/3803.)
Ward(s) or groups affected:	London Bridge & West Bermondsey
Classification:	Open
From:	Director of Planning and Growth
Application Start Date: 10/02/2025	**Application Expiry Date**: 31/10/2025
Earliest Decision Date: 12/03/2025	**PPA Date:**

RECOMMENDATIONS

1. That planning permission be granted for application ref. 24/AP/3803 subject to conditions, the completion of a section 106 legal agreement and referral to the Major of London; and

2. That listed building consent be granted for application ref. 24/AP/3804 subject to conditions; and

3. That the director of planning and growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted; and

4. That the planning committee in making its decision has due regard to the potential equalities impacts outlined in the officer report to the 22 July 2025 Planning Committee A (Major Applications); and

5. In the event that the requirements of paragraph 1 above are not met by 31 December 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 383 of the July report.

Scope of this supplementary report

6. Most of the information and assessment in the officer report to the 22 July Planning Committee A (Major Applications), which will be referred to as “the July report”, remains correct and relevant, and is not repeated in this supplementary report. It will focus on: summarising the recent amendments made by the applicant since the July meeting; how the design amendments affect the impacts on heritage assets; updating other areas of the July report with revised figures; and considering the improved package of public benefits in the planning balance. This supplementary report includes cross-references to the relevant paragraph numbers of the July report.

EXECUTIVE SUMMARY

7. This pair of applications was presented to the 22 July 2025 Planning Committee A (Major Applications). The Committee resolved to defer the applications to allow negotiations with the applicant for amendments to the proposed design and package of public benefits in the planning application, to address Committee’s concerns on heritage harm. This supplementary report should be read alongside the report to the 22 July 2025 Planning Committee A.

8. Following discussions with officers, the applicant has amended the design of the proposed scheme at the eastern end of the building, which reduces the massing visible from within Guy’s Hospital and in one view along St Thomas Street. There would be a reduction of 186sqm GIA of office space from the set back at the ninth and tenth floors. The applicant has also improved one of the

public benefits of the scheme by increasing the amount of affordable workspace to be provided in the Georgian terrace by a further 617sqm to a total of 1,749sqm GIA, representing 15.9% of the uplift in office floorspace across the site.

9. Officers have assessed these amendments, set out in the Assessment section below. This supplementary report summarises the scheme changes made since the July Committee meeting, and updates areas of the earlier Assessment in the report to the 22 July 2025 Planning Committee A where the recent scheme amendments impact on the topic assessments.

10. Re-consultation responses on the revised proposal include from Historic England (HE), which recognised the efforts made to reduce the impact of these proposals from locations where HE considered the harm to the historic environment would be greatest. However, HE considers these changes have been modest, and so the reduction in harm is minimal. The scheme would still fail to respond to the character and appearance of the Borough High Street Conservation Area through its overbearing scale, massing, and acontextual design. It would therefore cause considerable harm to the conservation area and a number of its component listed buildings, particularly Guy's Hospital. While HE has confirmed it remains unable to support the proposal, HE has also confirmed it considers the harms caused would be less than substantial.

11. CAAG maintains its objection as the revisions are tokenistic and modest, and due to the significant heritage harm to the conservation area and Guy's Hospital, with no "on balance" benefit. Guy's and St Thomas' NHS Foundation Trust commented on matters of detail and asked for conditions to protect the Hospital's privacy, amenity and operation. King's College London has written in support of the proposal, particularly the affordable workspace as it is in discussions with the applicant about using this for startup businesses in life sciences, close to the amenities, equipment and expertise offered by the university and teaching hospital.

12. The revised proposal would sit within the most historic area of the borough. There would still be harms to heritage assets, each of which is considered to be within the "less than substantial harm" range (a view shared by HE). The recent amendments made have focused on reducing the visibility of the extended main building when seen from the grade II* listed Guy's Hospital, to reduce the level of harm in views from the quad. The amendments have reduced the harm from the earlier design to shift the level of harm from the middle range of less than substantial harm, to a low middle level of less than substantial harm, which is welcomed. The recent amendments have resulted in some reduction in heritage impacts on the St Thomas Street part of the Borough High Street Conservation Area compared with the earlier design, but do not change the heritage impacts upon the other parts of the conservation area and the overall level of harm to the conservation is assessed to be a middle level of less than substantial harm.

13. Consideration has been given to whether these heritage harms (noting the reduced level of harm to Guy's Hospital and on part of the Borough High Street Conservation Area) are outweighed by the public benefits from the scheme. The recent amendments have improved the public benefits package to

increase the amount of affordable workspace to be delivered on the site. The scheme would deliver public benefits including approximately 675 to 875 additional jobs on the site, the jobs and training in construction phase and end use, the improved quality of office space, over 1,700sqm of on-site affordable workspace (increased from 10% to 15.9% since the July report), the sustainable retrofit approach, the public realm areas and urban greening. These benefits would be secured by planning obligations. The listed building consent proposal would be beneficial for the Georgian terrace and provide accessible front entrances. The planning balance of the harms and the benefits from the proposal has been undertaken carefully again with the revisions made, and is set out in more detail in the Assessment section later, with the benefits found to outweigh the harms to heritage assets and neighbour amenity.

14. With the recent revisions made, the planning application ref. 24/AP/3803 is again recommended for approval, subject to conditions (some of which are updated by the revised scheme), completion of a legal agreement and Stage 2 referral to the GLA. The listed building consent ref. 24/AP/3804 is again recommended for approval subject to conditions.

Planning Summary – Updated Tables

Commercial

Use Class	Sui Generis Description	Flexible (Y/N)	Existing GIA (sqm)	Gain GIA (sqm)	Loss GIA (sqm)	Net GIA (sqm)
E(g)(i)	N/a	N	12,763	23,751	371	10,988

Affordable Workspace Summary

Land Use	% affordable workspace	Amount of affordable workspace GIA (sqm)	Employment Floor Area Overall GIA (sqm)
Class E(g)(i) office	15.9% of uplift	1,749sqm GIA	23,751 GIA

Public realm

	Existing sqm	Proposed sqm	Change +/-
Public realm	0	90	+90
Play space	0	0	0

CO2 savings beyond Part L Building Regulations	36% on Part L 2021
Trees lost	0
Trees gained	41

	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.307	+0.307
Greenfield Run Off Rate	30.9 litres/second	3.49 litres/second	-27.41 litres/second
Green/Brown Roofs	0sqm	526sqm	+526sqm

EVCPs (on site)	0	0	0
Cycle parking spaces	50	320	+270
Disabled parking spaces	0	0	0

Southwark CIL (estimated)	£1.12million
MCIL (estimated)	£2.41million
Section 106 contributions	£403,486

BACKGROUND INFORMATION

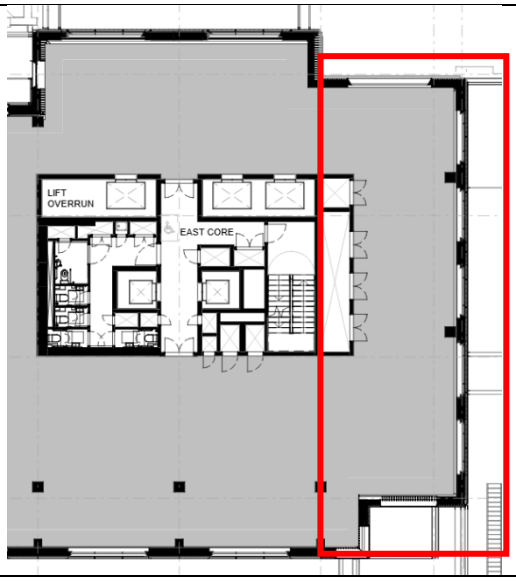
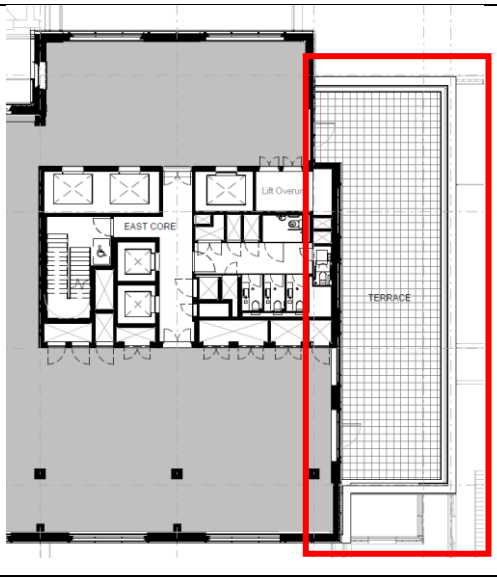
Site location and description

15. The site location and description remain as set out in the officer report to the 22 July Planning Committee A, at paragraphs 12 to 18.

Details of the recent amendments made to the proposal

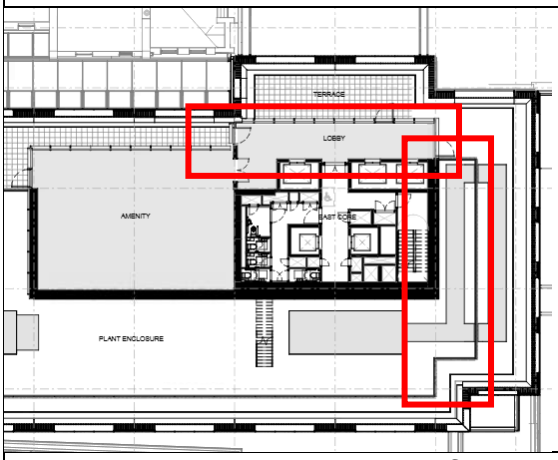
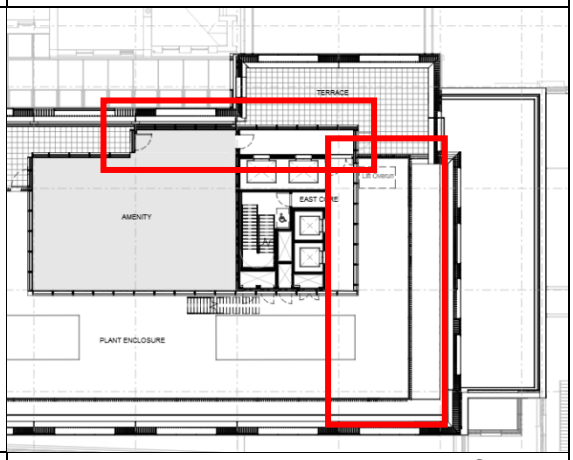
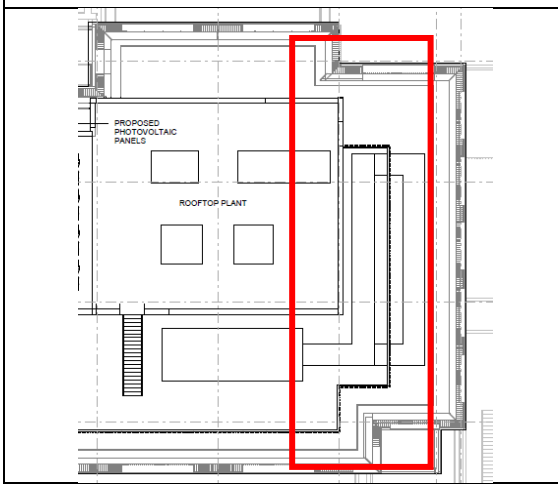
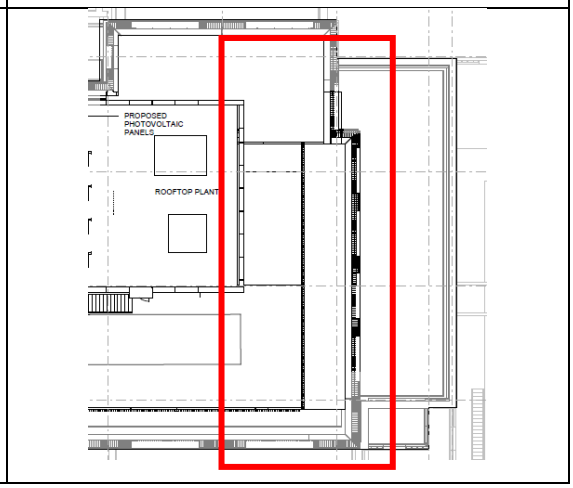
16. Since the July Committee meeting, the applicant has amended the proposal at the eastern end of the main building in discussion with officers. The top full floor (ninth floor) of office space would be set in and the tenth floor and roof plant also set back.

