

Planning Committee (Major Applications) B

Tuesday 9 December 2025

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Sam Dalton
Councillor Ketzia Harper
Councillor Cleo Soanes
Councillor Emily Tester
Councillor Joseph Vambe

Reserves

Councillor Gavin Edwards
Councillor Esme Hicks
Councillor Nick Johnson
Councillor Jason Ochere
Councillor Reginald Popoola
Councillor Catherine Rose
Councillor Martin Seaton

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

The council is committed to making its meetings accessible. For details on building access, translation, provision of signers or any other requirements for this meeting, please contact the person below.

Contact

Gregory Weaver on 020 7525 3667 or email: greg.weaver@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 1 December 2025



Planning Committee (Major Applications) B

Tuesday 9 December 2025

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 5 November 2025.	
6.	DEVELOPMENT MANAGEMENT	6 - 10
6.1.	FORMER BLACKFRIARS CROWN COURT, 1 POCOCK STREET, LONDON, SE1 0BT	11 - 136

Item No.	Title	Page No.
6.2.	SOUTHWARK UNDERGROUND STATION, THE CUT, LONDON SOUTHWARK SE1 8JZ	137 - 326

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.”

DISTRIBUTION LIST

Date: 1 December 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



Planning Committee (Major Applications) B

MINUTES of the Planning Committee (Major Applications) B held on Wednesday 5 November 2025 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Richard Livingstone (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Sam Dalton
Councillor Nick Johnson (Reserve)
Councillor Catherine Rose (Reserve)

OFFICER Colin Wilson (Assistant Director Strategic Development)
SUPPORT: Kamil Dolebski (Specialist Lawyer, Planning)
Dipesh Patel (Head of Planning, Strategic Applications)
Wing Lau (Planning Team Leader)
Emily Tadgell (Senior Planner, Transport)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Ketzia Harper, Cleo Soanes, Emily Tester and Joseph Vambe.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

- the main agenda pack
- the addendum report and
- the members' pack.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

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

6. To release £250,000.00 from Section 106 agreements for the delivery of Mandela Way cycle infrastructure

Councillor Catherine Rose, non-pecuniary, as she frequently cycled through the area in question.

5. MINUTES

The committee considered the draft minutes.

RESOLVED:

That the minutes for the Planning Committee (Major Applications) B meeting held 10 September 2025 be approved as a correct record and signed by the chair.

6. TO RELEASE £250,000.00 FROM SECTION 106 AGREEMENTS FOR THE DELIVERY OF MANDELA WAY CYCLE INFRASTRUCTURE

Report: see pages 10 to 19 of the main agenda pack.

The officer introduced the report.

Members put questions to officers and asked them to:

- Provide a briefing note to the committee explaining which funds will be used to pay for the public consultation on this scheme
- Capture the baseline data regarding cycling in the area which will help with the consultation
- Explore whether there are any safety implications for cyclists of having a bidirectional scheme and to mitigate these with signage, if required.

A motion to approve the release of the funds was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the release of the funds amounting to £250,000.00, which were paid to the council (pursuant to the terms of the section 106 agreement dated 8 February 2024, which was entered into) in relation to the planning

application bearing reference 23/AP/0950, and such sums to be applied towards the Mandela Way cycle infrastructure scheme (the “Scheme”) be approved.

After this the meeting adjourned for a short break from 6.53pm, reconvening at 7pm.

7. 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.

7.1 24/AP/3621 COBURG HOUSE, 63-67 NEWINGTON CAUSEWAY LONDON, SOUTHWARK, SE16LS

Planning Application Number: 24/AP/3621

Report: see pages 25 to 216 of the agenda pack and page 1 to 3 of the addendum report.

PROPOSAL:

Demolition of existing building and erection of a building comprising commercial floorspace (Class E), Purpose built student accommodation bedrooms and amenity space (sui generis), refuse and bike stores, internal and external plant, and external landscaping.

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

An objector 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, or ward councillors, present and wishing to speak.

The meeting adjourned from 8:47pm – 8:58pm to take legal advice.

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

RESOLVED:

1. That full planning permission be granted, subject to:
 - a. the conditions outlined in the report and addendum report, and:
 - i. an amended condition 14 regarding hard and soft landscaping to include the removal of the outside seating near the entrance, revised boundary treatments, and the design of the third-floor terrace
 - ii. an additional condition requiring obscure glazing for windows facing the neighbouring properties in Avonmouth Street
 - iii. an additional condition requiring the adequate maintenance of the photovoltaic roof system
 - iv. an additional condition requiring single-gender floors to be included in the student management plan
 - v. an additional condition requiring that the hours of operation of the third-floor terrace be restricted to 8am to 10pm with no amplified music allowed
 - vi. that there be further consultation with residents in Avonmouth Street on the above issues which is to be fed back to officers
 - b. referral to the Mayor of London and
 - c. the applicant entering into a satisfactory legal agreement; and
2. That the planning committee, in making their decision, has due regard to the potential equalities impacts that are outlined in this report; and
3. That, in the event of requirements of paragraph 1 above not having been met by 30 April 2026 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 422 of the report.

The meeting ended at 9.02 pm.

CHAIR:

DATED:

Meeting Name:	Planning Committee (Major Applications) A
Date:	9 December 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

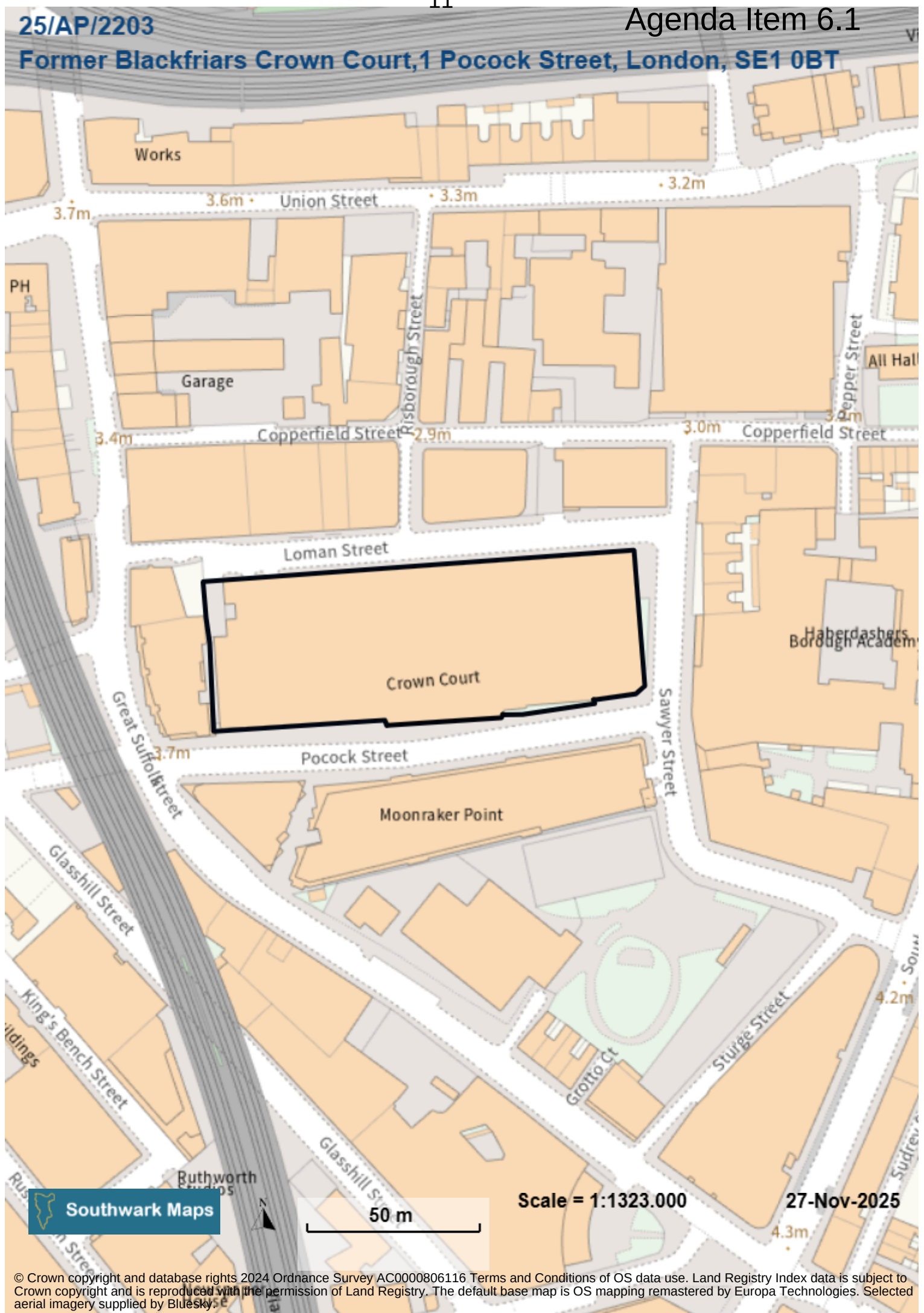
No.	Title
None	

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/2203

Former Blackfriars Crown Court, 1 Pocock Street, London, SE1 0BT



Contents

Contents	1
EXECUTIVE SUMMARY	3
BACKGROUND INFORMATION	7
Site location and description	7
Details of proposal	11
Planning history of the site and adjoining or nearby sites.	14
KEY ISSUES FOR CONSIDERATION	15
Summary of main issues.....	15
Legal context	16
Planning policy.....	16
ASSESSMENT.....	17
Principle of the proposed development in terms of land use.....	17
Environmental impact assessment	19
Design.....	33
Impact of proposed development on amenity of adjoining occupiers and surrounding area.....	43
Noise and vibration	58
Energy and sustainability	63
Planning obligations (S.106 agreement)	66
Mayoral and borough community infrastructure levy (CIL).....	69
Community involvement and engagement.....	70
Development Consultation Charter	70
Community impact and equalities assessment	75
Human rights implications.....	77
Positive and proactive statement	77
Positive and proactive engagement: summary table.....	77
CONCLUSION	78
BACKGROUND INFORMATION.....	79
BACKGROUND DOCUMENTS.....	79
APPENDICES	79
AUDIT TRAIL	79

Meeting Name:	Planning Committee (Major Applications) B
Date:	09 December 2025
Report title:	Development Management planning application: Application 25/AP/2203 for: Full Planning Application Address: Former Blackfriars Crown Court, 1 Pocock Street London SE1 0BT Proposal: Redevelopment of the site comprising demolition of the existing building and construction of two buildings providing Purpose Built Student Accommodation (PBSA) (Sui Generis) and Residential (Class C3), alongside flexible commercial (Class E) floorspace and a café unit (Class E(a)) at the ground floor, together with associated public realm and landscaping works and a new pedestrian route. For information: - The proposed PBSA is 9 storeys with additional rooftop plant (29.995m above ground 3.260m AOD), part 6 storeys (20.640m above ground 3.260m AOD) plus basement (GIA 605sqm) - The proposed residential is part 6 storeys (20.740m above ground 2.990m AOD), part 5 storeys (16.910m above ground 2.990m AOD) and part 4 storey (13.510m above ground 2.990m AOD) and basement, plus basement (GIA 304 sqm) The development as a whole comprises: - 347 sqm GEA/ 310sqm GIA of flexible commercial space (Use Class E) - 200 sqm GEA/ 176 sqm GIA publicly accessible café (Use Class E(a)) - 71 Social rent residential units - 600 Student bedrooms
Ward(s) or groups affected:	Borough and Bankside
Classification:	Open
Reason for lateness (if applicable):	Not Applicable

From:	Director of Planning and Growth	
Application Start Date:		Application Expiry Date:
Earliest Decision Date:		

RECOMMENDATION

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

EXECUTIVE SUMMARY

3. The site comprises the Former Blackfriars Crown Courts building that is bounded by Loman Street, Great Suffolk Street, Pocock Street and Sawyer Street. It is sited within the Bankside, Borough and London Bridge Opportunity Area.
4. The application proposes the development of two buildings alongside a new publicly accessible pedestrian route running north–south through the site. The scheme includes:
 - A Purpose Built Student Accommodation (PBSA) block, rising to part 6 and part 9 storeys.
 - A 100% social rented residential block (Use Class C3), ranging from part 4, part 5, and part 6 storeys.

In total, the proposal will deliver:

- 347 sqm GEA / 310 sqm GIA of flexible commercial space (Use Class E),
- 200 sqm GEA / 176 sqm GIA of publicly accessible café space (Use Class E(a)),
- 71 social rent homes, and
- 600 student bedrooms.

5.



Picture 1: The site looking South through Link Street from Loman Street

6. The proposed 600 bedspace PBSA, would be entirely direct-let at market rates, meaning it is not affiliated with any specific university or college and does not include any affordable student rooms. Instead, the application prioritises the delivery of affordable housing within the borough by providing 71 on-site homes all for social rent. This provides 31.1% affordable housing, and by using the Mayor's equivalency approach this equates to 42.8% affordable housing by Gross Development Value (GDV) , given that all units are socially rented. The inclusion of affordable housing on-site is a significant benefit of the proposal.
7. The PBSA is designed to achieve high standards of residential quality, offering a mix of bedroom types supported by generous internal communal facilities. It also incorporates commercial space and a publicly accessible café, activating the new link street and contributing to a lively public realm. Long-term management will be secured through a Student Management Plan.
8. The wider scheme replaces an outdated, inward-facing building with a permeable, contextually responsive development. Two well-articulated blocks, each with its own courtyard, are connected by a landscaped link street that introduces active frontages, playspace, and improved connectivity. Setbacks

and gabled roof forms reduce visual impact, while the use of buff brick for the affordable block and light grey brick with bronze accents for the student block reflects local character and adds visual interest. Overall, the design enhances townscape quality, safeguards heritage settings, and delivers significant public benefits, including affordable housing and an improved streetscape.