17. The ninth floor of the extended building has been set back by 6m, resulting in a floorspace reduction of 186sqm GIA and removing a storey on this eastern side. The set back is highlighted in red on the floorplans below. An additional roof terrace for the officer workers would be provided. The lift, stairs and toilets in this east core would be rearranged, which is carried through to other floor plans too.

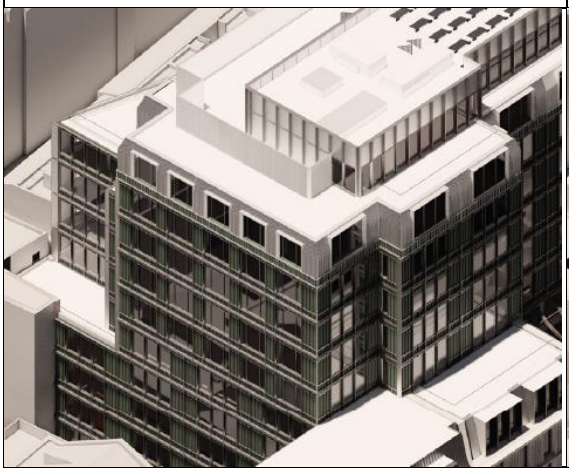
Proposal in July – 9th floor	Amended proposal – 9th floor
	

18. At tenth floor, as well as the core rearrangement, the amenity room has extended on the northern side to align with the lift lobby, and set in from the

eastern side. The plant enclosure is set further in from the eastern side. The roof plant enclosures would be set back too on this eastern side of the building.

Proposal in July – 10th floor	Amended proposal – 10th floor
	
Proposal in July – roof	**Amended proposal – roof**
	

19. The massing of the proposed tall building reduces on the eastern side, as shown in these images.

Proposal in July	Amended proposal
	

20. This would reduce the visibility of the proposed main building from within Guy's Hospital, and change its appearance when looking west along St Thomas Street. The rendered images of this side of the proposal from the Heritage, Townscape and Visual Impact Assessment have been updated. Larger versions of these CGIs are included in the assessment section later in this supplementary report.

Proposal in July	Amended proposal
	
View westwards along St Thomas Street	Revised view westwards along St Thomas Street
	
View from Guy's Hospital courtyard	Revised view from Guy's Hospital courtyard

21. The other change relates to a key public benefit of the proposal, as the applicant has increased the affordable workspace offer on the site from 1,132sqm GIA (as 10% of the uplift in office space) to 1,749sqm (as 15.9% of the uplift) as an additional 617sqm. All of the Georgian terrace – except one access corridor – would be provided as the affordable workspace.

22. The proposed landscaping, public realm, servicing arrangements and cycle parking do not change in these recent amendments, and stay as described in paragraphs 33 to 36 of the July report.

23. There are no changes to the listed building consent application ref. 24/AP/3804 which remain as summarised in paragraphs 37 to 41 of the July report.

Planning history of the site

24. The planning history of the site remains as set out in the paragraphs 46 to 52 of the July report.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

25. The main issues to be considered in respect of these two applications are the same as set out in the July report in the below list, however the recent scheme changes result in an updated assessment to a few of these topic areas:

- Principle of the proposed development in terms of land use
- Affordable workspace
- Environmental impact assessment
- Quality of office accommodation
- Design, including layout, building heights, designing out crime and fire safety
- Heritage considerations (including the LBC application)
- Public realm, landscaping and trees
- Green infrastructure, ecology and biodiversity
- Archaeology
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and highways
- Environmental matters
- Energy and sustainability
- TV, radio and telecoms networks
- Digital connectivity infrastructure
- Aviation
- Planning obligations
- Mayoral and borough community infrastructure levy (CIL)
- Other matters
- Planning balance
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights.

26. These matters are discussed in detail in the ‘Assessment’ section of this supplementary report where they have changed from the assessment previously set out in the July report. Cross references back to the relevant paragraphs of the July report are included.

Legal context

27. The legal context for the two applications remains as set out in the July report, paragraphs 55 to 57.

Planning policy and material considerations

28. The development plan and material considerations remain as set out in the July report (paragraphs 58 to 62) and its appendix 4.

ASSESSMENT

Principle of the proposed development in terms of land use

29. The proposed floorspace figures have reduced slightly as a result of the changes made (from 25,641sqm GEA to 25,394sqm GEA, and from 23,937sqm GIA to 23,751sqm GIA), to be an uplift of 10,988sqm GIA of office space on the existing buildings. As set out in paragraphs 63 to 74 of the July report, there is policy support for improvements to existing office space and for additional office space in this location within the Central Activities Zone, the London Bridge, Borough and Bankside Opportunity Area, and London Bridge town centre. Although a small reduction from the scheme as assessed in the July report, it would deliver a substantial uplift in office space, which would contribute towards the Southwark Plan targets for employment space and jobs.

Affordable workspace

30. To update on paragraph 76 of the July report, the amount of affordable workspace to be delivered on site within the refurbished Georgian terrace has been increased by 617sqm from 1,132sqm GIA to 1,749sqm. It would be office workspace which is an appropriate type of affordable workspace provision, given the office employment type already on the site and in the area. The proposed 1,749sqm GIA of affordable workspace represents 15.9% of the uplift in office space on the site. As stated in the July report, the Georgian terrace buildings contain suitable, smaller rooms that can be linked and organised to suit different sizes and arrangements, and with the reinstated front doors offering further flexibility in how the affordable workspace is arranged. The precise specification of the fit out would need to be agreed to ensure it is sufficiently renovated for high quality affordable workspace, and in the context of the listed nature of these historic buildings. How the linked nature of the terrace and multiple front doors would work to suit affordable workspace providers, or subdivided needs would need to be discussed with a future affordable workspace provider, whether a lift would be incorporated into the building (if not, that accessible toilet facilities and kitchen would need to be included at ground level).

31. The proposed area of affordable workspace represents as 15.9% of the uplift now exceeds policy P31's minimum 10% requirement, and represents an improved and significant public benefit of the proposal.

32. The heads of terms for the s106 agreement have been updated with the increased area of affordable workspace, and otherwise remain the same as in paragraphs 77 and 78 of the July report.

Environmental impact assessment

33. The revised proposed scheme remains of a characteristic, location and type that does not require an environmental impact assessment. Paragraph 79 of the July report remains correct.

Quality of office accommodation

34. The changes to the top floors, and the revised layout of the lift cores, stairs and toilet facilities do not change the high quality of the proposed office accommodation. The assessment in paragraphs 80 to 86 of the July report remains valid. The improvements to the quality of office accommodation on the site accord with policies E1 of the London Plan and P14 of the Southwark Plan.

Design, including layout, building heights, designing out crime and fire safety

35. The site context, appeal decision, and site layout remain as set out in paragraphs 88 to 100 of the July report. The height, scale and massing of the amended proposal are substantially the same as the earlier version of the scheme, assessed in paragraphs 101 to 119 of the July report and against the sections of tall building policy P17, except for the recent changes mainly to the eastern elevation. The scheme amendments mean the assessment in paragraphs 115 and 116 of the July report can be updated (see below). The site continues to be at a point of landmark significance to address subsection 1 of tall building policy P17. The 11-storey height with its stepped form is considered a proportionate height to the significance of the location and size of the site to address subsection 2.

36. The recent design revisions would not materially affect the appearance of the building in the view from London Bridge, with a small gap at the top of the building opened up with the eastern set back. The revisions do not affect the LVMF river prospect view from Southwark Bridge (CGIs were included in paragraphs 108 to 112 of the July report) and the London skyline. The proposal continues to accord with subsections 3 and 4 of policy P17.

37. In terms of the subsection 5 requirement to "*respond positively to local character and townscape*", the proposal's revised massing with the set back at the eastern end, and its architecture are considered to respond well to the local character and streetscapes on each side of the site. For the reasons set out in paragraphs 113 and 114 of the July report the two street facades of the new main building are still considered appropriate for the townscape and heritage context.

38. To update on the assessment in paragraph 115 of the July report, the upper parts of the main building continue to be articulated relative to its orientation, such as the bay extending over the infill entrance portico to give a clear indication of where the main entrance of the building is. A further small bay around the midpoint has been kept, which breaks up the northern façade and relates the enlarged building to its lower-scaled neighbours. On the western edge the facade continues to be divided in two with large balconies at the northern end to give articulation which reflects the burbage plots on Borough High Street and extends their vertical rhythm onto the new development. The articulation on the Kings Head Yard is extended vertically to break up this long southern façade. The revisions to the eastern end have further simplified this elevation as an improvement, and reduced its massing and visibility behind the Guy's Hospital Chapel. Visuals are included in the heritage topic below.