9. Although the proposal would result in daylight and sunlight impacts, the overall impacts are limited and largely attributable to existing low baseline conditions. Brigade Court and 38 Copperfield Street are minimally affected, while 5–9 Sawyer Street and School House see more notable reductions, particularly in winter sunlight. However, when considered in the context of the dense urban setting and BRE's flexible approach, the impacts are not deemed to cause unacceptable harm to residential amenity. In respect of outlook and privacy impacts, the report sets out why the separation distances between the development and surrounding dwellings are considered adequate.
10. As the report explains, the proposal would make efficient use of a substantial under-utilised site to deliver a high quality and sustainable development that accords with the Council's aspirations for the area. The key public benefit is the delivery of 71 socially rented homes and a new pedestrian route (Link Street) with active frontages. The scheme also supports job creation and will secure a range of financial contributions to help offset its impacts and support both local and city-wide infrastructure.

PLANNING SUMMARY TABLES

11.

<u>Conventional housing</u>								
Homes	Private Homes	Private HR	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total	HR Total
Studio	0	0	0	0	0	0	0	0
1 bed	0	0	23	57	0	0	23	57
2 bed	0	0	34	136	0	0	34	136
3 bed	0	0	6	30	0	0	6	30
4 bed	0	0	8	48	0	0	8	48
Total	0	0	71	271	0	0	71	271

12.

<u>Commercial Can you put the court area in please as existing, use class F1 . Is 1,030sqm the existing? I'm not sure what the figure relates to. It doesn't seem to be proposed.</u>			
Use class and description	Existing GIA	Proposed GIA	Change +/-
E [a] to (f) (Retail/dining/services)	0	0	+1,030

E [g] i) (Office)	0	0	
E [g] ii) (Research and development)	0	0	
E [g] iii) (Light industrial)	0	1,030	
E [g] iii) (Affordable workspace)	0	1,030 (as a subset of the above)*	
F1 Non-residential institution (Industrial)	14,459		-14,459
Sui Generis (PBSA)	0	14,459	+14,459
Sui Generis (cycle workshop)	0	42.8	+42.8
Sui Generis (publicly-accessible café)	0	486	+486
Employment	Existin g no.	Proposed no.	Change +/-
Operational jobs (FTE)	0	30	+25
Construction jobs (FTE)	0	200	+200

13.

Parks and child play space

	Existing area	Proposed area	Change +/-
Public Open Space	0	535.8m ²	+535.8m ²
Play Space	0	776m ²	+776m ²

14.

Carbon Savings and Trees

Criterion	Details
CO2 Savings	57% improvement on Part L of Building Regs 2021
Trees Lost	0 (no trees on the site)
Trees Gained	40

15.

Greening, Drainage and Sustainable Transport Infrastructure

Criterion	Existing	Proposed	Change +/-

Urban Greening Factor	0	0.42	+0.42
Greenfield Run Off Rate	N/A	2.2 l/s *	2.2l/s
Green/Brown Roof Coverage	0	132.3sq. m	+132.3.sq.m
Electric Vehicle Charging Points	0	0	+0c
Blue Badge Parking Spaces	0	1	+1
Cycle Parking Spaces	0	522	+522

16.

CIL and Section 106 (or Unilateral Undertaking)

Criterion	Total Contribution

CIL (estimated)	£2.6 million
MCIL (estimated)	£1.3 million
Section 106 Contributions	£267,491

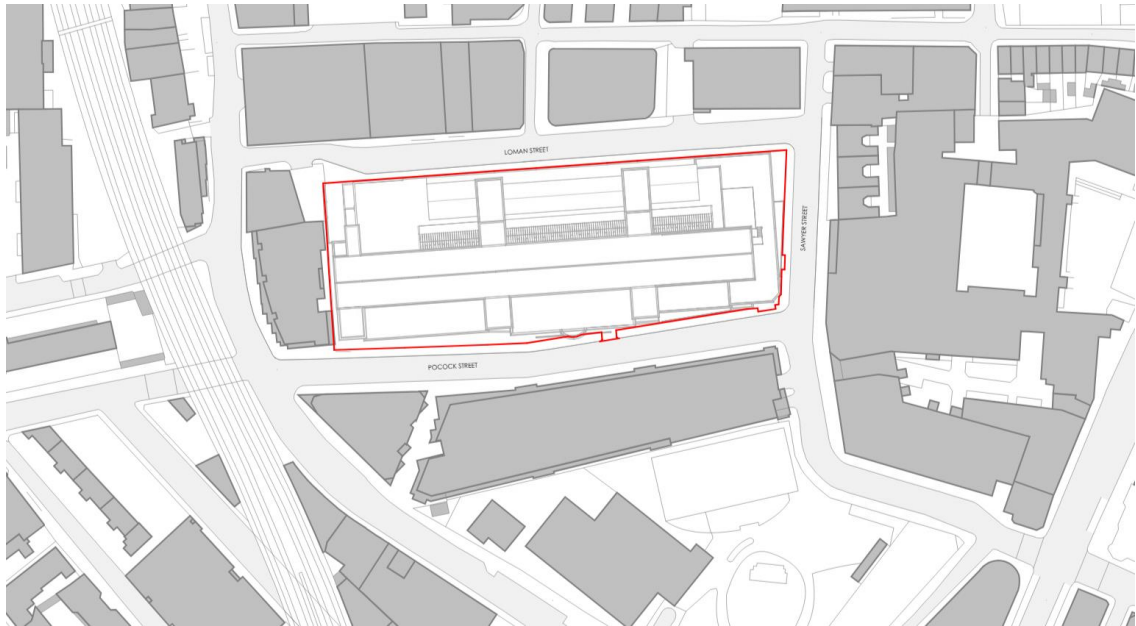
BACKGROUND INFORMATION

Site location and description

17. The application site is a 0.58 hectare rectangular-shaped plot of land located in the Borough and Bankside ward. It is bounded by:

- The highway of Loman Street to the north;
- The highway of Sawyer Street to the east;
- The highway of Pocock Street to the south; and
- Two buildings (55 Great Suffolk Street and the Bacon Factory) to the west, beyond which is Great Suffolk Street

18.



Plan 1: Existing Site Location Plan

19.

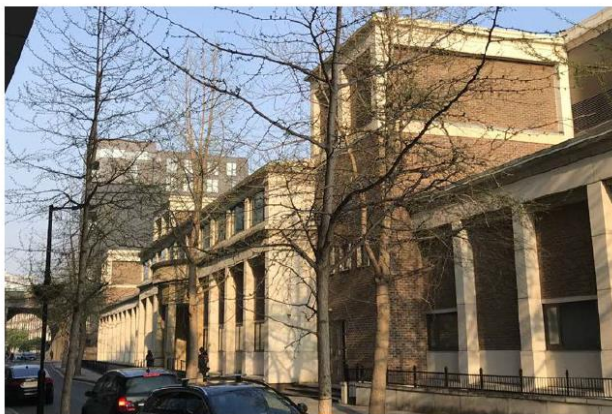
Set below are the uses within the immediate vicinity of the site:

- To the north (lining Loman Street: commercial uses, between two and five storeys high;
- To the east (lining Sawyer Street: a mixture of older residential and commercial uses in lower rise buildings, along with one of the residential blocks forming part of the Southwark Fire Station redevelopment, which is up to ten storeys in height;
- To the south (lining Pocock Street: two student housing blocks – one being 61 A Great Suffolk Street at ten storeys and the other being Moonraker Point, ranging to ten storeys; and
- To the west (front Great Suffolk Street and back onto the site); the Bacon Factory, a seven-storey building comprising commercial uses at ground level with residential units on the floors above, as well as a five storey warehouse at 55 Great Suffolk Street that is currently under redevelopment

20.

The site is currently occupied by a building ranging in height from two to four storeys, with one further storey at basement level. The building was originally constructed in the immediate post-war period for use as a printworks HM Stationary Office. It was later refurbished to become Blackfriars Crown Court, a use which ceased in December 2019. It has since stood vacant.

21.



Picture 2: Views of the existing building from Pocock Street looking West



Picture 3: Views of the existing building from Sawyer Street looking West



Picture 4: Views of the existing building from Loman Street looking East



Picture 5: Views of the existing building from Loman Street looking West

22. The following policy designations apply to the site:

- Central Activities Zone
- Air Quality Management Area
- Borough Controlled Parking Zones
- Bankside, Borough and London Bridge Opportunity Area
- Smoke Control Zone - Borough & Bankside
- Bankside and The Borough Area Vision
- Bankside and Borough District Town Centre
- Hot Food Takeaway Exclusion Zone – Primary Schools
- Southbank Strategic Cultural Quarter

It is also within:

- Better Bankside BID Area

23. In respect of heritage designations, the site contains no listed structures and is not within a Conservation Area. The site adjoins the North Southwark and Roman Road Archaeological Priority Area, the boundary of which runs along Sawyer Street and Loman Street.

The nearest Conservation Areas are:

- King's Bench, the boundary of which is at its closest points 50 metres from the application site to the west on the western side of Great Suffolk Street;
- Union Street, 75 metres to the east of the site; and
- Liberty of the Mint, 125 metres to the east of the site.

24. There are two listed buildings close to the site. These are 55 Great Suffolk Street (Grade II listed, status awarded 13th February 2009) to the west of the site and the London Fire Station (Grade II listed, status awarded 17th September 1998) to the east of the site. The site can be seen in the same context as both of these listed structures, located within their settings. Other listed buildings are further from the site but whose settings have the potential to be affected by the proposal are:

- Drapers Almshouses (Grade II listed, status awarded. 2nd March 1950)
 - Gables Cottages (Grade II listed, status awarded 8th October 1973); and
 - The Welsh Congregational Chapel (Grade II listed, status awarded 17th September 1998).
25. The site is not within any London Strategic Viewing Corridors or any of the Borough Views defined by the Southwark Plan 2022.
26. The Pocock Street and Loman Street footways adjacent to the site sixteen trees. None are Category A (highest quality trees; six are Category B (moderate quality) and 10 are Category C (low quality).
27. With respect to transport designations, the application site is:
- Within PTAL Zone 6B, meaning it has the highest possible public transport accessibility level;
 - Within Borough C2 Controlled Parking Zone which is operational Monday to Friday, 08.30-18.30
 - Within 5 metres of numerous permit holder parking bays (on Pocock Street, Sawyer Street and Loman Street); and
 - Within 5 metres of dedicated disabled bays (on Pocock Street and Sawyer Street).
28. Southwark and Borough are the two closest underground stations. The two nearest stations offering mainline railway services are Waterloo, 700 metres to the west, and London Bridge, 750 metres to the east. Regular bus services operate along Blackfriars Road, Southwark Street and Southwark Bridge Road. There are various cycle lanes nearby providing route into central London.

Details of proposal

29. This planning application seeks permission for the comprehensive redevelopment of the site, involving the demolition of the existing building and the construction of two new buildings. The proposed development will deliver a mix of Purpose-Built Student Accommodation (PBSA) (Use Class Sui Generis) and a block of social rented homes. The construction of residential units (Use Class C3), alongside flexible commercial floorspace (Use Class E) and a publicly accessible café unit (Use Class E(a)) at ground floor level. The scheme also includes significant public realm improvements, landscaping works, and the creation of a new publicly accessible pedestrian route through the site north to south, in between the two new buildings.
30. The PBSA building is to the west of the site and designed to be part 9 storeys with rooftop plant, reaching a height of 29.9m above ground level (32.6m AOD), and part 6 storeys (20.6m above ground level). It also includes a basement level with a Gross Internal Area (GIA) of 605 sqm. The residential building comprises a mix of heights: part 6 storeys (20.7m above ground level), part 5 storeys (16.9m), and part 4 storeys (13.5m), with a basement level providing 304 sqm GIA.

31. In total, the development will provide:

- 347 sqm Gross External Area (GEA) / 310 sqm GIA of flexible commercial space (Use Class E),
- 200 sqm GEA / 176 sqm GIA of publicly accessible café space (Use Class E(a)),
- 71 social rented homes,
- 600 student bedrooms.

Purpose Built Student Accommodation

32. The proposed development would provide a mix of cluster and studio provision with associated amenity space. The proposed mix of units is:

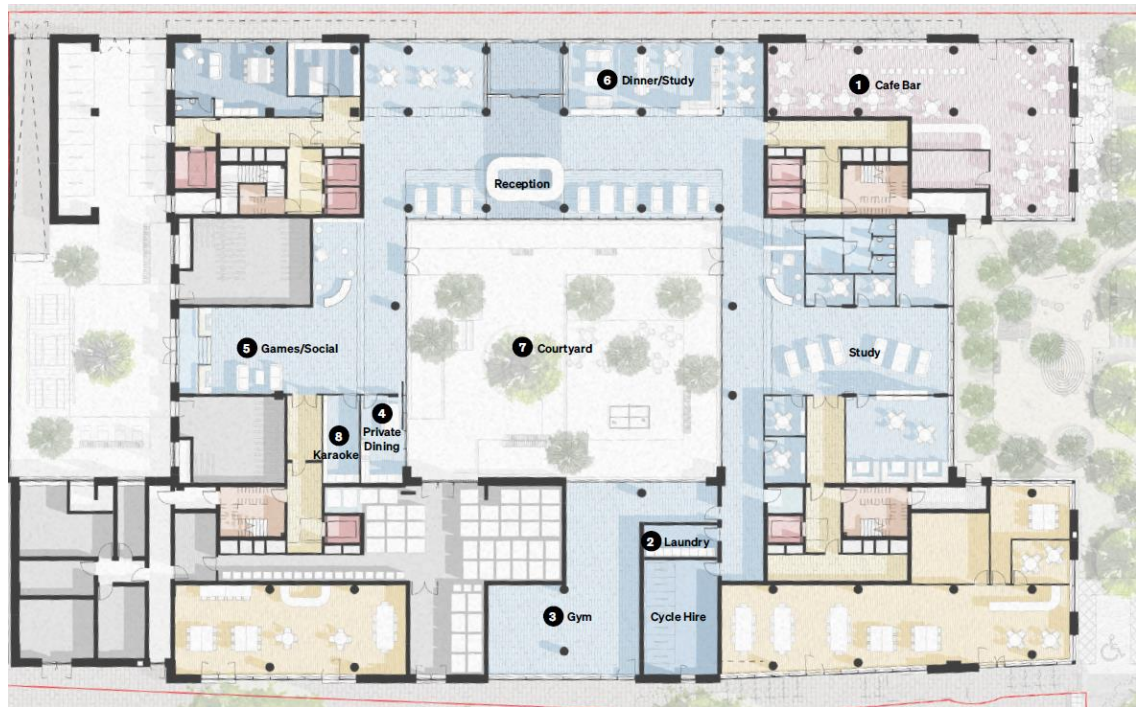
Type	Units	Habitable Rooms	%
5 Bed cluster	15	75	41.67%
7 Bed cluster	25	175	
Studio	190	190	58.3%
Premium Studio	100	100	(10%)
Accessible Studio	60	60	
Total	390	600	100%

Tabel 1: Proposed mix of units for PBSA

33. The proposed PBSA building includes a range of communal internal amenity spaces, in addition to private and shared accommodation areas. The studios range from 16.5m² up to 20m², with premium studios ranging from 21m² up to 22.8m². Other spaces are located throughout the building and comprise a lounge, flexible study rooms for both group and individual use, a cinema/karaoke room, games room, gym, private dining rooms, and laundry facilities. External amenity provision includes landscaped courtyards and a roof terrace at Level 6. In total, the scheme provides 858 sqm of internal communal amenity space, which equates to approximately 1.43 sqm per student. An additional 772 sqm of outdoor amenity space is proposed, resulting in a further 1.29 sqm per student.