39. Paragraph 116 of the July report stated: *"The proposal responds to the character of the historic area in two ways. Firstly, the upper reaches of the building are designed to be deliberately neutral presenting a simple rectangular form in a vertically proportioned cladding and a contrasting attic storey with modern dormers. Secondly where the design meets the public realm – the new entrance on St Thomas Street and the northern edge of the Kings Head Yard – the design changes in response to the historic context both in its form and its materiality. On St Thomas Street the entrance building sets back from the building line, is no taller than Keats House and is clad in stone and perforated brick. The design is not a pastiche of the historic buildings. Instead the design is a modern reinterpretation of the Georgian professional business and administration buildings typical of this subarea of the conservation area. In Kings Head Yard the lower reaches of the building are more free in form to reflect the informal character of this historic Yard. Here again the parapet height is deliberately set at the height of the mock-Victorian screen that it replaces. Later paragraphs below expand upon the architectural design and materials of the proposal, and conclude it would add visual interest to the context. It is considered to comply with subsection 5 of policy P17 part 2 by responding positively to the local character and townscape, however there would be heritage harms."* The heritage harms would be reduced with the revised scheme, with the lowered height meaning less of the upper floors' massing visible from within Guy's Hospital quad.

40. The architectural design and materials of the proposal remain as explained and assessed in paragraphs 120 to 129 of the July report.

41. The amendments do not change the assessment of Secured by Design in paragraph 134 of the July report. The fire safety consultant who wrote the application's fire statement has provided a letter confirming that the amendments (including those to the east core) with the proposed stair width provision, the number of lifts, and the associated provision of key life safety systems (including fire mains and smoke shafts) could be considered suitable for demonstrating compliance with the Building Regulations. Although there would be a reduced number of passenger lifts serving the top floor, the fire fighting and evacuation lifts to all levels continue to be provided. The fire safety assessment in paragraphs 135 to 141 of the July report remain valid. The proposed condition 46 about compliance with the fire statement would be amended to reference this additional letter.

Design conclusion on the revised proposal

42. The design revisions to the main building have improved how the eastern side sits within its context by better stepping down towards the adjacent, lower and historic buildings of Guy's Hospital, and are welcomed in this regard. As set out in the July report and established by the appeal decision, the site is within an area where a tall building would be acceptable in principle. The site is at a point of landmark significance and the height is proportionate to the significance of the location. It would sit higher than its immediate context of this historic part of Borough High Street, although its massing, architecture and lower floors respond well to the local character and streetscape. The tall building proposal would not harm protected views.

43. New public realm and a pocket garden are provided, with the site constrained by the retained frame of the 1980s building, the heritage assets and servicing yard from providing more public space. The reasons for not providing public access to the roof level of this office building are accepted. The lower parts of the proposal to extend Keats House, replace the entrance building, and rebuild most of the Kings Head Yard facades are welcomed elements of the proposal and would deliver a high-quality design.

44. The scheme with its recent amendments is considered to comply with tall building policies P17 and D9, and the design policies of D3, D4, D5, D8, P13 and P14. It has given appropriate consideration to fire safety and Secured by Design principles, to address London Plan policies D5 and D12, and Southwark Plan policy P16.

Heritage considerations

45. The heritage considerations formed the longest topic within the Assessment section of the July report (paragraphs 145 to 235), reflecting the historic context of the site. The recent changes made to the proposal do not alter how the tall building would affect or preserve the following heritage assets from the assessment set out in the July report:

Conservation areas:

- The scheme revisions do not alter the expected impacts on the Thrale Street Conservation Area, The Monument Conservation Area and The Bank Conservation Area, with no harm caused by the proposal as set out in paragraphs 173 to 174 of the July report.

Listed buildings:

- Grade I listed Southwark Cathedral: less than substantial harm would be caused at the low end of the range (as described in paragraphs 178 to 185 of the July report).
- Grade I listed The George Inn: the proposal would preserve its setting (see paragraphs 186 to 188).
- Grade II* listed 9, 9a and Mary Sheridan House St Thomas Street: a low level of less than substantial harm would be caused (see paragraphs 202 and 203).
- Grade II listed The Old King's Head public house: a low level of less than substantial harm would be caused (see paragraphs 204 to 207).
- Grade II listed K2 telephone box and Post Office: would each be preserved (paragraph 212).
- Grade II listed buildings along the eastern side of Borough High Street – nos. 41 to 57: a mid-to-low level of less than substantial harm would be caused (paragraph 213).
- Further afield the grade II* listed Church of St George the Martyr (paragraph 214), grade I listed St Paul's Cathedral, The Monument and St Magnus the Martyr (all in paragraph 215), and Tower of London World Heritage Site (paragraph 217) would each continue to be preserved, with no harm caused by the proposal.

Locally listed buildings:

- Properties on Borough High Street, The Shard, Keats House and Kings Head Yard façade remain as assessed in paragraphs 219 and 220.

46. There are three heritage assets that the revised scheme may impact upon differently to the effects reported in the July report, particularly with the welcomed reduction in massing on the eastern end. How the recent scheme amendments affect the impacts upon the Borough High Street Conservation Area, Guy's Hospital and the grade II Georgian terrace have been given careful consideration, and are described below to update on the July report.

Borough High Street Conservation Area

47. As set out in paragraphs 151 to 154 of the July report, the site is within sub-area 4 of the Borough High Street Conservation Area. The amendments made to reduce the height of the main building's eastern side do not reduce how visible the proposal would be from within most parts of the Borough High Street Conservation Area. The HTVIA views that were included in the July report showing the proposal's appearance from the following locations are either unchanged or not materially changed by the recent revisions:

- Borough High Street/Stoney Street view 13, in paragraph 156
- Bedale Street view 9, in paragraph 156 with a small change from the top floor's northern side stepping forward at the lift lobby
- Borough High Street/war memorial view 14, in paragraph 156
- Southwark Street railway bridge view 12, in paragraph 156
- looking east along St Thomas Street view 10, in paragraph 166
- looking westwards along St Thomas Street view 20, in paragraph 166.

48. Therefore the officer assessment of the impacts on these parts of the Borough High Street Conservation Area to the south, south-west, west and north of the site remains as set out in paragraphs 155 to 158 of the July report.

49. The HTVIA streetscene view from the east of the site near the boundary of the conservation area, looking westward along St Thomas Street (view 19 paragraph 159) is changed by the recent amendments which lowered the height, with a reduction in the harm in this particular view. The July view and the updated view with the revisions in place are included below.



July version of View 19 looking westward along St Thomas Street



Updated version of View 19 looking westward along St Thomas Street with the revised design

50. There would be a reduction in the massing and scale of the main building viewed from this view 19 location when compared with the earlier version, which is a positive change from the earlier design. In terms of the assessment previously set out in paragraphs 159 and 160 (copied below), officers' view of the overall impact remains however, that there would be harm to the character and appearance of the conservation area, albeit that degree of harm would be

reduced in the view within the conservation area looking westwards along St Thomas Street:

"There would be occasions within the conservation area where the upper floors of the tall building would be seen separate to the tall buildings around London Bridge station however. The visual below (HTVIA view 19) shows the proposal when stood on St Thomas Street in front of the Hospital and station entrance, looking west. Here the building would be a very prominent addition over the roofs, and clearly of a much larger scale than the historic buildings in this part of the conservation area.

There would remain some visual incursion into the conservation area of this modern development (as referenced by the Inspector) from the cluster around London Bridge station. The impact would be reduced compared to that of each appeal schemes (which the Inspector found to be a high level of less than substantial harm from each scheme) by no longer being a slab-like tower that was visible across great distances. The design incorporates a large amount of articulation in its architecture, and each façade responds to its context. The bay composition reflects that of the neighbouring buildings and is supported. However this impact of the tall building proposal due to its scale, bulk and height of the tall building is considered to be harmful, at a middle level of the less than substantial range of harm to the character and appearance of the Borough High Street Conservation Area."

51. The aspects of the proposal to demolish most of the Kings Head Yard screen, to refurbish and extend Keats House, replace the entrance building, and the proposed works to the grade II Georgian terrace have not changed in the recent amendments. Therefore the officer assessment on how these proposals impact on the character and appearance of the Borough High Street Conservation Area remains as set out in paragraphs 161 to 170

52. For these reasons, officers' conclusion of the overall impact on the character and appearance of the Borough High Street Conservation Area from the revised proposal remains the same as paragraphs 172 and 173 of the July report:

"Taking all impacts of the proposal on the conservation area (including the tall building becoming a permanent feature of the backdrop in sub-area 4 of the conservation area, the demolition of the screen along Kings Head Yard, the extension of Keats House and the installation of the new entrance building) it is considered to introduce a mid-level of less than substantial harm. In these cases decision makers are advised to place great weight on the harm arising to heritage assets. Any harm should be avoided or convincingly justified in accordance with the NPPF. In this case the public benefits that can be considered in the balance include the high quality office space and jobs, public realm, the affordable workspace and the heritage benefits of the restored Georgian terrace.

The harm caused to the Borough High Street Conservation Area means the proposal fails to comply with Southwark Plan policy P20 parts 1 and 4, and tall building policy P17 part 3.2. While the proposal includes demolishing the Victorian screen which makes a positive contribution to the historic character

and appearance of the Borough High Street Conservation Area, its demolition and replacement would conserve the conservation area's historic character and distinctiveness, to address part 2 of policy P20. Similarly, while the entrance building is identified as a positive contributor to the conservation area, its replacement with the new design is considered to enhance the conservation area's historic character. The requirement in part 3 of policy P20 for any harm to the significance of a conservation area needing robust justification is considered in the planning balance section."

53. In terms of re-consultation responses to the recent amendments, Historic England (HE) commented that while efforts have been made to reduce the impact of these proposals from locations where it considered the harm to the historic environment would be greatest, these changes have been modest, and so the reduction in harm is minimal. HE considers the scheme would still fail to respond to the character and appearance of the Borough High Street Conservation Area through its overbearing scale, massing, and acontextual design. It would therefore cause considerable harm to the character and significance of the Borough High Street Conservation Area. The harm would be considerable in HE's view, even if "less than substantial" in the language of the NPPF. Officers agree the level of harm is within the "less than substantial" range.

54. The Conservation Area Advisory Group (CAAG) maintains its objection, as no substantial revisions have been made with only tokenistic, modest, changes made despite the feedback given on their scheme's harm to the conservation areas and extensive surrounding listed buildings. There are no changes to the scheme's harm to the southern, northern or western elevations. CAAG considers the scheme would have a huge impact throughout the Borough High Street Conservation Area, which is the historic core of Southwark, since the Roman period, and the delicate scale of the conservation area is of national significance. It remains an overbearing scheme that delivers substantial harm and is alien to the character of the conservation area. Like the appeal schemes, this is still a tall building being placed in the centre of one of the most historic conservation zones in London, and is not a tall building zone. CAAG consider this is an example of what "significant heritage harm" to a conservation area looks like.

55. The harm to the Borough High Street Conservation Area identified by officers has again been considered with the public benefits of the proposal and is set out in a later section of this supplementary report.

Guy's Hospital

56. Guy's Hospital is a grade II* listed building and is described in paragraphs 189 and 190 of the July report. The western sides of the Hospital's quads are presently unaffected by tall development, due to the scale of the historic townscape behind it, which would be affected by the proposed tall building. The tall buildings of Shard Quarter and the Shard dominate the setting of the northern side of the Hospital's quads, and the Hospital's own tower is a prominent incursion on the eastern side of the older Hospital building.