34. The proposed development includes provision for long-stay cycle parking to serve both the PBSA and commercial uses. A total of 362 long-stay cycle parking spaces are proposed, comprising 86 spaces and 20 accessible spaces at ground floor level, accessed via a level entrance from the private courtyard, and 256 spaces located within the basement store. In addition, the applicant intends to operate a private hire scheme offering 14 bicycles, bringing the total long-stay cycle provision to 376 spaces.

35.



Plan 2: Ground Floorplan: PBSA

Social Rented Homes Residential

36. The proposed development will deliver 71 social rent residential (Use Class C3) homes, the equivalent of 40% affordable housing with the below unit mix:

Unit size	No. units	No. habitable rooms
1 bed	23	57
2 bed	34	136
3 bed	6	30
4 bed	8	48
Total	71	271

Table 2: Residential Unit Mix

37. Instead of including intermediate homes on the site, the applicant has offered all the housing to be social rent. This means that while the overall percentage of affordable housing by habitable room is 31%, the equivalent affordable housing value is 40% because of the greater cost of providing social rent homes. This is explained in more detail below. All homes will comply with the Nationally Described Space Standards and the London Housing Design Guide LPG. Each unit will be dual aspect. In terms of accessibility, 10% of the units will be wheelchair accessible (M4(3)), with the remaining 90% designed to meet M4(2) standards.
38. Private amenity space will be provided for all homes in accordance with the London Plan standards, with enhanced provision for family-sized units through rear gardens associated with duplex units at ground and first floor levels. In addition, communal amenity space will be delivered via an internal courtyard, which will include dedicated play space. Further play and amenity space will be provided along the public pedestrian route connecting the two

buildings on site. This is referred to as Link Road in this report and within the applicant's submission.

39. A total of 132 long-stay cycle parking spaces will be provided for the affordable homes, comprising 44 spaces at ground floor level, including provision for larger accessible cycles, accessed via level entrances from the courtyard, and 88 spaces within a basement store, which will be accessible via lifts and stairs located at the southern edge of the residential block. In accordance with the London Cycle Design Standards, 5% of the cycle parking will be allocated for accessible bikes, and 20% will be provided as Sheffield stands.
40. The proposed development will be car-free, with the exception of provision for a blue badge parking space. A total of two Blue Badge bays will be provided: one on-site bay for residential use, and one accessible car club bay.

Planning history of the site and adjoining or nearby sites

41. 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 1.
42. The most recent and relevant planning history is:

20/AP/1537: Development of site, involving part demolition, alterations and extensions to the existing building and basement, including the change of use from Class D1 to Class B1, to provide a seven-storey building with rooftop pavilions comprising: office floorspace (Class B1); retail spaces (Class A1); a cafe (Class A3); a restaurant (B1/A3); a bar (Class A4/B1); leisure uses including a publicly accessible roof terrace (Class D2); other external amenity spaces and landscaping; a new entrance on Loman Street and route through the building; plant, and; other associated works.
43. 22/AP/1347: Minor material amendments to planning permission 20/AP/1537 [approval date: 06.05.2021] for the development of the site including partial demolition, extensions and alterations to provide a commercial building with community uses. The amendments comprise:
 - basement and structural alterations including deepened and extended basement and revised piling approach;
 - cross laminated timber floor construction changed to concrete plank system;
 - addition of external structural columns on Sawyer Street façade;
 - internal reconfiguration including consolidation of cores, relocated refuse store, revised cycle parking and end of journey facilities, revised affordable workspace and community auditorium design;
 - fire strategy updates;
 - external alterations to doors and repositioning of south-east external stair;
 - relocation of visitor cycle parking;
 - rooftop amendments including revised swimming pool and atrium, revised roof plant enclosures, revised Community Pavilion layout, provision of additional office space; and
 - the addition of 37 more trees.

44. The above is the application that is referred to as 'Roots in the Sky' within this report.
45. 24/AP/1322: Lawful Development Certificate (Existing) for confirmation that the demolition of the steps and ramps outside the Pocock Street entrance of the building and the demolition of brick infills on the Loman Street elevation of the building constitute implementation of the planning permission dated 6 May 2021 (ref. 22/AP/1347) (as amended by non-material amendment ref. 24/AP/0730) before 6 May 2024.
46. The application approved by the planning committee for the mixed-use commercial scheme which has subsequently been amended has been implemented as demonstrated through the lawful development certificate. It is a material consideration for this application.
47. 25/AP/3153: Prior approval notification for the demolition of all existing buildings to ground level and partial demolition of the basement. Pending Consideration.

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;
 - Affordable workspace
 - Environmental impact assessment
 - Housing mix, density and residential quality
 - Affordable housing and development viability
 - Amenity space and children's play space
 - Design, including layout, building heights, landscaping and ecology;
 - Heritage considerations
 - Archaeology
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Energy and sustainability, including carbon emission reduction
 - Ecology and biodiversity
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
48. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

49. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
50. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

51. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2024) is a material consideration. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
52. The site is located within the Bankside and The Borough Area Vision as set out within the Southwark Plan (2022); development here should:
 - Provide as many homes as possible while respecting the local character of each area, which in many places includes residential communities.
 - Continues to consolidate Bankside and The Borough as part of the London Central Activities Zone; an international destination for business headquarters, small businesses, tourism and transportation that is entwined with historic communities with local services, open spaces and excellent transport links.
 - Increase or improve the number and quality of local open spaces, squares and public realm.
 - Improve existing and create new cycle and walking routes, including the Thames Path.
 - Enable the delivery of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
 - Consider the Southbank and Waterloo Neighbourhood Plan.
53. Another key guidance document that has informed the C3 affordable housing offer within the scheme is the Mayor of London's Accelerating Housing Delivery: Planning and Housing Practice Note, published in December 2024. This document introduces an equivalency test for schemes proposing 100% social rent, aimed at incentivising affordable housing delivery in London. Further detail on how this guidance has been applied is provided in the

relevant section of the 'Assessment' chapter.

ASSESSMENT

Principle of the proposed development in terms of land use

Proposed use

54. A Lawful Development Certificate (24/AP/1322) was granted in June 2024, confirming the implementation of planning permission (22/AP/1347) for the office scheme 'Roots in the Sky.' However, the applicant asserts that while the permission has been implemented, the commercial uses have not yet been constructed and therefore cannot be considered substantially completed or brought into use.
55. Southwark Plan Policy P30, which governs office uses, requires development proposals to "retain or increase the amount of employment floorspace on site (Gross Internal Area (GIA) of E(g))." The policy further states that "development resulting in a loss of employment floorspace anywhere in the borough must provide a financial contribution towards training and jobs for local people." These provisions implicitly apply to *existing* employment floorspace.
56. As the employment floorspace associated with the 22/AP/1347 permission has been implemented but not completed or occupied, there would be no loss of employment floorspace. The uses proposed under this scheme would neither conflict with Policy P30 nor require a compensatory financial contribution towards training and jobs for local people.
57. A change of use from the previous law court (Use Class F1) under planning permission 22/AP/1347 was found to be acceptable and in compliance with land use policies recently; this is still the case.
58. The Applicant has submitted a Student Demand and Supply Report as part of the application, providing an analysis of London's student population, the specific demand for student accommodation in Southwark, and the existing and projected supply. The report identifies a substantial shortfall in PBSA within Southwark, estimating an undersupply ranging from 12,982 to 17,423 beds. Currently, the borough offers only 10,407 student beds, resulting in a high student-to-bed ratio of approximately 3:1. The report concludes that increasing the provision of PBSA could help alleviate pressure on the local housing market by redirecting students away from general residential accommodation.
59. The Southwark Plan evidence base identified a broad need for circa 10,000 student rooms over the plan period. The Councils monitoring shows that since 2020 there are 10,000 student rooms either built, under construction, with planning permission or in as planning applications within the borough. In addition, there are a further 5,000 student rooms in as pre applications. Uniquely in London Southwark Plan PBSA policy prioritises on site affordable housing and consequently these schemes would also deliver 1,624 affordable

homes and £179m PIL for affordable homes. It is unlikely that all of these permissions would be built out and therefore unlikely that Southwark has reached its capacity for student accommodation at the present time. In any event the benefits of providing student accommodation (release of conventional housing onto the market and provision of affordable housing) justify the ongoing provision at this time.

60. The proposed student housing aligns with the requirements of London Plan Policies S3, E8 and H15 as well as Southwark Plan Policy P27. Furthermore, the proposed PBSA and residential accommodation would make a valuable contribution to the Borough's housing stock by providing much needed social rent affordable housing as well as meeting a need for student accommodation. This will contribute to a mixed and inclusive community and is therefore acceptable in principle.

Commercial uses

61. It is proposed to provide 310 sqm of flexible commercial floorspace on the corner of Link Street and Pocock Street (Class E) and a 176 sqm cafe (Class E(a)) that is located on the corner of Link Street and Lomon Street. As a town centre location it is entirely appropriate for the development to include a range of flexible Class E/ cafe uses. The proposed location will activate the edges of the buildings facing the new pedestrian route, Link Street.
62. Southwark Plan Policy P35 sets out the requirements for retail and commercial uses within Town Centres. It states that development must provide active use at ground floor. This is secured through the S106.

Delivery of housing

63. Policy P2 New Family Homes requires that within the Central Activities Zone, a minimum of 20% of homes in new developments must have three or more bedrooms. The proposed scheme includes 14 homes with three or more bedrooms, representing exactly 20% of the total provision. Policy P2 also calls for 60% of the homes to have two or more bedrooms. As such, the proposal is fully compliant with the requirements of Policy P2.
64. In relation to Policy P1 Social Rented and Intermediate Housing, the minimum requirement for affordable housing is 35%. This scheme proposes that all affordable homes be delivered as social rented units, which is a significant benefit.
65. The calculation of the affordable housing contribution is based on the what the equivalent value of 31% social rent homes would be if applied to the council's split of social rent to intermediate which would usually be a minimum of 25% social rent and a minimum 10% intermediate.
66. The applicant has set out how they would achieve the equivalent of 40% affordable housing on site by financial value. 600 student rooms and 271 affordable rooms are proposed, giving a total of 871 habitable rooms and an actual affordable housing percentage of 31.5% all of which is Social Rent The

applicant case being that in financial value terms this is equivalent to a 40% offer with a split between Social Rent and Intermediate.

67. P1 states that social rent should be a minimum of 25% of all the housing and that intermediate housing should be a minimum of 10% to achieve a minimum of 35% affordable housing.
68. While the level of affordable housing stands at 31%, the application of the GLA Equivalency Test, means that the scheme achieves an equivalent value of 40%, thereby meeting the policy objective.

Unit size	No. units	No. habitable rooms
1 bed	23	57
2 bed	34	136
3 bed	6	30
4 bed	8	48
Total	71	271

Table 3: Proposed unit mix for affordable C3 housing

69. In addition, Policy P5 stipulates that where PBSA is proposed to be direct let, as is the case here, the development must deliver the maximum possible amount of conventional C3 affordable housing. In line with the Mayor's PBSA London Plan Guidance (2024), which supports the co-location of C3 housing and PBSA in appropriate circumstances, this proposal adopts that approach to enable the delivery of public benefits more immediately.
70. Furthermore, the C3 affordable housing element will be delivered as 100% social rented tenure, addressing the most acute housing need within the borough. According to Policy P1, Southwark's Strategic Housing Market Assessment (SHMA) identifies an annual requirement for 2,077 social rented and intermediate homes, which equates to approximately 71% of the borough's total housing need. This pressing need for social and low-cost rented housing is also reflected in the London Plan, the Affordable Homes Programme 2021–2026, and the NPPF.

Environmental impact assessment

71. Environmental Impact Assessment is a process reserved for the types of development that by virtue of their scale or nature have the potential to generate significant environmental effects. The types of development subject to EIA, along with the relevant size thresholds and selection criteria, are defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
72. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations sets out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. The range of developments covered

by Schedule 2 includes 'Urban development projects' where: the area of the development exceeds 1 hectare and the proposal is not dwellinghouse development, or the site area exceeds 5 hectares. In this case, the application site measures 0.5 hectares and therefore falls below the Schedule 2 threshold.

73. Nevertheless, it is important to consider whether the scale, location, nature of the development, or cumulative impacts could result in significant environmental effects. The proposed development involves the partial demolition of the existing Class F1 former Crown Court building and construction of a PBSA block alongside a C3 block with a new pedestrian route. Given its scale and urban context, the development is not expected to generate significant environmental impacts and is not considered to be EIA development.

Residential quality

Unit size and layout

74. The affordable block will feature a mix of duplex homes on the ground floor, comprising eight 4-bedroom and three 3-bedroom units. Each duplex will benefit from its own dedicated entrance and private amenity space. Above the duplex homes, each level will accommodate 15 homes, offering a mix of one- and two-bedroom dwellings. All upper-floor units will be accessed via deck access, served by two access cores.
75. The following unit sizes are proposed (sqm):

Unit Size	Sqm	Space Standards
1B2P Large	51, 53	50
1B2P	50, 51	50
2B3P	64,66	61
2B4P	72	70
2B4P WCH	91	70
3B4P WCH	78, 96, 114	74
4B5P	112	97
4B6P	109, 110, 111	106

Table 4: Units proposed compared to nationally described space standard



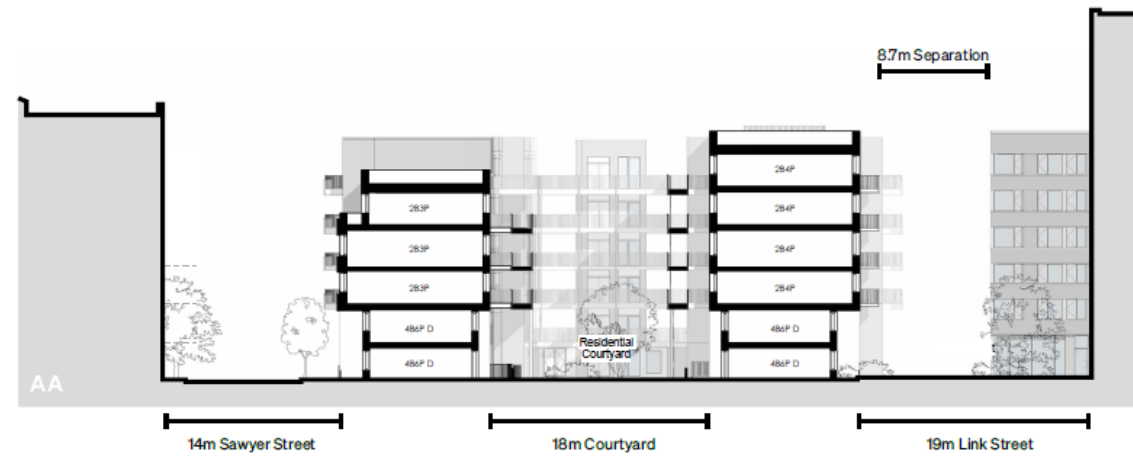
Plan 3: Ground Floor Duplex Units, street access and amenity space with the two cores.

76. Policy P15 requires residential development to be predominantly dual aspect and allow for natural cross ventilation. It states that single aspect dwellings will not be acceptable if they have three or more bedrooms or are north facing or where the façade is exposed to high noise levels. Similarly, London Plan Policy D6 states that housing development should maximise the provision of dual aspect dwellings, balancing this against the need to optimise site capacity.
77. The layout of the residential block with ground floor duplex units and deck access allows for 100% dual aspect units. The exemplary design and quality of the residential units is a positive benefit of the scheme.

Privacy

78. In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:
- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
 - a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
79. This guidance is designed to apply where the 'facing' buildings are both in residential use.

The existing street widths surrounding the site, approximately 15 metres on Loman Street, 14 metres on Pocock Street, and 14 metres on Sawyer Street, will be retained. This helps to maintain compliant separation distances between buildings and supports a continued sense of openness in the surrounding area. In addition, recessed balconies along Sawyer Street help to preserve privacy, while solid balustrades on street-facing balconies further reduce the potential for overlooking.



Plan 4: Separation distances between properties

80. The residential units feature deck access and dual aspect layouts, which result in passive overlooking of the internal courtyard. The separation distance between the deck and the courtyard is approximately 18 metres, exceeding the minimum recommended threshold. The deck access will be used exclusively by residents of the block. A 1.8-metre-wide light well is positioned between the deck and the building façade. This provides daylight to windows facing the deck while also helping to maintain privacy by creating a street-like relationship, limiting direct views into the units.
81. Internally, the proposed Link Street varies in width from 8.7 metres at its narrowest point to 19 metres at its widest. Residential units along this route include balconies that overlook the new pedestrian cut-through, which is shown below. It has been confirmed that balconies falling short of the recommended separation distances would face PBSA stairwell windows, which are to be fitted with obscured glazing. While some separation distances at the narrower sections of Link Street do not fully comply with the Residential Design Standards, measures such as obscured glazing and balcony balustrades have been incorporated to help manage privacy and visual impact.



Plan 5: Diagram highlighting obscured windows

82. Overall, the proposed development incorporates a range of measures to address privacy considerations in line with the Residential Design Standards SPD. While some elements of the scheme do not fully meet the recommended separation distances, the retention of existing street widths, use of obscured glazing, recessed balconies, solid balustrades, and carefully designed deck access all contribute to managing overlooking and maintaining an appropriate level of privacy for future residents and neighbouring properties.

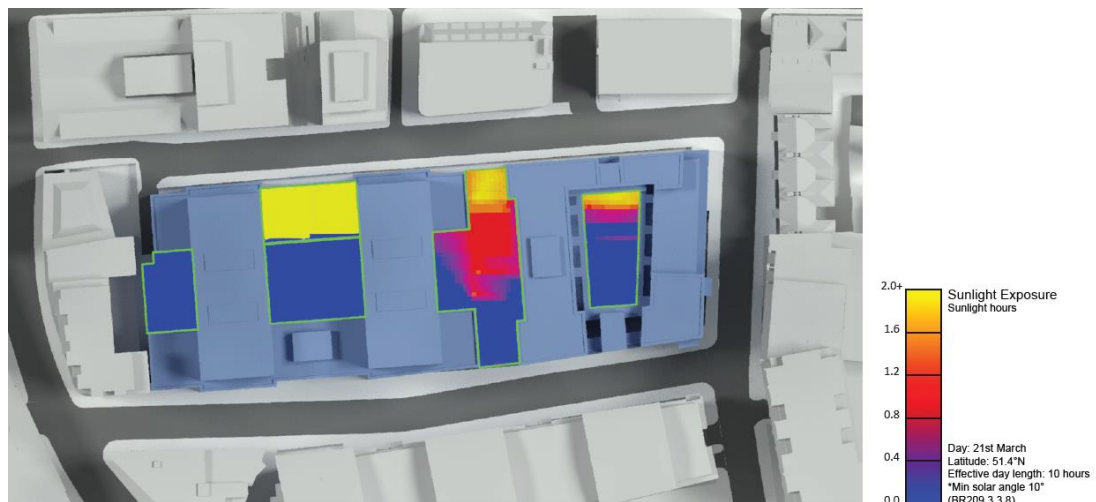
Wheelchair units

83. To comply with Southwark Plan Policy P8 10% of the C3 social rented residential units must meet M4(3) 'wheelchair user' standards. The remaining 90% of residential units must be built to M4(2) 'accessible and adaptable' standards. Policy P8 prescribes specific standards for social rented wheelchair units.
84. The proposal includes 7 homes (10% of the total) designed to meet M4(3) wheelchair accessibility standards. These units are evenly distributed throughout the residential block and comprise a variety of unit types. In line with Policy P8, none of the wheelchair-accessible homes are provided as 2-bedroom, 3-person units. Submitted plans demonstrate compliance with the space standards outlined in Policy P8. This will be secured by condition.

External Amenity Space

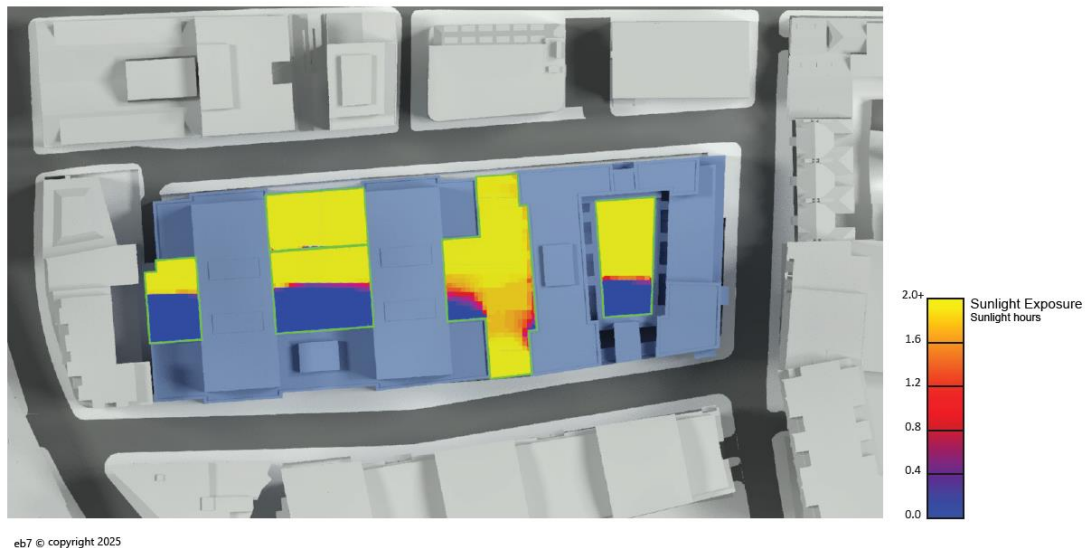
85. Each family-sized unit includes a minimum of 10 sqm of private amenity space, with many ground-level units benefiting from additional space via rear gardens. However, the majority of the one- and two-bedroom units, while providing the minimum 5sqm in the London Plan, are short of this 10 sqm, resulting in a total shortfall of 153.5 sqm. This shortfall has been accounted for within the communal amenity space provision, in line with Policy P15.

86. The affordable block is arranged around a communal courtyard that includes 223.25 sqm of designated playspace. Having playspace within this central courtyard is beneficial, as it provides a safe environment that is also overlooked by all surrounding properties and would provide a community focus for the residents. Link Street contributes an additional 271.8 sqm of playspace. The PBSA benefits from a central courtyard, a study courtyard to the west, and a roof terrace, resulting in a total of 772 sqm of external amenity space.
87. The BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March. If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place.



Picture 6: Sunlight exposure on March 21st

88. Sunlight analysis indicates that the PBSA terrace will receive at least two hours of sunlight across 94% of its area on March 21st, significantly exceeding the BRE guideline of 50%. However, the Link Road and the northern part of the residential courtyard will receive less than the recommended two hours of sunlight.



Picture 7: Sunlight exposure on June 21st

89. However, as shown in the diagram, when reassessed on June 21st, the western courtyard achieves 35% sunlight coverage, while the PBSA central courtyard reaches 41%. Link Street and the residential courtyard perform better, receiving between 50% and 69% sunlight, meeting or approaching the BRE recommendations.
90. The proposed provision of amenity space is a notable strength of the scheme. The residential courtyard is generously sized and designed to support a range of uses, including informal play, seating, and a pleasant pedestrian route through the site. In addition, the PBSA will offer dedicated amenity areas tailored to specific functions. For example, the smaller western courtyard will provide a quiet space for study, while the roof terrace will serve as an interaction space among students. A key feature of the scheme is the Link Street, which enhances connectivity and contributes to the overall coherence and articulation of the development.

Purpose Built Student Accommodation

91. Although student housing falls within the “Sui Generis” use class, it comes with many of the same functional, amenity and environmental requirements as conventional residential development. As such, it is necessary to give regard to the development plan policies concerned with residential uses when considering the acceptability of student housing proposals.
92. Criterion 5 of London Plan Policy H15(A) requires the PBSA accommodation to be adequate and functional in terms of its living space and layout. The Southwark Plan does not prescribe any minimum space standards with respect to student accommodation. Policy P15 “Residential Design”, which sets out the standards for new homes generally and includes 17-point criteria, that is clearly designed for conventional residential housing. Nevertheless, it is not unreasonable to expect student housing proposals to achieve some of those criteria, namely:
 - Criteria 1 - Provide a high standard of quality of accommodation for living

conditions;

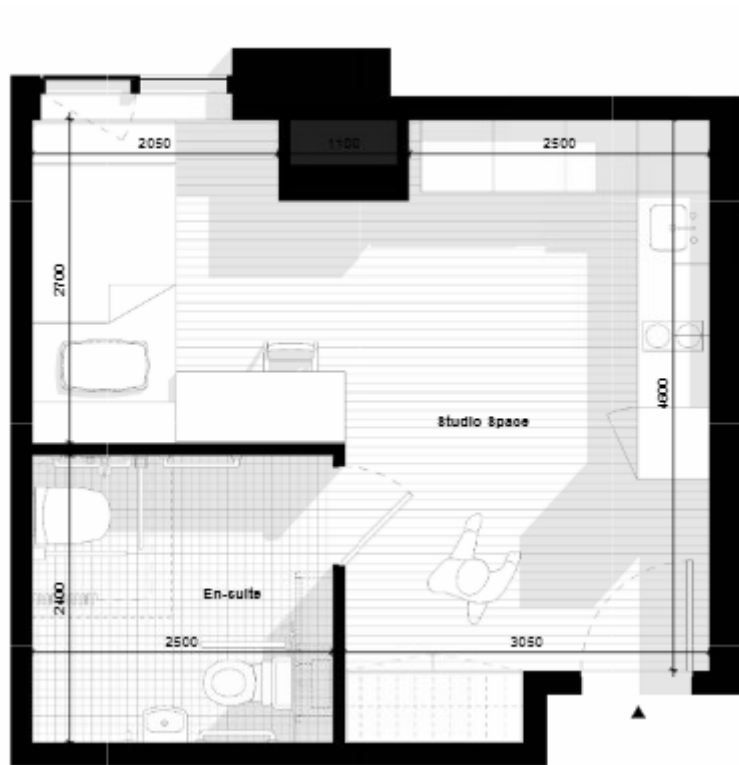
- Criterion 6 - Provide acceptable levels of natural daylight by providing a window in every habitable room;
- Criterion 7 - Achieve a floor to ceiling height of at least 2.5 metres for at least 75 per cent of the Gross Internal Area of each dwelling to maximise natural ventilation and natural daylight in the dwelling; and
- Criterion 14 - Provide communal facilities.