57. The updated visuals from the HTVIA for the revised scheme design are included below alongside their earlier versions that were included in the July report (beneath its paragraph 193).

58. The effect of the proposal on the listed Hospital has been reduced by a storey during the recent amendments, lowering the amount visible above the Hospital buildings as can be seen comparing the previous and current versions of views 16 and 18 below. The set back has reduced how much of the proposal would be seen from within the northern and western quads.



July version of View 16 of Guy's Hospital West Wing Quad



Updated version of View 16 of the West Wing Quad with the revised design



July version of View 18 of Guy's Hospital North Quad



Updated version of View 18 of the North Quad with the revised design



July version of View 19 looking westward along St Thomas Street

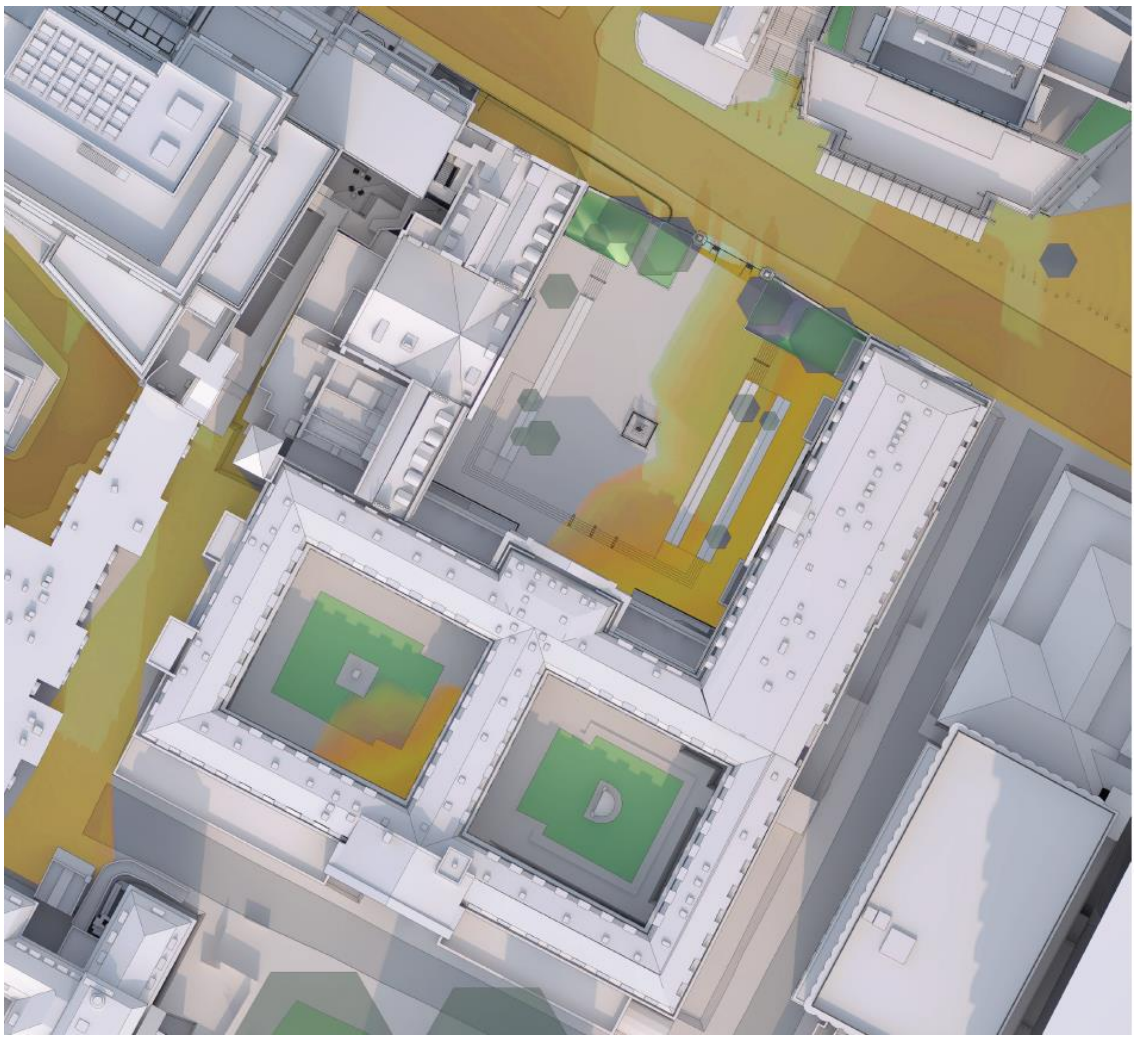


Updated version of View 19 looking westward with the revised design

59. When viewed from in front of the Chapel (view 18), instead of the top three floors of the proposal being visible directly above the Chapel pediment (as explained in the July report in paragraph 193), now two floors would be visible. To update on paragraph 194 of the July report, the composition of the eastern elevation is arranged around the Chapel's central pediment, which is welcome change from the appeal schemes. The proposed design reflects the composition of the Chapel façade as the five window arrangement intentionally

echoes the Chapel's own fenestration. The lowered design in the recent revision has reduced the impact of the new development in this view, reducing the overall scale visible over the parapet to two storeys. This improvement has altered the degree of visibility within the quad and hence the degree of harm to heritage assets, although the scheme remains a new addition to the currently clear sky behind the Chapel and this western wing.

60. The applicant has provided new information on how the proposal would be visible (or screened) from different points within the Hospital's quads and neighbouring streets. The zone of theoretical visibility for where the proposal would be visible is shown in yellow in the image below.

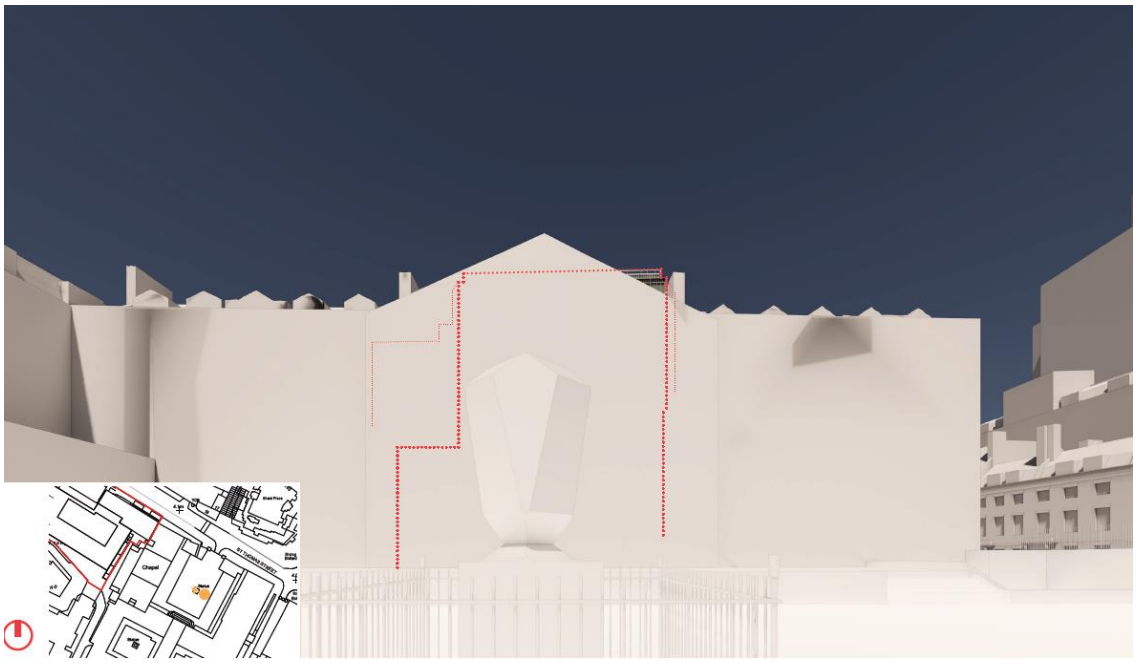




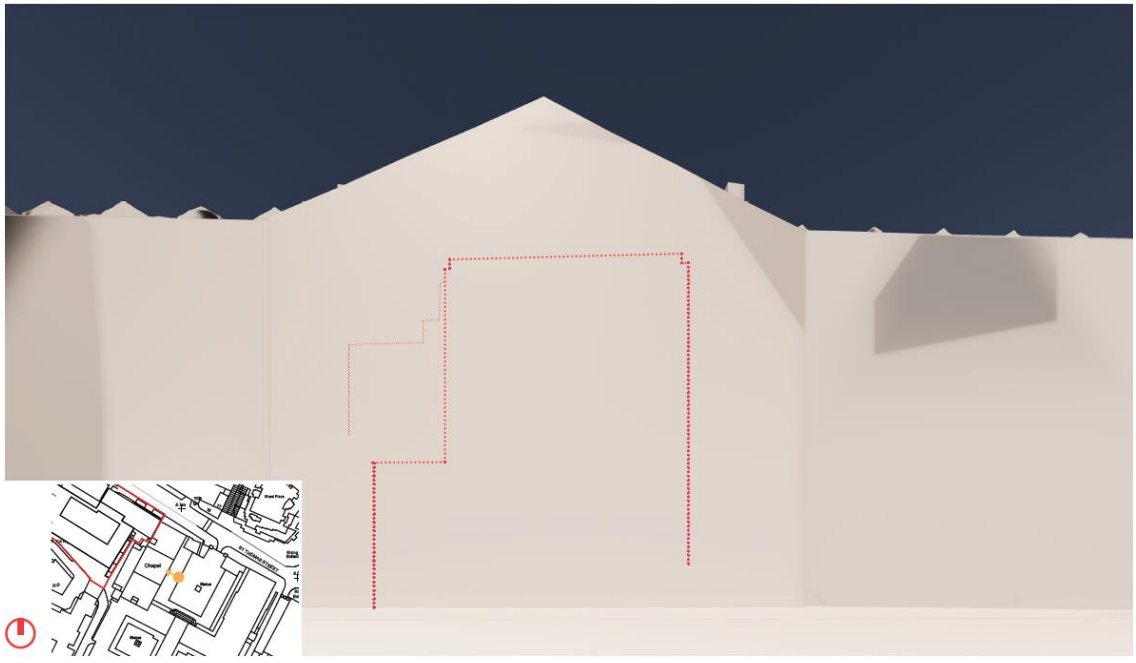
Proposal visible from yellow shaded areas

61. For example, view 18 included above is taken from the eastern-most edge of the quad where the greatest amount of the proposal would be visible, in contrast to standing at the western side of the quad where the proposal would

be completely screened by the Chapel. Two further images with the proposal's massing shown in red dotted line are copied below.