93. The PBSA block will provide 600 habitable rooms, with a range of types as outlined below:

Type	Units	Habitable Rooms	%
5 Bed cluster	15	75	41.67%
7 Bed cluster	25	175	
Studio	190	190	58.3%
Premium Studio	100	100	(10%)
Accessible Studio	60	60	
Total	390	600	100%

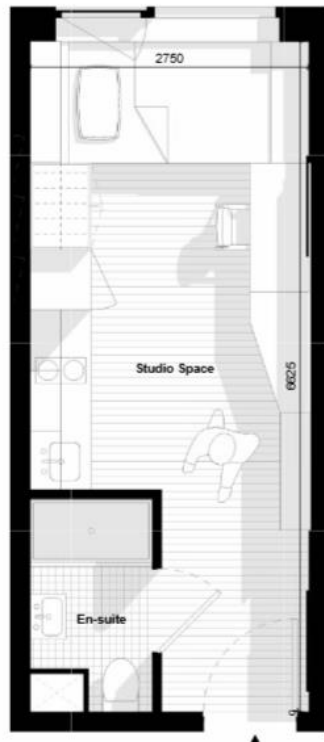
Table 7: Unit mix within the PBSA

94. The PBSA block will contain a total of 600 units, all designed to meet the standards set out in BS8300-2:2018 (Code of practice: Design of an accessible and inclusive built environment – Buildings). Of these, 30 units will be fully accessible, and the remaining 30 will be adaptable. Unit sizes range from 23.1 to 27.9 m². The internal layout has been carefully optimised to support inclusive living, featuring generous circulation zones, a fully accessible bathroom pod with a level-access shower, and an extended 2.4m kitchen with clear leg space beneath both the sink and hob. To further support safe evacuation in the event of a fire, the accessible studios are located adjacent to circulation cores.



Plan 6: Floorplan of the accessible studio

95. The design of the rooms has evolved with the input of a specialist student accommodation operator (iQ) to ensure an efficient use of the space and high-quality accommodation for occupiers. All rooms benefit from large windows to maximise natural daylight and provide a pleasant outlook, while ventilation and heating are individually controlled for resident comfort. The street facing windows enjoy views through the fixed glazing.
96. 58% of the bedrooms in the proposed development are self-contained studio units, each featuring a private kitchenette, en-suite bathroom, and dedicated sleeping area. These studios range in size from 17 to 21 square metres. The remaining 42% are cluster bedrooms, which include a private en-suite bathroom and sleeping area, while sharing access to a communal kitchen, living, and dining space (LKD). A typical cluster room is approximately 13 square metres in size.

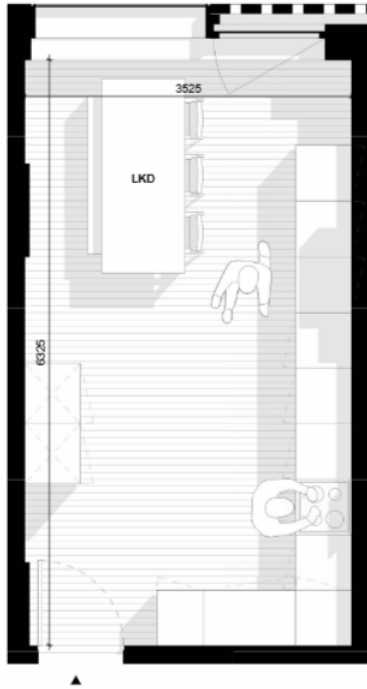


Plan 7: Floorplan of the studios



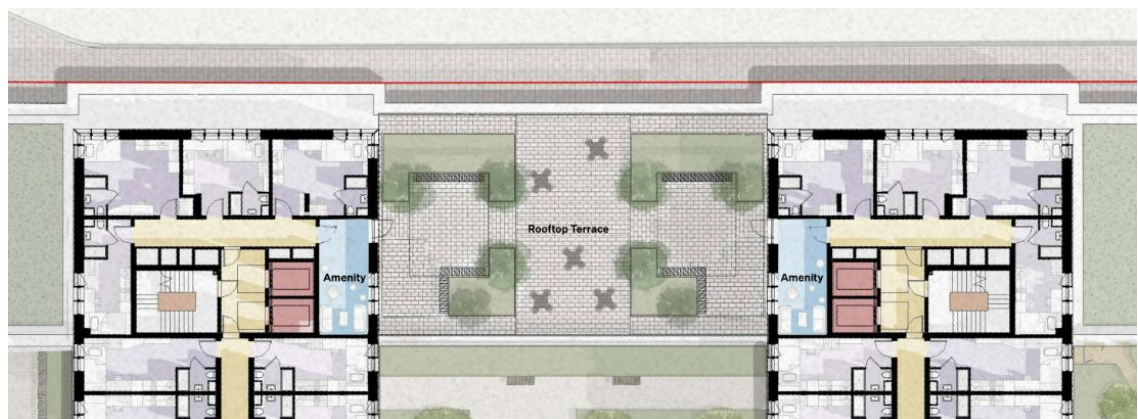
Plan 8: Floorplan of the en-suite room

97. So that two or more students can cook simultaneously there would be double the amount of white goods. There will also be a dining room table to accommodate more than six people.



Plan 9: Floorplan of the studios

98. All of the shared internal amenity space is located on the ground floor. There is potential for these spaces to be flexible and provide a variety of different activity. Spaces such as a café bar, laundry, gym, private dining, games/social space which will include a TV and PlayStation, dinner and study space and karaoke room. Access will be provided for all students, create a safe inclusive environment. The café will be open to the public too. The internal amenity space will form important social space within the building for students.
99. The external amenity spaces are designed as a central courtyard and a secondary study courtyard located to the west of the site. Internally, the ground floor amenity areas are thoughtfully arranged around the central courtyard to encourage movement and connectivity. In addition, a rooftop terrace will offer views of the city, enhancing student well-being.



Plan 10: Roof Terrace

100. A Student Management Plan has been submitted, confirming that the designated reception will be staffed 24 hours a day, seven days a week, serving as the first point of contact for both students and local residents. An Operations

Management Team will oversee the accommodation Monday to Friday, from 8am to 8pm, with responsibilities including student management, enforcement of tenancy agreements, handling complaints, and supervising housekeeping. A Security Team will be present on-site every night from 8pm to 8am, including weekends, to monitor CCTV, secure entrances, patrol the building, and oversee fire alarm systems. In addition, a Housekeeping Team will clean communal areas weekly and carry out deep cleans between tenancies, while a Maintenance Team will be responsible for repairs and inspections.

101. The building operator responsibilities include:
 - Overseeing risk assessment and adaptations for accessibility
 - Managing lift service agreement (1 hour response for entrapments, four hours for failures)
 - Conducting surveys to monitor service quality
 - Implementing cleaning, recycling and pest control policies
 - Ensuring deep cleaning between tenancies
102. The plan outlines arrangements for student arrivals and departures. Dropping-off restrictions will be enforced during enrolment and at the end of the academic year, in line with the approved Travel Plan. To manage flow and avoid congestion, the operator uses a computerised appointment system for viewings and check-outs, ensuring that large groups do not arrive simultaneously. Students will be informed in advance about the limited parking availability and are allocated specific time slots for unloading. Staff will be stationed at key access points to manage traffic and guide arrivals efficiently.
103. A S106 will secure a final Student Management Plan.

Affordable housing and development viability

104. Development plan policies require student housing schemes to deliver affordable housing. Policy H15 of the London Plan requires the maximum level of student accommodation to be secured as 'affordable'. Policy P5 of the Southwark Plan states that PBSA development must:
 1. Provide 5% of student rooms as easily adaptable for occupation by wheelchair users; and
 2. When providing direct lets at market rent, provide the maximum amount, with a minimum of 35% as conventional affordable housing by habitable room subject to viability, as per policy P4, as a first priority. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the Mayor of London; or
 3. When providing all of the student rooms for nominated further and higher education institutions, provide the maximum amount of affordable student rooms with a minimum of 35% subject to viability. The affordable student rent should be set as defined by the Mayor of London.
105. The policy provides two avenues for applicants to follow, one for schemes that are entirely direct-let and one for schemes that are nominations. The proposal is for direct-let PBSA.

106. While the London Plan's specific requirement for student housing proposals to deliver affordable rooms is noted, the Council's priority is for conventional affordable housing due to the pressing need in the borough. Officers consider that although there would be some benefit to providing affordable student housing, this would be significantly outweighed by the benefits arising from general needs affordable housing delivery.
107. The applicant has offered the whole residential block as social rent housing which is the equivalent of 31% affordable housing by habitable room. Because social rent homes are more costly for developers to provide/sell for less than intermediate homes, the "equivalent" percentage of policy compliant affordable housing is 42.8% based on applying the principle detailed in the GLA's Accelerating Housing Delivery Practice Note. It introduced a method where schemes that provide affordable housing as entirely social rent can do so at a lower threshold where the social rent provided is equivalent in value to the relevant affordable housing threshold at the local plan affordable housing tenure mix split. The example given in that practice note is where 27% of the residential development is provided as social rent which is the equivalent of 35% affordable housing with a tenure split of 25% social rent and 10% intermediate.
108. This equivalency method works by establishing the policy compliant Gross Development Value (GDV) of a policy compliant scheme and comparing this to an Alternative GDV reflecting the increased provision of social rent homes and market homes and a reduction at the expense of intermediate homes. The tenure split for the Southwark Plan seeks to deliver a minimum of would be 25% social rent and 15% intermediate.
109. Because this development proposes student rooms and affordable housing in two separate buildings, the notional intermediate homes cannot be converted into social rent and market homes. The Equivalency Test has been applied by assessing the reduction in the GDV when converting the notional intermediate homes of a policy compliant scheme to social rent.
110. To meet the 40% threshold for affordable housing (by habitable room) the development would need to meet the following number of habitable rooms by tenure:

	Habitable Rooms
Total	871
40% affordable housing requirement	348
Social rent requirement (25%)	218
Intermediate requirement (15%)	131

111. This policy compliant scheme would provide a GDV of £206,241,998 and results in an average habitable room value of £44,782 for a social rent room and £79,613 for in intermediate room.
112. The Alternative GDV is then established by converting the 131 intermediate rooms to social rent:

	Habitable Rooms
Total	871
40% affordable housing requirement	348
Social rent requirement	348
Intermediate requirement	0

113. This Alternative GDV in a 100% social rented scheme is £201,691,360, a reduction of £4,550,627 compared to the policy compliant tenure mix GDV. It is not possible to increase the number of market homes to increase the alternative GDV to meet the Policy Complaint GDV because there are no market homes. The £4,550,327 reduction in GDV is the equivalent of 101 social rent habitable rooms (using the value of £44,782) which can be seen as an 'overprovision' or credit above the policy complaint 40%. This was then taken away from the policy compliant 348 habitable rooms as below:

	Habitable Rooms
40% affordable housing requirement	348
Affordable housing 'credit'	101
Alternative Scheme Threshold Target	247

114. The table above therefore shows the number of social rent rooms needed to meet the equivalent of 40% affordable housing at a split of 25% social rent and 15% intermediate. This development is offering 271 social rent rooms, 24 habitable rooms above the policy compliant threshold. This is the equivalent of 42.8% affordable housing by habitable room. The development therefore meets threshold test in P1 for the delivery of affordable homes.
115. While the offer of affordable housing meets the 40% threshold, a viability assessment was required because the applicant has not proposed any student affordable on site. The applicant's viability report suggests there is a deficit of £16.4m in the scheme proposed while the council's advisor says there is surplus of £5.24m. The differences lie in the benchmark land value and the operational expenditure for servicing the student rooms. Experts acting for developers and the council often come to different valuations for some inputs as is the case here. P5 prioritises affordable housing over affordable student rooms, and this is what the applicant is proposing on this site with the delivery of 71 high quality social rent homes, including family homes. The lack of affordable student rooms would be acceptable in that context.

Children's play space

116. The London Plan 2021 recommends that under-5s play space be at least 100 square metres in size and promotes the incorporation of incidental play space to make public realm more playable. The plan also sets out minimum requirements for older age groups.
117. In accordance with the GLA's Population Yield Calculation, the scheme is required to deliver 314m² of play space for children aged 0–4, 255m² for those aged 5–11, and 207m² for young people aged 12–17. Provision for early years

play will be primarily integrated within the residential courtyard and along Link Street. Additional informal play elements will be incorporated into Link Street, creating opportunities for incidental play within a well-overlooked and active public realm.

118.	Ages	Required (m²)	Provided (m²)
	0-4	314	314
	5-11	255	59
	12-15	136	0
	16 & 17	72	0
	Total:	775.5	737

Table 11: Provision of Playscape by age group

119. The table above outlines the proposed on-site play space provision, totalling 505m². While the residential courtyard is intended to function as incidental community amenity space, it is not included in the formal calculations for communal amenity provision. The playspace is distributed within the internal residential courtyard and on the inset part of the Link Street. Play on the way is proposed on the Link Street but has not been included for the calculation. In line with Part 15 of Southwark Plan Policy P15, the identified shortfalls totalling to: 144m² in private amenity space, 50m² in communal amenity space, and 403m² in play space, will be addressed through a financial contribution of £130,975 towards the improvement of nearby public open space.

120.



Picture 8: Play space within the courtyard

121. Planning conditions and obligations will be used to secure detailed hard and soft landscaping, proposed plant and tree numbers and species, lighting, seating, play equipment and any enclosures of the communal amenity spaces, and for the facilities to be delivered prior to occupation of any of the dwellings. It will also be necessary to secure submission of an Outdoor Amenity Space Management to ensure an appropriate long-term management and maintenance scheme is in place.

Design

Site context

122. The application site comprises a substantial, low-rise building that occupies almost the entire street block. The architecture of the building reflects its time and previous civic use. The elevations are distinctly post-modern in style with a neo-classical portico entrance and brickwork facades dressed in fake colonnades and chunky stone cladding. The building has an inward focus, with limited entrances and high-level windows, a blind rear elevation and heavily secured basement vehicle entrance. As such, it presents a distinctly coarse-grained built form that is generally disengaged from its immediate setting.



Picture 9: The Pocock Street elevation of the existing Crown Court building.

Height scale and massing

123. The applicants have effectively kept within the massing of the implemented 'Roots in the Sky' scheme but with some significant changes which largely serve to reduce the impact on neighbours and provide better permeability through the development. The current proposal is for two blocks, each with a courtyard for their residents and the provision of a link street that is open to the air, reconnecting the site with the surrounding streets and providing public realm and playspace available to all.
124. The student block would be nine storeys and the top three storey floors set back from Loman and Pocock streets below gables that reflect the more modest scale of the affordable block at a six-storey datum. The setbacks also mediate the height of the scheme with its relationship with 55 Great Suffolk Street to the west and the link street to the east.



Picture 10: PBSA block elevation

125. Designing the scheme to take reference from the areas architectural and industrial heritage, the PBSA block works with the horizontal rhythm of the listed warehouse at 55 Great Suffolk Street with the use of textured brickwork with a setback metallic rooftop.
126. The affordable block meanwhile nods to the more domestic scale of residential development taking cues from where the courtyard typology is successful. It is past five and part 6 storeys and would align to the scale of properties nearby with a step down to Sawyer Street.



Picture 11: Residential elevation

Heritage

127. A review of important local points has been undertaken and provided in the form of a Heritage, Townscape and Visual Assessment. While the site is not within a

conservation area, it is close to the Kings Bench Conservation Area and close to the listed 55 Great Suffolk Street, Southwark Fire Station and Winchester House. The change in the setting of these heritage assets is considered to be small with the quality of the architecture and design of the massing resulting in their settings being preserved. While some harm could be perceived because of the visibility of the scheme in these views, the harm would be at the low end of less than substantial harm with the public benefit of the affordable homes outweighing this small harm.

128. There would be views of the development from the nearest conservation areas, the Kings Bench and Union Street conservation areas. For Kings Reach, views would be screened by the warehouse buildings on Great Suffolk Street, though it would be visible in longer views along Pocock Street. While partially visible, the setting of the conservation area would be preserved and there would be no harm. Similarly for Union Street, the development would be visible in longer views from the conservation area behind the Fire Station and Winchester House where the roofline would be marginally visible. The visibility in these circumstances would not affect their setting or cause any harm to their setting.

Architectural design and materials

129. A different material pallet has been proposed for each building, with buff stock brick for the affordable block for a more residential feel, while the student block would be clad in a light grey brick. A dark grey/bronze cladding is proposed for the setback upper floors of the student block.



Picture 12: Northern Elevation of both blocks

130. The student block would have a well-defined base formed of a single storey with a commercial feel while the middle would provide a repeating arrangement of horizontal bands and gables, breaking up the mass along the block's length. The set back roof forms would be clad in a lighter material with a darker colour to provide contrast and interest, with the roof terrace between the two roof forms.
131. The affordable block has a much more domestic feel, designed as bays of 7m with a consistent grid for the duplex homes on the lower floors and the flats above. Projecting balconies are provided at the corner of Sawyer Street and

Pocock Street to mark that corner.

Conclusion on Design and Heritage

132. This is carefully considered design of a very high quality that would fit well into its urban context, in terms of its height, mass and bulk, plan layout and architectural detailing adding positively to the areas character. The scheme would have a very limited impact on surrounding heritage assets and the removal of the existing building on site would be beneficial to the local townscape. The affordable housing and student housing are of a high quality internal design and the provision of ground floor maisonettes and dual aspect deck access housing is particularly welcome. The mix of student housing and social rented housing, with a café use at ground floor would contribute to the creation of a mixed and inclusive community in a high quality setting in line with plan policy.



Picture 11: Corner elevation of residential block looking North along Sawyer Street

Design Review Panel

133. The Design Review Panel reviewed the application in May 2025. The panel were pleased to see a proposal that responded to its urban context and welcomed the spread of uses across the site. They highlighted areas of concerns where they felt the design could benefit from further development including massing and articulation, landscape and architectural expression.

Massing and articulation

134. The Panel welcomed the scheme's division and the introduction of a new public link street, which creates a more appropriate block size and facilitates a natural north-south route through the site. However, they felt the massing of the proposal requires further refinement. While the housing block on the east responds well to the street alignment and steps down to reflect the finer grain of Sawyer Street, the PBSA block appears overly uniform and rigid. Its consistent height and homogenous design does not sufficiently respond to the varied surrounding context. The Panel recommended softening the PBSA block's form, through subtle adjustments to its massing and flanks, to better integrate it into the site's rich historic setting.

Architectural expression

135. The panel supported the use of brick and the overall architectural concept, including the plan arrangement. However, they felt the translation into built form was less successful. The long elevations along Loman and Pocock Streets were considered too linear, with the PBSA block appearing overly dominant and uniform. This, combined with oversailing upper floors, risks creating a cramped street environment. The panel recommended softening the PBSA's massing and introducing more vertical articulation to balance the strong horizontality. They also suggested expressing internal uses more clearly, such as distinguishing common rooms and cluster flats, and welcomed the colour variation at ground level. The inclusion of maisonettes at the base of the housing block was praised for adding human scale and activating the street edge in response to the neighbouring context on Sawyer Street.

PBSA Ground Floor

136. The panel raised concerns about the PBSA ground floor layout. While they welcomed the visual connections into the courtyards and supported the inclusion of workspace and café/retail uses, they felt the large bin store along Pocock Street compromised a key south-facing frontage that would be better suited to active uses. They also noted that all courtyards may receive limited sunlight and questioned the intended use of the western courtyard. Overall, they recommended reconfiguring the ground floor to maximise activity and transparency on all public-facing sides, including the Link, and relocating service spaces away from key frontages to better integrate the building with its context.

Final Proposal

137. The applicant has responded to the DRP's feedback with several design refinements. The southeastern corner gable has been flattened and realigned to improve its relationship with neighboring buildings and the existing pavement. The residential entrance has been enhanced to feel more welcoming, incorporating glazed bricks, recessed gates, clearer signage, and refined metalwork detailing. The duplex units have been reconfigured to establish a stronger townhouse rhythm through a defined two-storey base.
138. For the PBSA, the massing has been adjusted with recessed rooftops and projecting gables to better articulate scale and form. The base now features a more open and closed composition to highlight entrances and provide views into the courtyard. Corner windows and balconies have been introduced at the entrance to the new Link Street to help animate this important route. Sunlight and daylight testing for the amenity spaces, as well as the proposed uses for each courtyard, are addressed in the relevant section of this report.

Designing out crime

139. Policy D3 of the London Plan 2021 states that measures to design out crime should be integral to development proposals and be considered early in the design process. Developments should ensure good natural surveillance, clear sight lines, appropriate lighting, logical and well-used routes and a lack of potential hiding places. Policy P16 of the Southwark Plan 2022 reinforces this and states that development must provide clear and uniform signage that helps people move around and effective street lighting to illuminate the public realm.
140. These principles have been incorporated into the design of these buildings. The applicant team has been in discussion with the Met Police Secure by Design Team. The development will be required to achieve SBD accreditation, and this should be secured by Condition.

Fire safety

141. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlined in Policy D12 (A).
142. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is "third-party independent and suitably-qualified". The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action

lies solely with the developer.

143. The development will not incorporate combustible materials in its external walls, and the proposed design will comply with Requirement B4 of the Building Regulations. Full details, including manufacturer specifications and datasheets, will be reviewed at RIBA Stage 4 to ensure that all construction materials achieve a fire performance rating of Class A2-s1, d0 or better.
144. Student bedrooms will be designed to support a stay-put evacuation strategy, incorporating high-performance compartmentation and automatic sprinkler systems to ensure the safety of unaffected residents, while still allowing for self-evacuation at any time. All escape routes will comply with the maximum travel distances prescribed in BS 9991:2024 + C1. Each flat and studio will have an alternative means of escape via protected corridors linking Core A to Core B and Core C to Core D. The building will be served by four 1,200 mm-wide stair cores (A–D), each equipped with dedicated evacuation and firefighter lifts.
145. Additional fire safety features include:
 - Natural smoke shafts
 - Fire detection and alarm systems
 - Natural shaft ventilation
 - Sprinkler systems
146. Fire service access will be provided from Loman Street (Cores A and C) and Pocock Street (Cores B and D). Entry will be through a postal lobby leading to a separate stair and lift lobby at ground floor level. Wayfinding signage will be installed to assist the fire and rescue service, and an evacuation alert system designed to BS 8629 will be provided.
147. A comprehensive management plan will be developed to ensure the ongoing inspection and maintenance of all fire safety systems. Any future modifications to the building will be carefully assessed to ensure they do not compromise the original fire safety strategy.
148. In addition to the Fire Strategy, a Planning Gateway One Fire Statement has been submitted for the PBSA building that will be taller than 18m. The statement confirms number of measures including evacuation strategies sprinkler projection and, escape and firefighting lifts.
149. The HSE review of the Gateway One Statement confirmed that the north-east stair currently discharges into either a cycle store or a reception area. Design changes are needed to ensure a safe exit route and access to the firefighting shaft. The applicant has clarified that the cycle store is not enclosed; instead, the protected stairway and evacuation lift lobby lead to a protected corridor and then to an open-air cycle space, which forms part of the building's external perimeter. Electric bikes and scooters will be prohibited, and no charging facilities will be provided. This arrangement complies with BS9991:2024 guidance.

Landscaping and Trees

150. London Plan Policy G7 and Southwark Plan Policy P61 recognise the importance of retaining and planting new trees wherever possible within new developments. London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
151. The site currently comprises the former Crown Court buildings and associated landscaping. There are ten existing street trees that surround the site. This presents a significant opportunity to enhance the soft landscaping and contribute meaningfully to urban greening. This opportunity is particularly relevant given the demolition of the existing building and the proposed construction of two new buildings within the site's footprint, which will also create a new Link Street.

Public Realm

152. The application proposes a new pedestrian route through the site, incorporating dedicated seating areas and playspace. The route will feature extensive planting and include a publicly accessible café with outdoor seating. These elements will be complemented by wider public realm enhancements, such as improved lighting and passive surveillance. A S106 obligation will ensure that this route will be made publicly accessible at all times.

Landscaping and Trees

153. Planit has prepared a landscaping strategy for the development, based on a networked approach that connects green infrastructure, pedestrian routes, and areas of activity. The design concept is informed by the idea of movement and interaction, drawing on the themes of hopping, skipping, and jumping to guide the spatial arrangement.
154. The document outlines separate strategy for each component of the landscape which includes layered planting in courtyards, climate change resilient planting and pollinator friendly species and rainwater harvesting.
155. The proposal includes the planting of 47 new trees across the site, in addition to the 10 existing street trees, resulting in a total tree population of 57. In line with Council requirements, a tree monitoring fee of £15,675 will be applicable. This fee covers seven scheduled monitoring visits throughout the project lifecycle, aligned with RIBA Stages 4, 5, 6, and 7. The purpose of the fee is to ensure that appropriate measures are in place to support the long-term health of both existing and newly planted trees, and to confirm that landscaping works are implemented in accordance with the approved plans. The fee is calculated at £275 per tree requiring protection, management, or maintenance.

Urban Greening

156. Policy G5 of the London Plan requires major developments that are

predominantly residential to achieve an Urban Greening Factor (UGF) score of 0.4.

157. The UGF is supported through a combination of tree planting, rain gardens, native and perennial planting, and permeable paving to aid sustainable drainage. The green roofs will enhance biodiversity and visual amenity, while climbers contribute to vertical greening and air quality. These measures collectively improve the site's microclimate, ecological value, and environmental resilience. The scheme will achieve a score of 0.42.
158. Compliance with UGF target should be secured by condition.

Ecology and Biodiversity

Biodiversity Net Gain

159. In England, Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
160. The National requirement is for all developments (unless exempt) to achieve a 10% uplift in biodiversity which must be demonstrated using a statutory metric tool. The 10% net gain is reflected in Southwark Plan Policies. The legislation sets out 3 ways in which the net gain can be achieved. Specifically; (and in order to of priority/preference) the developer should achieve 10% onsite, if this is not possible then offsite credits can be secured and as a final resort statutory credits can be purchased. It is a validation requirement for all applications (unless exempt) to submit the statutory metric and in all scenarios a Biodiversity Gain Plan must be submitted prior to commencement of development (secured by way of a national pre commencement condition). Compliance with onsite provision, offsite provision or statutory credits should be secured in a s106 agreement.
161. The applicant has submitted a Statutory Biodiversity Metric alongside an Ecological Impact Assessment. The Metric confirms that the onsite baseline of habitat units is 0.4. The proposal would result in an uplift of 1.02 units meaning that the on-site post intervention habitat units would be 1.42. This would equate to a 258.22% uplift.

Archaeology

162. The applicants have submitted a desk-based assessment that includes an assessment of site investigation works undertaken within the development footprint. Section 5.2.6 details deposits of 'fine black ash' in other sites within Southwark this is a key indicator of groundworks dating to the 1950s, it has been seen at sites including the 1950s developments of Brandon House and Bankside 4, adjacent to the Tate where it is assumed to be ash from coal-fired power stations in London. Often this is associated with first phase post-war

redevelopment.

163. Archaeological evaluation work undertaken on site, reported in the DBA identified large post-medieval foundations. The assessment identifies the potential for prehistoric environmental remains preserved within alluvial deposits identified on site. There is a potential for roman material to be present, due to the high underlying gravels. The site is to the extremities of the areas currently assumed to be exploited by the romans, but historic material has been identified in the vicinity of the site.
164. The site has been located on the street frontage of a secondary route way thorough post-medieval Southwark. Material present on site is likely to relate to land management and exploitation before the use of the site for industrial purposes. Two later 20th century redevelopments indicate the site has the potential to be significantly impacts by recent development. The presence of fly ash deposits confirms the extent of post-war works.
165. As the assessment has detailed the likely material to be present a foundation design condition is not necessary. An Archaeological watching brief maintained during groundworks on site will represent an adequate method to manage the archaeological interests of the site and comply with location and national policy.