Showing how a corner of proposal would appear above the pediment, when looking towards the site stood next to the Thomas Guy statue in the centre of the courtyard



The proposal would be screened by the Hospital buildings when standing closer to the Chapel

62. The revisions setting back the top would not significantly change the light losses to the Chapel's three stained glass windows, which was set out in paragraphs 196 to 198 of the July report and which would cause harm to the significance of the grade II* listed Guy's Hospital.

63. With the scheme revisions, the applicant considers the amended form of the proposal would be a "*meaningful reduction in the visual impact of the scheme on the local townscape and setting of local heritage assets lying to the east/north-east of the Site. The most significant improvements would be to the setting of Guy's Hospital, where the visual prominence of the Proposed Development would be noticeably reduced in views from the West Wing Quad, Main Quad and St Thomas Street/London Bridge Street*". The applicant notes that the proposal would not appear above the Chapel pediment when standing at the centre of the quad beside the statue of Thomas Guy, on the significant route through the main quad. The applicant considers the amended scheme to "*be more respectful of the surrounding historic and townscape context*", and would continue to introduce a low level of less than substantial harm to the significance of Guy's Hospital.

64. Historic England's re-consultation response refers the changes being modest, and so the reduction in harm is minimal. HE considers the revised scheme appears slightly less visually prominent due to the reduced massing, but that it would continue to appear directly behind the west wing rising above its currently unbroken roofline, albeit at a slightly lower height from these viewpoints than the previous iteration. HE concludes that the proposal, with a slightly reduced height when viewed from the quad, would continue to harm its significance by detracting from both its architectural and historic interest. The harm would again be less than substantial, but given the importance of the building's composition to its significance, the degree of harm would be considerable and compounded by the likely loss of light within the Chapel.

65. CAAG maintains its objection, as the scheme continues to seriously compromise views from the 18th century Guy's Hospital quad, one of the finest Georgian buildings in Southwark and an important, and popular, open space in the earliest part of the Borough. As well as the "over-massing harm", CAAG notes the light impact remains to the Chapel's stained-glass windows.

66. For the impact on the grade II* listed Guy's Hospital quads (and in particular the setting of the Chapel and the Chapel's windows), officers consider the harm arising due to this revised proposal has been reduced as a consequence of the reduction in height of the building. The degree of harm is considered to be a low middle range of less than substantial harm, a reduction from the middle range of less than substantial harm set out in the July report, which is a welcomed change to the scheme. This reduced heritage harm has been considered with the public benefits later in the planning balance section of this supplementary report.

67. Officers continue to consider there would be no harm to the listed statue of Sir Thomas Guy and the listed railings nor their settings, as was stated in paragraph 199 of the July report. The statue is centrally located in the Guy's Quad and is appreciated in the round but principally on axis from the north on St Thomas Street. While the proposed development could be viewed from this location, it does not interfere with the viewer's appreciation of this important statue preserved in its original setting.

Georgian terrace

68. The impact of the amended scheme upon the grade II listed Georgian terrace on the site and adjoining Grapes public house has been considered. These listed buildings remain as described in paragraph 208 of the July report. The scale of the proposed tall building and its visibility above or alongside these Georgian listed buildings in streetscene views in the area has not changed materially when viewed from the west, south-west and north, with some reduction in the scale in views looking east along St Thomas Street from in front of the Hospital (as an improvement in the recent scheme revisions).

69. The effect of the tall building rising above the consistent roofline of the Georgian terrace and pub would however remain as set out in paragraph 209 of the July report. The prominent addition of the proposed tall building and difference in scale between the Georgian terrace and tall building would harm the setting of these listed buildings.

70. To update on paragraph 210 on the consultee comments, HE's re-consultation response did not individually reference the Georgian terrace, but did refer to the proposal in views along St Thomas Street rising above the currently unbroken roofline of predominantly listed buildings, undermining the clearly defined formal architectural character found in this part of the Borough High Street Conservation Area.

71. Officers have considered the revised form of the eastern end and northern elevation of the proposed main building, and conclude that the impacts to these Georgian buildings remains as described in paragraph 211 of the July report. There would be a middle level of less than substantial harm caused and with heritage benefits to the Georgian terrace from the refurbishment work.

Updated conclusion on heritage impacts

72. As set out in the July report, there are elements of the proposed scheme which are positive changes that would enhance the character of the Borough High Street Conservation Area and significance of heritage assets, such as the improvements to Keats House and replacement of the entrance building. However there also would be some harms to the conservation area from the tall building and removal of most of the locally listed Kings Head Yard screen. The reduced massing in one view within the conservation area along St Thomas Street is a welcomed revision and would reduce heritage harm in that view, however the harm to the overall conservation area remains. The level of harm is considered to be a middle level of less than substantial harm to the character and appearance of the conservation area.

73. To conclude, the most significant change to listed building impacts since the July report arises from the reduction in height of the proposed building on the western side of the quad. Heritage harms still arise but in respect of the grade II* listed Guys Hospital but they have been reduced from a middle range of less than substantial harm to a low middle range of less than substantial harm, which is a welcome change to the scheme and is something considered in the planning balance below. The revised scheme by reason of its height, mass and

bulk would continue to cause less than substantial harm to other listed building in and around the site comprising:

- a low level of less than substantial harm to grade I listed Southwark Cathedral;
- a low level of less than substantial harm to grade II* listed 9, 9a and Mary Sheridan House;
- a low level of less than substantial harm to grade II listed The Old King's Head pub;
- a middle level of less than substantial harm to grade II listed Georgian terrace on the site and adjoining Bunch of Grapes pub, and it is noted there would be heritage benefits from the proposed LBC works; and
- a mid-to-low level of less than substantial harm of the grade II listed buildings on the eastern side of Borough High Street (nos. 41-57).

74. These heritage harms mean the amended scheme does not comply fully with London Plan policy HC1 about heritage conservation, Southwark Plan policies P17 on tall buildings (as part 3.2 seeks to conserve and enhance the significance of heritage assets, although as noted earlier it complies with other aspects of P17), P19 on listed buildings (which states only development that conserves or enhances their special significance will be permitted), P20 about conservation areas (where development will only be granted where it preserves or enhances the character or appearance of the conservation area), and P21 about conservation of the historic environment (including unlisted buildings of townscape merit). These policies require robust justification where heritage harm would be caused. London Plan policies D9 part C1.d, and Southwark Plan policies P17 part 3.2, P19, P20 and P21 each require any harm to the significance of heritage assets to be clearly and robustly justified. These heritage harms are reduced compared with those of the appeal schemes, and also when compared to the scheme reported to Committee in July, but must be given careful consideration. The NPPF allows for heritage harms to be weighed against public benefits of a scheme.

75. The NPPF places great weight on the desirability of conserving or enhancing designated heritage assets and their settings, and to avoid causing harm. Local planning authorities are guided to assess the degree of the harm and to only consider it if it can be convincingly justified. Decision-makers are guided to consider the level of harm and the justification in the balance. The NPPF goes on to stipulate that only public benefits (or heritage benefits) can be considered in the balance. As set out in the later updated planning balance section, officers are satisfied that the updated package of public benefits (including the additional jobs in high quality office space, the increased amount of affordable workspace, public realm improvements, landscaping and quality of design) arising from the scheme outweigh the reduced heritage harms identified.

Public realm, landscaping and trees

76. The scheme amendments do not change the public realm, landscaping nor tree planting aspects of the proposal, that were assessed in paragraphs 236 to 242 of the July report and would be enhancements on the existing site. The applicant has clarified that the pocket garden on Kings Head Yard would not

have public access into it, being narrow and taken up with a long planter, meaning it would be a green feature that enhances the Yard's public realm.

Green infrastructure, ecology and biodiversity

77. The amendments do not change the UGF, BNG or ecology benefits of the proposal, which remain as described in paragraphs 243 to 255 of the July report and would be enhancement on the existing site.

Archaeology

78. The design revisions do not impact on the likely archaeological effects that were described in paragraphs 256 to 260 of the July report.

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

79. The change in the design of the eastern side and top of the building would not materially change the neighbour amenity impacts which were described in paragraphs 261 to 291 of the July report. No updated daylight and sunlight assessment was submitted, so the light impacts reported in the July report may be slightly larger than with the revised scheme and so be an over-estimate, however with the scale of the set back the impacts would not be materially different. The scheme revisions would not impact on the daylight losses to the Old King's Head Public House, which would be the most affected residential neighbour.

80. The re-consultation response from Guy's and St Thomas' NHS Foundation Trust asked for privacy screening to be installed to the additional roof terrace, and for none of the green roofs to be used as amenity spaces. The additional proposed roof terrace at 9th floor on the eastern side of the main building would be set at a much higher level that the adjacent Hospital windows, and be 60m from the facing windows on the eastern side of the Hospital courtyard. Adding tall screens around it would add to the visible structure behind the listed Hospital. The proposed hours of use of terraces condition would apply to this added terrace.

Transport and highways

81. No changes are proposed to the transport and highways aspects, nor would the scheme impacts materially change from those assessed in paragraphs 292 to 314 of the July report. The package of highway works, transport contributions and management plans remains as set out in the planning obligations table (paragraph 382 of the July report).

Environmental matters

82. The amendments to the proposed building would not materially affect the environmental aspects and impacts of the proposal (e.g. flooding, drainage, air quality and wind effects) that were set out in paragraphs 315 to 334 of the July

report. The conditions relating to the flood risk assessment, drainage, unexpected contamination and wind mitigation are again proposed.

Energy and sustainability

83. Although there would be a small reduction in floorspace from the revisions made, this would not materially change the considerations of carbon emissions, whole life carbon, circular economy, overheating, BREEAM and water as they were assessed in paragraphs 335 to 378 of the July report. Three sustainability-related conditions would be edited following comments from the GLA and the applicant agreeing to a BREEAM "outstanding" rating, as set out later in this supplementary report, and the heads of terms relating to carbon matters remain.

TV, radio and telecoms networks

84. No change from the assessment in paragraph 379 of the July report.

Digital connectivity infrastructure

85. No change from the assessment in paragraph 380 of the July report.

Aviation

86. No change from the assessment in paragraph 381 of the July report.

Planning obligations

87. The heads of terms for the planning obligations remain as set out in paragraph 382 and its table with the exception of affordable workspace, where the increased on-site provision would be captured. The updated row is:

Planning Obligation	Mitigation	Applicant Position
Affordable workspace	Delivery of affordable workspace on site within the Georgian terrace, at least 1,749sqm GIA area (with layout and specification to be agreed), at least 25% discount on market rent, capped service charge, for a minimum of 30 years. To submit a marketing strategy for agreement. To be operated by an approve workspace operator. To be given to access to shared servicing yard and refuse store. To provide annual reporting.	Agreed

88. Progress has been made on the drafting of the legal agreement in advance of the Committee's resolution. The date given in paragraph 383 of the July report for concluding the s106 agreement would be extended from the 31 October 2025 date to 31 December 2025.