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

166. The importance of protecting neighbouring amenity is set out in Southwark Plan Policy P56 which states “development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. The 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

167. In terms of impact on adjacent residential occupiers, the closest existing residents are shown on the following image and are:

1. Moonraker Point (Student Accommodation)
2. Brigade Court
3. 5-9 (Odd) Sawyer Street
4. 38 Copperfield Street
5. School House, Copperfield Street
6. 57-59 Great Suffolk Street



Picture 12: Affected properties around the site

168. When assessing potential impact on the amenity of student housing it is generally accepted that student accommodation is less sensitive to issues of overlooking and daylight and sunlight change than conventional full time residential use. This is mainly due to its transient use, usually for no more than a year, and because it is less often used during daylight hours while students are out at lectures or elsewhere at the university.

Privacy

169. In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:
- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
 - a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
170. These rules are principally designed to apply where the 'facing' buildings are in residential use.

Whitehill Houses at 5-9 Sawyer Street

171. No part of the proposed development would be situated closer than 14.5 metres to Whitehill Houses. This separation distance exceeds the 12-metre minimum recommended by the Residential Design Standards for buildings facing each other across a highway and is therefore considered acceptable.
172. Moreover, the 14.5-metre measurement refers to the distance between the boundary of the ground floor gardens and the proposed building. The façade of the building itself would be set back further at over 17.5 metres from the front elevation of Whitehill Houses.
173. The elevation facing Sawyer Street would include balconies providing amenity space, with the nearest balcony positioned no closer than 15.4 metres from the front elevation of Whitehill Houses. The accommodation block has a slight tapering design, with the north-east corner being the closest point to Whitehill Houses, gradually angling away towards the south.
174. The proposed building maintains generous separation distances from Whitehill Houses, exceeding the minimum standards and incorporating thoughtful design features to reduce potential impacts. In short, the relationship between the two buildings is considered appropriate with regards to privacy.

57-59 Great Suffolk Street

175. Due to a portion of the eastern elevation of the PBSA being constructed directly against the elevation of 57–59 Great Suffolk Street, there are no windows overlooking this building at the southern end. However, the windows on this part of the PBSA that do face the rear elevation of 57-59 Great Suffolk Street are separated by virtue of the western “study courtyard.”. The closest windows on the eastern elevation are approximately 11.8 metres from the rear of 57–59 Great Suffolk Street, which falls slightly short of the 12-metre minimum separation distance recommended by the Residential Design Standards.
176. However, this shortfall applies to only two windows; the remaining four windows on this elevation exceed the 12-metre requirement. Additionally, the windows in question benefit from hit-and-miss brickwork, which provides partial screening and helps to obscure some of the windows towards the rear elevation of 57–59 Great Suffolk Street.
177. Given the modest nature of the shortfall (just 200mm), the limited number of affected windows, and the mitigating effect of the hit-and-miss brick detailing, the proposal is not considered to result in unacceptable harm to neighbouring amenity and would not warrant refusal on these grounds.

Brigade Court (Formerly Southwark Fire Station)

178. Brigade Court comprises a nine-storey building located to the east of the site, across Sawyer Street. Due to the angled orientation of its elevation in relation to the Blackfriars Crown Court development, the separation distance between the

two buildings varies, starting at approximately 12.3 metres and widening to a maximum of 13.7 metres. The minimum distance occurs at the point where the overhanging balconies are closest (located on the third, fourth, fifth and sixth floors), while the main building elevation itself maintains a separation of 13.7 metres.

179. All measured distances exceed the minimum standards set out in the Residential Design Standards and are therefore considered acceptable.

Moonraker Point 61-63 Great Suffolk Street

180. The south elevation of the proposal would not be quite parallel to the north elevation of Moonraker Point. For this reason and due to the projecting nature of parts of the proposal the separation distance between both of the PBSAs and the residential accommodation would widen and narrow along the course of Pocock Street. The plan depicts the relationship between the two buildings.



Picture 13: Elevational relationship with Moonraker Point

181. The nearest part of the proposed development re the projecting balconies closet to the corner of Sawyer Street, which are approximately 10.4 metres from the closest elevation of the corner balconies at Moonraker Point. However, the building's elevation at this point will be 12 metres, thereby complying with the separation distances outlined in the Residential Design Standards.
182. While there may be some degree of mutual overlooking between balconies, this is mitigated by the nature of the PBSA, where residents are more transient and the balconies are unlikely to be in continuous use throughout the day. As such, the impact is not considered equivalent to overlooking a traditional residential balcony.
183. The corner of the block nearest to Link Street from Moonraker Point will be 12.68 metres away. For the PBSA, the opposite corner along Link Street will be 14 metres, with the inset section measuring 16.3 metres, and the projecting element closest to Great Suffolk Street would be 13.12 metres from Moonraker Point. These distances demonstrate that the proposed elevations meet the required standards, and overall, the arrangement is considered acceptable.
184. The PBSA block will also feature a roof terrace. To safeguard the privacy of neighbouring residents, the terrace design includes an integrated planter edge along its perimeter, creating a visual screen. The closest property to the terrace is 47 Loman Street, which is an office building; therefore, the potential impact is considered less significant than if it were a residential property.

185. Nonetheless, the roof terrace will be set back approximately 12.7 metres from the opposite buildings on Loman Street, ensuring an appropriate separation distance and further mitigating any potential overlooking concerns.

Outlook and sense of enclosure

Whitehill Houses at 5-9 Sawyer Street

186. The four rows of windows, including balconies, located on the eastern elevation and facing 5–9 Sawyer Street, would be recessed within the building envelope. The exception is the terracing at the fifth level, which, while not fully recessed, would still remain set back from the main façade. This design strategy helps to minimise the sense of enclosure for neighbouring properties along Sawyer Street.
187. Additionally, the four proposed balconies that would project from the building are designed with balustrades measuring 1.4 metres in height. Each would incorporate an obscured screen to a height of 1.115 metres, effectively mitigating potential overlooking concerns.
188. As outlined earlier in the report, no part of the development would be situated closer than 14.5 metres to Whitehill Houses. This separation distance exceeds the minimum 12-metre guideline set out in the Residential Design Standards for buildings facing each other across a highway and is therefore considered acceptable.

57-59 Great Suffolk Street

189. As previously noted, the PBSA building would feature three columns of windows, while the upper storey block would include six columns, both overlooking the rear elevation of the Bacon Factory. The nearest windows on the eastern elevation are approximately 11.8 metres from the rear of 57–59 Great Suffolk Street, which is marginally below the recommended 12-metre minimum separation distance.
190. Internal layout plans for the Bacon Factory, sourced from the Council's Planning Register, indicate that the affected side of the building contains only bedrooms and hallways on the second, third, fourth, and sixth floors. As hallways are not considered habitable rooms, their outlook is not a material planning consideration. Bedrooms, primarily used during night-time hours, do not require the same standard of outlook as more frequently occupied spaces such as living rooms, dining areas, or kitchens.
191. While the separation distance falls slightly short of the guideline, the nature of the rooms affected and their limited need for high-quality outlook suggest that the impact on residential amenity would be minimal and therefore acceptable in planning terms.

Brigade Court (Formerly Southwark Fire Station)

192. The affected development sits at the southeastern corner of the site. At its closest point it is approximately 12.5 metres from the edge of the overhanging balcony on Sawyer Street and the Southwark Fire Station. Due to the orientation of this corner, the flats at Brigade Court would benefit from long, oblique westward views along Pocock Street. This relationship provides a strong sense of openness and depth of outlook, thereby safeguarding a good quality of outlook for future occupiers.

Moonraker Point 61-63 Great Suffolk Street

193. The proposed development would extend approximately 126 metres along the northern edge of Moonraker Point. While it would be taller than the existing Blackfriars Crown Court building, which reaches a maximum height of 16.8 metres, the affordable housing block within the proposal would rise to 20.3 metres. This modest increase would result in a comparable sense of enclosure to the existing conditions. However, the PBSA element would be significantly taller, reaching up to 29.6 metres at its highest point. Importantly, these taller sections are confined to additional storey elements that do not span the full width of the building. From Moonraker Point, they would appear as two distinct plinths, each approximately 16.7 metres wide, which helps to break up the massing and reduce the overall visual impact and perceived enclosure.
194. The proposal also introduces a new pedestrian route through the site, known as 'Link Street', which would create an 8.6 metre wide break in the built form when viewed from Moonraker Point. As previously noted in this report, the closest point between the two developments, where the projecting balconies are located near the corner of Sawyer Street, is approximately 10.4 metres from the nearest elevation of Moonraker Point's corner balconies. At this location, the proposed building would stand at 12 metres in height, thereby meeting the separation distances set out in the Residential Design Standards. Elsewhere, the development exceeds this 12 metre separation, helping to mitigate any potential sense of overlooking.

Daylight

195. 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.

196. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.
197. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.
198. A full Daylight and Sunlight Assessment has been undertaken. Assessments have been undertaken to assess the impact to the aforementioned properties. In line with BRE guidance, the assessment focuses on habitable rooms within each residential property, excluding non-habitable spaces. Additionally, the assessment considers outdoor areas, including public and shared amenity spaces as well as private residential gardens, where the proposed development may affect sunlight levels.
199. Analysis has been undertaken following with methodology in the BRE guidelines and compares the proposed development to the existing crown court building and also the proposed development of the consented baseline (20/AP/1537).
200. To assess the scale of effect on the access to daylight. Officers have categorised the VSC and NSL into negligible, minor, moderate and major impacts.

Scale of Effect	Daylight, Sunlight and Overshadowing Criteria
Negligible	0-19.9% alteration
Minor	20-29.9% alteration
Moderate	30-39.9% alteration
Major	<u>>40% alteration</u>

Table 12: scale of effect for daylight and sunlight

Whitehill Houses at 5-9 Sawyer Street

201. Whitehill Houses are a trio of four-storey terraced tenements located to the east of the application site. Following historical internal reconfiguration, the three blocks today contain 19 separate properties. There are 24 windows within the front west-facing elevation of Whitehill Houses; in the absence of up-to-date floor plans, and for caution's sake, all of these 24 windows will be assumed to serve habitable rooms.

Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
5 Sawyer Street	1	7	0	0
7 Sawyer Street	8	0	0	0
9 Sawyer Street	2	4	2	0

Property	Number of windows that would experience a NSL reduction (as a percentage of the baseline NSL value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
5 Sawyer Street	8	0	0	0
7 Sawyer Street	2	4	1	1
9 Sawyer Street	2	0	2	4

202. Compared to the previously consented scheme, of the 24 windows assessed, only 2 show a negligible change, while the remainder demonstrate an improvement. This indicates an overall enhancement in daylight conditions relative to the consented scheme.
203. When assessing the impact compared to the existing Crown Court building the VSC show that results show that 14 out of 24 windows (58%) will retain good levels of daylight in line with BRE guidelines. The most affected windows are at 9 Sawyer Street, with reductions of 34% and 32%. Although these reductions fall below BRE recommendations, such levels are not uncommon in a dense urban context. Furthermore, these windows are located at a low level and already receive less than the 27% VSC recommended by BRE. As such, the proposed changes are not considered to result in a harmful impact on the living conditions of the occupiers.
204. The applicant's daylight and sunlight assessment also contains NSL results showing that 13 of the 24 rooms will retain at least 80% of their former NSL value, meeting BRE targets. The remaining 11 rooms, all bedrooms, will retain between 49% and 73% of their original value.
205. It is important to note that the affected rooms currently benefit from an unusually high level of sky visibility due to the low-rise nature of the existing building on

the application site, which is equivalent to just three residential storeys. This is atypical for Central London and its immediate surroundings. Therefore, any reasonable redevelopment of the site would inevitably reduce sky visibility and impact NSL levels.

206. The application site currently accommodates a building of modest scale, which results in unusually high levels of daylight and sunlight for neighbouring properties. Some degree of impact on the lower ground level is likely in part of any reasonable redevelopment of the site. Taking into account the BRE guidance, which allows for a more flexible application in dense urban settings and acknowledging the daylight reductions to some rooms within Whitehill Houses (Sawyer Street), it is considered that the proposed development would not result in an unacceptable loss of residential amenity, with respect to daylight.

57-59 Great Suffolk Street

207. This nine-storey mixed-use building lies directly west of the site and was modelled using floorplans from the local planning portal (Ref: 14/AP/1159). It has east-facing rear windows overlooking a courtyard and the proposed development. The residential layout places main living rooms on the south and west elevations, away from the site. The rear elevation contains only bedrooms from the second to fifth floors, with a single living room on each of the sixth and seventh floors.

Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
57-59 Great Suffolk Street	17	2	4	4

Property	Number of windows that would experience a NSL reduction (as a percentage of the baseline NSL value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
57-59 Great Suffolk Street	16	0	1	5

208. With regards to comparison for the extant scheme, the VSC assessment indicates that 20 out of 27 windows will experience slight improvements in VSC, one window will remain unchanged, and six will see minor reductions ranging from 0.1% to 0.9%. Overall, the proposed development will have a lesser impact on daylight levels within this property compared to the previously approved

scheme (ref. 22/AP/1347).

209. The results from the VSC assessment show that 17 out of the 27 windows retain levels of skylight that is excess of the BRE targets. There are 10 bedrooms on the second to fifth floors that will receive reductions in skylight before the BRE targets with a reductions of 46-26% if their former VSC value.
210. In terms of NSL, shows that 16 out of the 21 habitable rooms will retain levels of daylight above the BRE targets. However, it must also be recognised that owing to the existing Crown Court's low-rise nature, the rear-facing rooms at the Bacon Factory currently benefit from an uncharacteristically good area of sky visibility. Thus, any reasonable development of the application site would inevitably affect the NSL of rooms within the Bacon Factory, particularly those on the lower floors. In this context, and while fully acknowledging that the minor and moderate adverse losses of NSL would have a noticeable effect on the users of these rooms, the impacts are not considered to be sufficiently harmful to warrant withholding permission.
211. In summary, while there would be a number of VSC and NSL losses, the greatest impacts would be experienced by bedrooms from the second to fifth floors, a room type that the BRE recognises as being less sensitive to daylight loss.