Mayoral and borough community infrastructure levy (CIL)

89. The small reduction in the proposed office floorspace from the recent scheme amendments would lead to lower CIL liabilities than those set out in paragraph 385 of the July report, with a reduction of approximately £60,000.

90. Paragraph 385 has been updated with the revised estimates as follows. The site is located within Southwark CIL Zone 1 and MCIL2 Central London Zone. The proposal with over 100sqm of new build is a CIL chargeable development. Based on the submitted CIL Form 1 dated 3 September 2025, the gross amount of CIL is approximately £3.53 million, consisting £2.41 million of Mayoral CIL and £1.12 million of Borough CIL. It should be noted that this is an estimate and subject to change, the floor areas on approved drawings will be checked and the "in-use building" criteria would be further investigated, after planning approval has been obtained.

Other matters

91. The recent amendments do not change the listed building consent application for proposed works to the Georgian terrace, so the assessment remains as set out in paragraphs 221 to 231 of the July report, and the recommendation to grant subject to the conditions set out in Appendix 2.

92. Conditions from Appendix 1 of the July report remain relevant and necessary to the amended planning scheme, and some need to be updated. Three conditions would need to be amended to reference the amended application documents: the approved drawings condition (condition 1) needs to list the revised drawing numbers; the approved quantum condition (condition 3) needs to reference the revised floorspace and; the fire safety condition to refer to the additional letter (condition 46). Three other conditions (35, 36, and 27) would be updated for the BREEAM rating, whole life carbon and circular economy, and an additional informative is proposed following comments from the GLA.

93. Condition 1 needs to be updated with the amended drawings' revision numbers:

> *1. The development shall be carried out in accordance with the following approved plans:*
>
> *Proposed Main Building*
> *STY-ORM-ZZ-0-DR-A-12200 – Proposed Ground Floor Plan Rev C04*
> *STY-ORM-ZZ-1-DR-A-12201 – Proposed First Floor Plan Rev C03*
> *STY-ORM-ZZ-2-DR-A-12202 – Proposed Second Floor Plan Rev C03*
> *STY-ORM-ZZ-3-DR-A-12203 – Proposed Third Floor Plan Rev C03*
> *STY-ORM-ZZ-4-DR-A-12204 – Proposed Fourth Floor Plan Rev C03*
> *STY-ORM-ZZ-5-DR-A-12205 – Proposed Fifth Floor Plan Rev C03*
> *STY-ORM-ZZ-6-DR-A-12206 – Proposed Sixth Floor Plan Rev C03*

STY-ORM-ZZ-7-DR-A-12207 – Proposed Seventh Floor Plan Rev C03
STY-ORM-ZZ-8-DR-A-12208 – Proposed Eighth Floor Plan Rev C03
STY-ORM-ZZ-9-DR-A-12209 – Proposed Ninth Floor Plan Rev C03
STY-ORM-ZZ-10-DR-A-12210 – Proposed Tenth Floor Plan Rev C03
STY-ORM-ZZ-11-DR-A-12211 – Proposed Eleventh Floor Plan Rev C03
STY-ORM-ZZ-LG-DR-A-12249 – Proposed Lower Ground Floor Plan Rev C04
STY-ORM-ZZ-AA-DR-A-12415 – Proposed Section AA Rev C03
STY-ORM-ZZ-BB-DR-A-12420 – Proposed Section BB Rev C02
STY-ORM-ZZ-CC-DR-A-12425 – Proposed Section CC Rev C02
STY-ORM-ZZ-CC-DR-A-12426 – Proposed Section DD Rev C02
STY-ORM-ZZ-NO-DR-A-12600 – Proposed North Elevation Rev C03
STY-ORM-ZZ-EA-DR-A-12601- Proposed East Elevation Rev C03
STY-ORM-ZZ-EA-DR-A-12602 – Proposed East Beak Alley Elevation Rev C03
STY-ORM-ZZ-SO-DR-A-12603 – Proposed South Elevation Rev C03
STY-ORM-ZZ-WE-DR-A-12604 – Proposed West Elevation Rev C03
STY-ORM-ZZ-WE-DR-A-12605 – Proposed West Courtyard Elevation Rev C03
STY-ORM-ZZ-ZZ-DR-A-20000 – Bay Study Axonometric Key Rev C01
STY-ORM-ZZ-NO-DR-A-20001 – Typical North Elevation Rev C02
STY-ORM-ZZ-NO-DR-A-20002 – St Thomas Street – Full Entrance C01
STY-ORM-ZZ-SO-DR-A-20003 – Kings Head Yard – Typical Ninth Floor Rev C02
STY-ORM-ZZ-SO-DR-A-20004 – Kings Head Yard – Typical South Elevation C01
STY-ORM-ZZ-SO-DR-A-20005 – Kings Head Yard – Ground Floor Balconies C01

Georgian Terrace
STY-ORM-ZZ-LG-DR-A-40220 – Georgian Terrace LG Rev C02
STY-ORM-ZZ-LG-DR-A-40221 – Georgian Terrace G Rev C02
STY-ORM-ZZ-LG-DR-A-40222 – Georgian Terrace L1 Rev C02
STY-ORM-ZZ-LG-DR-A-40223 – Georgian Terrace L2 Rev C02
STY-ORM-ZZ-LG-DR-A-40224 – Georgian Terrace L3 Rev C02
STY-ORM-ZZ-LG-DR-A-40225 – Georgian Terrace LR Rev C01
STY-ORM-ZZ-LG-DR-A-40226 GEORGIAN TERRACE SECTION AA REV C01
STY-ORM-ZZ-LG-DR-A-40227 GEORGIAN TERRACE SECTION BB REV C01
STY-ORM-ZZ-LG-DR-A-40228 GEORGIAN TERRACE SECTION CC REV C01
STY-ORM-ZZ-LG-DR-A-40229 GEORGIAN TERRACE AXONOMETRIC 1 REV C01
STY-ORM-ZZ-LG-DR-A-40230 GEORGIAN TERRACE AXONOMETRIC 2 REV C01
STY-ORM-ZZ-ZZ-DR-A-40231 GEORGIAN TERRACE ATRIUM REV C01

Landscape Drawings
MRG-242-STY-GA-LG-000 – GA Lower Ground Floor Plan – rev 00
MRG-242-STY-GA-00-000 – GA Ground Floor Plan – rev 02
MRG-242-STY-GA-01-000 – GA Terraces Level 1 – rev 02

MRG-242-STY-GA-02-000 – GA Terraces Level 2 – rev 00
MRG-242-STY-GA-03-000 – GA Terraces Level 3 – rev 03
MRG-242-STY-GA-04-000 – GA Terraces Level 4 – rev 02
MRG-242-STY-GA-05-000 – GA Terraces Level 5 – rev 02
MRG-242-STY-GA-06-000 – GA Terraces Level 6 and 7 – rev 02
MRG-242-STY-GA-08-000 – GA Terraces Level 8 – rev 02
MRG-242-STY-GA-09-000 – GA Terraces Level 9 – rev 02
MRG-242-STY-GA-10-000 – GA Terraces Level 10 – rev 03
MRG-242-STY-GA-RF-000 – GA Terraces Level Roof – rev 02
MRG-242-STY-GR-00-000 – Grading Plan Ground Floor – rev 02
MRG-242-STY-GS-00-000 – Sections Ground Floor – rev 03
MRG-242-STY-GS-RF-000 – Sections Roof Terraces – rev 03

Demolition Drawings
STY-ORM-ZZ-00-DR-A-12300 DEMOLITION GROUND FLOOR PLAN REV C01
STY-ORM-ZZ-01-DR-A-12301 DEMOLITION FIRST FLOOR PLAN REV C01
STY-ORM-ZZ-02-DR-A-12302 DEMOLITION SECOND FLOOR PLAN REV C01
STY-ORM-ZZ-03-DR-A-12303 DEMOLITION THIRD FLOOR PLAN REV C01
STY-ORM-ZZ-04-DR-A-12304 DEMOLITION FOURTH FLOOR PLAN REV C01
STY-ORM-ZZ-CC-DR-A-12440 DEMOLITION SECTION CC REV C01
STY-ORM-ZZ-EA-DR-A-12701 DEMOLITION EAST ELEVATION GUYS QUAD REV C01
STY-ORM-ZZ-EA-DR-A-12702 DEMOLITION EAST COURTYARD ELEVATION BEAK ALLE REV C01
STY-ORM-ZZ-LG-DR-A-12349 DEMOLITION LOWER GROUND FLOOR PLAN REV C01
STY-ORM-ZZ-NO-DR-A-12700 DEMOLITION NORTH ELEVATION REV C01
STY-ORM-ZZ-SO-DR-A-12703 DEMOLITION SOUTH ELEVATION REV C01
STY-ORM-ZZ-WE-DR-A-12704 DEMOLITION WEST ELEVATION BOROUGH HIGH ST REV C01
STY-ORM-ZZ-WE-DR-A-12705 DEMOLITION WEST ELEVATION SERVICE YARD REV C01
STY-ORM-ZZ-05-DR-A-12305 DEMOLITION FIFTH FLOOR PLAN REV C01
STY-ORM-ZZ-AA-DR-A-12430 DEMOLITION SECTION AA REV C01
STY-ORM-ZZ-BB-DR-A-12435 DEMOLITION SECTION BB REV C01

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

94. Condition 3 need to be updated with the revised office floorspace.

3. APPROVED DEVELOPMENT
The quantum of built floorspace for the development shall be as specified below.

The uses within the main building and Keats House hereby permitted are limited to the following maximum floor areas and at the identified floor levels
o Office (Class E(g)(i)) - basement to 10th floor – 21,969sqm GIA
o Ancillary plant and servicing space at basement, ground, 10th floor and roof levels.
The use within the Georgian terrace hereby approved are limited to the following maximum floor areas and at the identified floor levels:
o Office (Class E(g)(i)) - lower ground to level 02 - 1,782sqm GIA

No car parking space shall be provided in the development.

The development must be undertaken in accordance with this description of development and quantum of built floorspace.

Reason:
To ensure that the development is carried out in accordance with the approved drawings and documents.

95. Condition 35 BREEAM to change from an “excellent” rating to “outstanding” for the main building.

35. BREEAM - MAIN BUILDING
a) The development hereby approved to extend and refurbish the main building shall achieve a BREEAM rating of 'Outstanding', and achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development) in the BREEAM Pre-Assessment hereby approved.

b) Before the first occupation of the extended building hereby permitted, the submission to BRE Post Construction Review documents (or other verification process agreed with the Local Planning Authority), and evidence of the submission to BRE, shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Outstanding' standard at as outlined within the submitted BREEAM pre-assessment have been met.

c) Once certification of the Post Construction Review has been completed by BRE, the certified Post Construction Review including the certificate for the extended building shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Outstanding' standard at as outlined within the submitted BREEAM pre-assessment have been met.

Reason: To ensure the proposal complies with the National Planning Policy Framework (2024); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021); Policy SI 5 (Water Infrastructure) of the London Plan (2021) and Policy P69 (Sustainability standards) and Policy P70 (Energy) of the Southwark Plan (2022).

96. Condition 36 about whole life carbon to update the wording in line with the GLA’s standard:

36. WHOLE LIFE CARBON
Prior to the occupation of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template must be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the Local Planning Authority in writing prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in compliance with the National Planning Policy Framework (2024); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P70 (Energy) of the Southwark Plan (2022).

97. Condition 37 on circular economy to update the wording in line with the GLA's standard:

37. CIRCULAR ECONOMY
Prior to the occupation of the development, a Post Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the Local Planning Authority in writing prior to occupation of the development.

Reason: In order to maximise the re-use of materials and in the interests of sustainable waste management in accordance with Policy P62 (Reducing waste) of the Southwark Plan (2022).

98. An additional informative is proposed, related to the revised wording of conditions 36 and 37:

Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the local planning authority, the applicant should provide this Assessment together with any supporting information to the GLA at: ZeroCarbonPlanning@london.gov.uk.

Once the Post-Construction Monitoring report is approved by the local planning authority, the applicant should provide the approved post-construction monitoring report and any supporting information to the GLA at circulareconomystatements@london.gov.uk

99. The fire safety condition would be updated to reference the supplementary letter provided with the scheme amendments:

46. FIRE SAFETY
The development hereby approved shall be carried out in accordance with the recommendations of the Outline Fire Safety Strategy dated December 2024 by Ashton Fire and Fire Statement Form dated December 2024 and the Ashton Fire letter dated 12 September 2025 unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

The development hereby approved shall incorporate a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policies D5 (Inclusive design) and D12 (Fire safety) and of the London Plan (2021).

100. The recommendation of this supplementary report contains the edit requested in the Supplemental Agenda to the July Committee to allow the Director of Planning and Growth to make minor modifications to the proposed conditions.

101. The proposed conditions for the listed building consent application remain as set out in Appendix 2 of the July report.

Planning balance

102. Officers were previously of the view that the balance of heritage harms with the public benefits (including the provision of new officer floorspace and affordable workspace) favoured the grant of planning permission. Subsequent revisions to further reduce heritage harms and increase the public benefits and particularly the affordable workspace provision mean officers consider that balance is further in favour of the grant of planning permission. With the recent revisions, the proposed planning application scheme would still cause harms to heritage assets (the Borough High Street Conservation Areas, several listed buildings and locally listed building – as set out in paragraphs 72 and 73 of this report), although the harms have been reduced with the recent amendments, and to neighbour amenity (The Old King's Head public house).

103. Where there are heritage harms of the "less than substantial" range, the NPPF states in paragraphs 212 and 215 that:
"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

104. To update on paragraph 392 of the July report, with the scheme revisions (including to the public benefits) and the less than substantial harms to various heritage assets, the weighing exercise has been carried out again. The harms must be considered in the planning balance with the public benefits the proposal would bring. The harms are a function of the scale and massing of the proposal, due to the quantum of additional office space being proposed on this site. The package of benefits is also related to the scale of the proposal, for example a smaller scheme would not provide so many on-site office jobs.

105. The benefits from the planning proposals and listed Georgian terrace's renovation are as follows (updated from paragraph 393 of the July report to incorporate the scheme revisions and clarifications):
    - Delivery of c. 11,000sqm of additional, high quality office space at this centrally located and accessible site.
    - Improvement to the quality of the existing office space on the site by the substantial renovation works to the main building, improved entrance, enhanced cycle facilities for staff, and addition of amenity spaces.
    - Delivery of on-site affordable workspace, recently increased to 1,749sqm GIA as an additional 617sqm from the July scheme.
    - Provision of jobs and training within the completed scheme, as an increase of approximately 700-940 jobs compared with the existing offices and include 70 jobs for local people. This would come with an increase in local spending from the additional workers.
    - Provision of jobs and training opportunities during the construction stage – including 23 sustained jobs, 23 short course and 5 apprentice opportunities for local people.
    - The sustainability-focus of retrofitting and retaining much of the 1980s structure to reduce the carbon intensity of the proposal, in an extended building that would achieve at least BREEAM "outstanding".
    - The updated plant and improved fabric performance of the facades would reduce the carbon emissions compared with the existing use, however the overall 36% on-site reductions on Part L falls short of the minimum 40% policy requirement.
    - Delivery of greening and biodiversity improvements on site, achieving and slightly exceeding the UGF policy requirements and a 153% improvement on BNG.
    - Provision of two landscaped areas of public realm and pocket park planting on site with seating, tree planting and greening.
    - Highways improvements to St Thomas Street to replace the tarmac treatment of the widened pavement and potentially include landscaping. Highways improvement to Kings Head Yard to bring it to SSDM standards and improve its accessibility. Financial contributions towards transport improvements for TfL's Healthy Streets project for St Thomas Street and Legible London updates.
    - The heritage benefit of the renovation of the Georgian terrace to make it ready for occupation for affordable workspace, and to make the front doors level-access.
    - Approximately £3.53m of CIL payments to the council and for Mayoral CIL (which is a small reduction from the July scheme's CIL payment, but still a substantial financial payment for infrastructure).

106. The weight the Inspector gave to the planning benefits in each appeal scheme was summarised in paragraph 394 of the July report. Officers have been mindful of these weightings when considering the updated package of public benefits in the current application, although as the proposals are different from the appeal schemes, the number and scale of benefits is often reduced and the scale of restoration of the Georgian terrace has been reduced.

107. The benefits from the revised scheme are considered by officers to attract the same weighting as was set out in the July report paragraph 395, with the delivery of additional office floorspace and the on-site affordable workspace each still given “significant” weight, and the CIL contribution “moderate” weight:

Benefits of the scheme	Weighting
Delivery of high quality employment floorspace (as an uplift, and renovation of the existing space with improved facilities)	Significant
Delivery of on-site affordable workspace	Significant
Creation of additional jobs at operation stage, including opportunities for local people	Significant
Creation of jobs during construction stage, including opportunities for local people	Moderate
Sustainability focus of retrofitting much of the existing structure, improved fabric performance, replacement plant, achieving BREEAM excellent	Moderate
Provision of two small areas of public realm and pocket park	Limited
Greening, UGF and BNG improvements	Moderate
Highway works and transport improvements	Moderate
Heritage benefits from the renovation of the Georgian terrace	Moderate
CIL contributions	Moderate

Table of weighting given to the benefits from the current scheme

108. As was stated in paragraph 396 of the July report, the scheme with its recent revisions would help deliver key aspects of the Southwark Plan in terms of employment, and complies with the development plan policies in most topics. This package of public benefits from the proposal is considered by officers to be sufficient to outweigh the reduced heritage harms found to the conservation area, listed buildings and locally listed building, and the harm to neighbour amenity that cannot be mitigated. On balance therefore, the planning application with its amendments is again recommended for approval.

Community involvement and engagement

109. Re-consultation was carried out by the council on the revised scheme with heritage organisations and those who had commented on the planning application from 10 September to 24 September 2025. The responses are summarised below.

Re-consultation responses from members of the public and local groups/organisations

110. Guy’s and St Thomas’ NHS Foundation Trust – repeats that the Trust’s priority is ensuring that there are no harmful impacts from the development on the operations and day-to-day functions of its assets. Ask that the following matters be addressed to ensure the protection of the amenity of the Trust’s assets with additional documents.
    - Loss of privacy and amenity: with the addition of a roof terrace adjacent to Old Guy’s House, ask that privacy screening be installed prior to first use to ensure patient and occupier privacy.

- Servicing impacts: reiterates earlier comments on conditioning the servicing arrangements, hours of use, CEMP etc on any permission.
- Impact on daylight and sunlight to the chapel: note no revised daylight assessment, and no information on the impact on rear courtyards and Hospital windows has been provided.

111. King's College London (KCL) – is registered as a provider of affordable workspace on the council's list of providers as it hosts a number of life science startup businesses with their origins in Southwark. KCL plans to grow this activity in the coming years, as a founder member (along with Guy's and St Thomas' NHS Foundation Trust, and LB Southwark) of the SC1 London Innovation District by providing tailored support to startup life science businesses, including help with regulatory matters, mentoring, funding advice and focussed acceleration and incubation programmes that will turn their ideas into successful businesses, and products that improve care for patients. KCL has held discussions with the applicant about using the affordable workspace allocation within the scheme as flexible workspace for startup businesses. At pre-seed and seed funding stages, entrepreneurs need affordable workspace that is close to the amenities, equipment and expertise that can be offered by the university and teaching hospital, and this development includes precisely the sort of flexible, adaptable workspace they are seeking. Historically, startup businesses have left the borough when they began to establish themselves because KCL could not offer them such space, so KCL's dialogue with the applicant has been extremely welcome. KCL recently commissioned similar facilities within the London Institute for Healthcare Engineering at St Thomas' Hospital, and are keen to reach agreement with the applicant to create similar space in Southwark once planning consent has been granted. KCL look forward to working with the planning authority and the applicant to make the development an important part of the establishment of SC1 London.

Re-consultation responses from external and statutory consultees

112. The responses received to the re-consultation on the amended plans are summarised below.

113. Conservation Area Advisory Group (CAAG) – maintains its objection. CAAG was pleased to see this application challenged at the 22 July Committee and the advice/questions to the applicant on learning from the appeals. CAAG's comments relate to the amendments, unfortunately there are no substantial changes. CAAG's earlier comments stand and the application should be rejected.

CAAG is disappointed to see such tokenistic, modest, changes in response to the feedback on the scheme's harm to the conservation areas and extensive surrounding listed buildings. There are no changes to the scheme's harm to the Kings Head Yard façade nor the northern nor western elevations. CAAG sees the damage to the local townscape going considerably beyond the impact on the setting of Guy's Hospital. The proposed building would be visible from the Union Street and Thrale Street Conservation Areas and have a huge impact throughout the Borough High Street Conservation Area. This is the historic core

of Southwark, since the Roman period, and the delicate scale of the Borough High Street Conservation Area is of national significance, marked by the 43 grade I to II listed historic buildings in this conservation area.

While CAAG welcomes the principles of good development in Southwark, provision of more affordable workspace and restoration of heritage, this remains an overbearing scheme that delivers substantial harm and is alien to the character of the Borough High Street Conservation Area. This scheme continues to seriously compromise views from the 18th century Guy's Hospital quad, one of the finest Georgian buildings in Southwark and an important, and popular, open space in the earliest part of the Borough. As well as the "over-massing" harm, the impact on the light to the Chapel's stained-glass windows remains, and the destruction of the Kings Head Yard façade, and is completely unacceptable.

CAAG strongly objects to the over-massing and heights which ignore policies of the Southwark Plan, particularly P20 and P21 and the conservation area guidelines on the impact of tall buildings in this central prominent conservation area of historic Southwark. Like the previous proposals rejected at appeal, this is still a tall building being placed in the centre of one of the most historic conservation zones in London - second to only the Historic Palaces. The site is not a tall building zone. It is the very heart of Old Southwark surrounded by some of Southwark's most significant buildings and townscape (both old and modern). This is an example of what "significant heritage harm" to a conservation area looks like, which the Southwark and London Plans seeks to prevent. CAAG's position is echoed by Historic England, The Georgian Group, Guys and St Thomas Trust, Southwark Cathedral and the advice of the GLA.

In the CAAG panel's professional opinion, there remains no "on balance" benefit to Southwark of this proposal despite officer claims. CAAG would accept a modest increase in heights by 2 or 3 floors that keeps the Kings Head Yard intact and is stepped to reduce impact on views from all sides. CAAG would like to see greater contribution to the high street amenity and retailing, instead of dead frontages. CAAG asks the council to be prepared to fight any future appeal and demonstrate it is committed to defending the very essence of conservation of heritage in Southwark from what is clearly overdevelopment.

CAAG's online response also listed these topics:
- Affect local ecology
- Conflict with local plan
- Development too high
- General dislike of proposal
- Increase in traffic
- Information missing from plans
- Loss of light
- More open space needed on development
- Out of keeping with character of area
- Over development
- Strain on existing community facilities.

114. Historic England (HE) – recognises the efforts that have been made to reduce the impact of the proposal from locations where HE considered the harm to the

historic environment would be greatest. However, these changes have been modest, and so the reduction in harm is minimal. There would also be no change to the harm caused elsewhere in the conservation area, for example along Kings Head Yard and from Borough High Street. Overall the scheme would still fail to respond to the character and appearance of the Borough High Street Conservation Area through its overbearing scale, massing, and acontextual design. It would therefore cause considerable harm to the conservation area and a number of its component listed buildings, particularly Guy's Hospital. HE remains unable to support the proposal. HE strongly recommends that further amendments are made to the scheme to reduce the harm and better respond to national and local planning policy. Reducing at least the easternmost bay by a further two storeys so it would no longer appear visible behind the west wing of Guy's Hospital would result in a more meaningful reduction in harm. HE continues to recommend that options are explored to retain the historic King's Head Yard façade.

For Guy's Hospital, HE commented:

- From many viewpoints, the proposal would appear largely the same as the previous iteration however, from the courtyards of Guy's Hospital and along St Thomas Street, the changes in massing at the eastern end of the building can be appreciated.
- From the forecourt of Guy's Hospital (views 17 and 18), the revised scheme would appear slightly less visually prominent due to the reduced massing of the 9th floor and plant enclosure above. However, the proposal would continue to appear directly behind the west wing, rising above its currently unbroken roofline, albeit at a slightly lower height from these viewpoints than the previous iteration. The proposal would appear to rise out of the central pediment (as with the previous version), undermining the architectural meaning of its crowning feature, and the axial arrangement of the forecourt.
- From both the forecourt and the rear courtyards (view 16), the visibility of the proposal above the roofline would continue to erode the carefully balanced symmetrical composition and collegiate character of the Hospital, and the sense seclusion from these enclosed spaces. The fenestration arrangement of the proposed development, while seeking respond positively to the architecture below would in HE's view, draw more attention to the new development, distracting and competing with the west wing.
- It is very likely that the daylight impacts would be very similar to those set out before which concluded that the previous iteration would have a "moderate adverse effect" to the natural light in the Chapel, reducing an appreciation of its interior and eroding the environmental qualities that make the Chapel such a special place for contemplation and reflection.
- The presence of the amended scheme above the west wing of Guy's Hospital, albeit at a slightly reduced height when viewed from the courtyard, would continue to harm its significance by detracting from both its architectural and historic interest. The harm would again be less than substantial, but given the importance of the building's composition to its significance, the degree of harm would be considerable; and would be compounded by the likely loss of light within the Chapel.

For Borough High Street Conservation Area, HE commented:

- In views along St Thomas Street (views 19 and 20) the changes at the east end of the proposed building appear more subtle, largely because the bulk of the upper floors would still be visible despite the reduced massing. The proposal would continue to be seen rising above its currently unbroken roofline of predominantly listed buildings, undermining the clearly defined formal architectural character found in this part of the Borough High Street Conservation Area. It would erode the sense of arrival at the conservation area, and its almost uniform human-scale of architecturally distinguished historic buildings quite distinct from the high-rise built environment to the north and east.
- In these views, the proposal would continue to detract from the visual prominence of the tower of the former Church of St Thomas, a key part of its architectural interest as a grade II* listed building, reducing its role as an important landmark in the conservation area.
- For these reasons, the amended proposal would still harm the character and significance of the Borough High Street Conservation Area. The harm would be considerable, even if “less than substantial” in the language of the NPPF. The proposals would also harm the significance of some of the listed buildings within the conservation area. Again, the harm would be less than substantial, but of a lower degree.

Re-consultation responses from internal consultees

115. No consultation with internal departments was undertaken.

Community impact and equalities assessment

116. The equalities impacts remain as set out in the July report at paragraphs 465 to 473. The amendments made do not raise new equalities matters.

Human rights implications

117. The human rights implications remain as set out in the July report at paragraphs 474 and 475.

Positive and proactive statement

118. The positive and proactive statement and summary table remain as written in paragraphs 476 to 477 of the July report.

CONCLUSION

119. This conclusion to the supplementary report is intended to replace the conclusion of the July report (paragraphs 478 to 486).

120. The current scheme is the third to be proposed on this site and follows on from the 2018 and 2021 proposals that were the subject of a public inquiry. It is significantly different to the two schemes that were dismissed by the Secretary of State, in its approach to retaining the existing structure and its much lower height and reduced massing. This change in approach is welcomed.

121. The proposed alterations and extensions to the existing buildings would deliver high quality office space, an increase in office space (which is supported in this CAZ and Opportunity Area location) and would deliver additional jobs on the site to contribute to the Southwark Plan targets. The affordable workspace within the Georgian terrace as 15.9% of the uplift in floorspace is another significant public benefit and one that has been improved since the July Committee meeting (when the offer was 10%).

122. The proposed extensions would result in an 11-storey tall building. As established in the appeal decision, the site is within an area where a tall building would be acceptable in principle, and the site is at a point of landmark significance. The height is now proportionate to the significance of the location. It would sit higher than its immediate context of this historic part of Borough High Street, although its massing, architecture and lower floors respond well to the local character and streetscape - but it would cause heritage harms. The recent amendments made are improvements to the earlier design, with the eastern side sitting better within its context by stepping down towards Guy's Hospital. The proposal would not harm protected views. Two small areas of public realm and pocket garden would be provided, with the site constrained by the retained building, the heritage assets and servicing yard. The lower parts of the proposal to extend Keats House, replace the entrance building and retain part of the Kings Head Yard façade are welcomed elements of the proposal and would deliver a high quality design.

123. Elements of the scheme are positive changes that would enhance the character of the Borough High Street Conservation Area and significance of heritage assets, such as the improvements to Keats House and replacement of the entrance building. There would be harms to the conservation area from the tall building and removal of most of the Victorian screen. The recent revisions reduced the massing on the eastern side as an improvement, but in most views there would be no change to the scheme's visibility in the conservation area. The level of harm is considered to be a middle level of less than substantial harm to the character and appearance of this conservation area.

124. In terms of listed building impacts, the recent revisions have reduced the visibility of the eastern part of the building from within Guy's Hospital, which has reduced the level of harm to the hospital from a middle range of less than substantial harm to a low middle range of less than substantial harm, which is welcomed. In terms of other listed building impacts it is considered that the proposals scale, bulk and height would cause less than substantial harms to listed buildings on the site and around the site (Southwark Cathedral, Guy's Hospital, 9, 9a and Mary Sheridan House, The Old King's Head public house, the Georgian terrace, and the nos. 41-47 Borough High Street).

125. Other areas of planning assessment on green infrastructure, archaeology, transport and highways, environmental matters, sustainability, networks, digital connectivity and aviation find the proposal to accord with policies, subject to conditions and securing planning obligations to ensure policy compliance and secure mitigation.

126. The planning application would cause harm to the setting of nearby listed buildings and to the character of the Borough High Street Conservation Area,

although those harms have been reduced by the most recent scheme amendments. The proposal would cause harm to the amenity of a neighbouring property from the loss of outlook and daylight to the residential accommodation within The Old King's Head pub. As set out in the updated planning balance section of the assessment above, the improved package of planning benefits and the reduced harm to heritage assets from the revised proposal has been considered and on balance, the benefits are found to outweigh these heritage and neighbour amenity harms.

127. Therefore for the planning application ref. 24/AP/3803:
    1. The proposal is recommended for approval, subject to conditions (see the recommendation in appendix 1 of the July report, and the condition edits set out above), the completion of a section 106 legal agreement and referral to the Major of London; and
    2. That the Director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations, which may include the variation and addition of the conditions as drafted; and
    3. That the Planning Committee in making its decision has due regard to the potential equalities impacts that are outline in the July report; and
    4. In the event that the requirements of paragraph 1 above are not met by 31 December 2025, the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 383 of the July report.

128. For the LBC application, the proposal demonstrates that it conforms with the Listed Building and Conservation Areas Act (1990) as amended and updated. It complies with current policy to preserve and enhances the heritage asset and its setting, provide good design, and has no issues raised by statutory consultees. It is therefore recommended that Listed Building Consent for the works in application ref. 24/AP/3804 be granted subject to conditions (see the recommendation in appendix 2 of the July report).

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Resource 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 1017 Council website: www.southwark.gov.uk

APPENDICES TO THE JULY REPORT

(**Link:** Agenda for Planning Committee (Major Applications) A on Tuesday 22 July 2025, 6.30 pm - Southwark Council (see item 6.1))

No.	Title
Appendix 1	Recommendation for the planning application (draft decision notice)
Appendix 2	Recommendation for the LBC application (draft decision notice)
Appendix 3	Relevant planning policy
Appendix 4	Planning history of the site and nearby sites
Appendix 5	Consultation undertaken
Appendix 6	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Victoria Crosby, Team Leader, Strategic Applications Team		
Version	Final		
Dated	29 September 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		**Comments Sought**	**Comments included**
Strategic Director, Resources		No	No
Strategic Director, Environment, Sustainability and Leisure		No	No
Strategic Director, Housing		No	No
Date final report sent to Constitutional Team			1 October 2025

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COMMITTEE: **PLANNING COMMITTEE (MAJOR APPLICATIONS) A**

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

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