38 Copperfield Street and The School House

212. 38 Copperfield Street includes several live-work apartments and is situated to the north of the proposed development, beyond Loman Street and Copperfield Street. The School House, a two-storey residential building, also lies to the north of the site and features south-facing windows with views toward the proposal. However, due to its distance from the development and the presence of medium-rise commercial buildings along Loman Street that provide both physical and visual separation, neither 38 Copperfield Street nor The School House is expected to experience any adverse impact on daylight.
213. The assessment indicates that the impact on VSC for both 38 Copperfield Street and the School House is no greater than negligible. However, there would be a 40% reduction in the NSL for one ground floor window at the School House, and a 20% reduction for a first-floor window. All other windows at the School House would experience no change in NSL.
214. On balance, given that the majority of windows remain unaffected and the reductions are limited to only two, the overall impact is not considered to be adverse.

Brigade Court (Formerly Southwark Fire Station)

215. This property comprises of a nine-storey mixed use building with ground floor commercial units and residential accommodation on the floors above. It is to the east of the site, across Sawyer Street and has windows on the front, west facing elevation offering a direct view across the development. The property has been modelled within the Daylight and Sunlight assessment from the plans submitted

on the planning portal through reference: 17/AP/0367.

Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
	Brigade Court	262	17	1

Property	Number of windows that would experience a NSL reduction (as a percentage of the baseline NSL value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
	Brigade Court	110	2	2

216. In comparison to the extant scheme, the results of the VSC assessment show that 172/248 windows will receive marginal improvements and 75 will receive no change with one receiving a marginal reduction of 0.1% VSC. Therefore, this development has less of an impact than 22/AP/1347.
217. The results of the VSC assessment indicate that 221 of the 238 windows assessed (93%) will continue to receive VSC levels exceeding BRE guidelines. This means each of these windows will retain a VSC of at least 27%, or at least 80% of their former value following the proposed development. One window is significantly affected, experiencing a 66% reduction; however, it currently only achieves a VSC of 0.1 but does serve a living/kitchen/dining space.
218. The NSC results indicate that 110 out of the 116 rooms assessed (95%) will retain an NSC value exceeding 80% of their original level. The most affected windows are located on the third floor of two separate flats, with reductions of 44% and 49%, respectively. However, due to the initially high NSL values in these rooms, a substantial proportion of natural light will still be maintained.
219. Overall, the impact of the proposal on Brigade Court is considered negligible. Although one window is majorly affected, the room it serves benefits from two additional windows, which would experience reductions of 23% and 24% respectively. As such, the overall impact on this room is not considered significant enough to justify refusal of the application.

Moonraker Point 61-63 Great Suffolk Street

220. This is a seven to nine-storey mixed-use building situated to the south of the site, across Pocock Street. It comprises retail space at ground and mezzanine levels, with studio-style student apartments above. The building has been modelled using floorplans sourced from the local planning portal (Ref:

10/AP/1255). Its north-facing elevation includes windows that directly overlook the proposed development.

Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
Moonraker Point	217	63	59	80

Property	Number of windows that would experience a NSL reduction (as a percentage of the baseline NSL value)			
	0-19.9% alteration (Negligible impact)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
	Compared to existing development			
Moonraker Point	194	34	18	49

221. In comparison to the extant scheme, the VSC assessment demonstrates that the proposed development will result in improved daylight conditions for the majority of windows within the affected property. Specifically, 338 out of 419 windows will experience an improvement in VSC, while 51 windows will remain unchanged. Only 30 windows are expected to see very minor reductions in VSC, ranging from 0.1% to 0.9%, which are considered negligible. As such, the proposed development is anticipated to have a lesser impact on daylight levels than the previously approved scheme.
222. The results of the VSC assessment show that 234 of the 419 windows (55.85%) will continue to receive levels of VSC in excess of BRE targets, meaning that they retain a VSC of at least 27% or at least 80% of their former value following the proposed development.
223. Further to the results of VSC, the NSL assessment have shown that shows that 110 out of 116 rooms (approximately 95%) facing the development will continue to receive at least 80% of their previous NSL values. Of the 50 windows identified as being majorly affected, only eight would experience an NSL below 20%, indicating that the majority of rooms will still retain reasonable levels of daylight.
224. The impacts of this scheme on daylight levels are less significant than those previously deemed acceptable under application 20/AP/1537 by the planning committee. Where impacts are greater, they are of a small order and most affected windows would see less of an impact than the consented scheme.

Sunlight

225. For existing buildings with windows serving residential rooms, the BRE Guidelines advise:

“all main living rooms of dwellings... 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”; and

“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”.

226. The first stage is to determine if the window would experience:
- a reduction in sunlight to less than 25% Annual Probable Sunlight Hours (APSH), (i.e. less than 371.5 hours) or;
 - a reduction in sunlight to less than 5% Winter Probable Sunlight Hours (WPSH) (i.e. less than 22.3 hours) or; both of the above.
227. If one of the above criteria is triggered, the next stage is to determine if:
- the window’s resulting APSH is less than 0.8 times its former value, or;
 - the window’s resulting WPSH is less than 0.8 times its former value, or
 - both of the above
228. Where one of the criteria in Stage 2 is met, the final stage is to determine if:
- the sunlight received by the window over the whole year would reduce by more than 4% of APSH (i.e. to less than 59.44 hours).
229. Only if all three thresholds have been exceeded can it be considered that the sunlight level would be reduced to an extent that the room may feel colder and less pleasant.
230. The properties assessed for this Sunlight section are
- Sawyer Street
 - Brigade Court
 - Copperfield Street
 - School House on Copperfield Street
231. Brigade Court

No. of windows that would experience sunlight losses in excess of BRE guidance

APSH losses in excess of BRE			WPSH losses in excess of BRE		
20-29.9%	30-39.9%	≥40%	20-29.9%	30-39.9%	≥40%
alteration	alteration	alteration	alteration	alteration	alteration
(minor impact)	(moderate impact)	(major alteration)	(minor impact)	(moderate impact)	(major alteration)

Brigade Court (90 windows have been assessed)

5 0 0 1 0 0

232. In accordance with BRE guidance, sunlight access is primarily assessed for living rooms that are oriented within 90° of due south, as these are considered the most significant habitable spaces. Kitchens and bedrooms are not required to meet the same criteria and are therefore excluded from this part of the assessment.
233. The APSH analysis indicates that 44 out of the 46 main living rooms/studios will receive adequate sunlight levels, meeting BRE targets by retaining at least 25% annual sunlight and 5% winter sunlight or achieving at least 0.8 times their former values. The two remaining living rooms fall slightly below the BRE threshold, retaining 0.74 and 0.77 times their former values respectively representing only a marginal shortfall.

234. 5-9 Sawyer Street

No. of windows that would experience sunlight losses in excess of BRE guidance

APSH losses in excess of BRE			WPSH losses in excess of BRE		
20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)	20-29.9% alteration (minor impact)	30-39.9% alteration (moderate impact)	≥40% alteration (major alteration)
5-9 Sawyer Street (24 windows have been assessed)					
3	7	3	3	3	5

235. 14 of the 24 habitable windows at 5-9 Sawyer Street would experience APSH losses in excess of the BRE guidance (more than a 25% reduction). Of these windows, three are to be majorly impacted and are located at 9 Sawyer Street. With the worst being on the ground floor where the APSH is reduced to 33% of its original value.
236. The extent of these APSH losses is fully recognised. However, it should also be noted that all windows at Sawyer Street are located on the west elevation of the building nearly facing due west; this orientation means that, at present, the windows mainly receive sun mainly in the late afternoon. These existing sunlight levels are partly attributable to the relatively low-rise nature of the existing Crown Court building. Therefore, any increase in height to the building on the application site would inevitably lessen the receipt of sunlight to the Whitehill Houses. On balance, and noting that the BRE guidelines should be applied flexibly in urban contexts, it is not considered that the APSH would cause undue harm to the users of the rooms.
237. 12 of the 25 habitable rooms windows would experience a loss of WPSH in excess of the BRE guidelines. Of these 12 windows, six would be impacted to an substantial adverse effect. Six of these would be at 9 Sawyer Street, with two windows receiving no winter sunlight hours. These most affected windows currently receive particularly low levels of WPSH at one hour each. As such, even a small absolute reduction results in a large

percentage change. However, given the already low baseline, the change is unlikely to be perceptible to occupants.

238. In summary, while the significance of the losses is acknowledged, and the impact on WPSH is measurable, it is considered that taking into account the specific context of Sawyer Street, the resulting sunlight reduction would not cause undue harm to the amenity of the affected residents.

38 Copperfield Street

239. The property, originally commercial, was converted around ten years ago into live-work apartments. While the proposed development would not result in any APSH losses beyond BRE guidelines, one first-floor window at 38 Copperfield Street would experience a minor adverse reduction in WPSH.

240. This window currently benefits from the modest height of the Crown Court building. Any increase in height on the application site would naturally reduce winter sunlight. However, given the dense central London setting, the impact is considered acceptable.

241. School House Copperfield Street

No. of windows that would experience sunlight losses in excess of BRE guidance

APSH losses in excess of BRE			WPSH losses in excess of BRE		
20-29.9%	30-39.9%	≥40%	20-29.9%	30-39.9%	≥40%
alteration	alteration	alteration	alteration	alteration	alteration
(minor impact)	(moderate impact)	(major alteration)	(minor impact)	(moderate impact)	(major alteration)
School House Copperfield Street (6 windows have been assessed)					
2	0	0	2	0	3

242. One ground floor window at the School House would experience a 22% reduction in APSH. Another window would continue to receive zero WPSH, meaning there is no change. Two additional windows would see reductions in WPSH of 40% and 47%, respectively.

243. However, the APSH assessment shows that three of the six rooms would receive improvements to both annual and winter sunlight, while the remaining three would see no change, when seen in comparison to the extant scheme. Overall, the proposed development would result in a lesser impact on sunlight levels at the School House compared to the previously approved scheme (ref. 22/AP/1347) and is therefore considered acceptable.

Conclusion on daylight and sunlight

244. It is acknowledged that the proposed development would result in daylight losses to several surrounding properties that exceed the thresholds set out in the BRE guidelines.. However, it is important to note that this proposal would have a lesser impact overall than the consented and implemented scheme which is an important material consideration. Taking this into account overall the daylight and sunlight impacts are considered to be acceptable.

Noise and vibration

- 245. Policy D14 of the London Plan 2021 and Policy P66 of the Southwark Plan 2022 focus on reducing noise pollution. Policy P66 states that development must avoid significant adverse impacts on health and quality of life and mitigate any adverse impacts caused by noise on health and quality of life.
- 246. The Noise Policy Statement for England paragraph 2.23 and 2.24 has two aims, namely, to avoid significant adverse impacts and to mitigate and minimise adverse impacts.
- 247. An acoustic assessment has considered noise from the following principal considerations: The Environmental Noise Survey, Plant Noise, External Amenity Noise, Internal Noise, Overheating and Part 0 compliance (noise from mechanical ventilation), Noise Separation between uses, Construction Noise and Vibration.

Plant Noise

- 248. Subject to the relevant conditions, no objection has been raised by the Councils Environmental Protection Team in relation to the proposal plant noise levels.

Operational Noise

- 249. There may be some impact through the additional activity from residents of the site, including students. The student entrance has been located on Loman Street opposite a commercial building. The student management plan explains how the potential impact of residents would be managed and how complaints would be handled. It is recommended that this be secured in the s106.

Odour

- 250. The proposal includes a café on the ground floor of the student block. Therefore, a condition that requires the full details of the extraction and ventilation of the commercial kitchen shall be submitted and approved by the council, will be included on the permission.

Transport and highways

Trip generation

- 251. A Transport Assessment submitted by the applicant demonstrates, using TRICS data, that the proposed development will generate fewer trips than the previously consented office-led scheme. The net reduction is estimated at approximately 6,814 daily trips, including 1,144 fewer trips during the AM peak and 932 fewer during the PM peak. The PBSA is expected to generate around 876 daily trips, while the residential element is expected to generate approximately 463 trips. The scheme is car-free, with vehicle movements limited

to servicing and deliveries (around 36 servicing trips per day). Public transport trips are anticipated to be dispersed across multiple options, avoiding significant pressure on any single route. Pedestrian trips will increase due to the car-free nature of the development.

252. A Framework Travel Plan has been submitted to manage the uplift in trips and promote sustainable travel. It sets out a car-free strategy with no general car or motorcycle parking, except for one disabled bay and one accessible car club space. Active travel is supported through the provision of 362 long-stay cycle spaces for students, 132 for residents, short-stay spaces, and dockless cycle hire bays, alongside a private cycle hire scheme for students. Information and engagement measures include route maps and walking and cycling advice provided in welcome packs for the students and online. The Travel Plan aims to reduce public transport use and increase walking and cycling by 3% over five years, supported by travel surveys in years 1, 3, and 5. A Travel Plan Coordinator will be appointed to implement these measures, maintain travel information platforms, organise promotional events, and report progress to the Council. These measures, together with ongoing monitoring, will be secured through a S106 agreement.

Servicing and deliveries

253. A site of this size and scale of development should have off-street Delivery and Servicing provision as per the requirements of the Southwark Plan P50, to reduce impacts on existing streets, residential properties and pedestrians and cyclists in particular.
254. However, noting that this site is in a unique area that already has low traffic flows and high-density surroundings (which assists with consolidation by delivery firms) with wide streets due to the previous use of the site as a Crown Court, the proposed on-street strategy could be seen as more acceptable than other locations. A condition will be included onto the permission for a Delivery and Servicing Management Plan to be submitted to the Council, and a subsequent DSMP bond and monitoring fee will be secured through a S106.

Vehicle Crossover

255. The vehicle crossover itself will form part of the S278 agreement that will be entered into with the Councils Highways Team.

Refuse storage arrangements

256. The Operational Waste Management Plan (OWMP) confirms that bin capacity has been calculated in accordance with Southwark Waste Management Guidance and BS 5906 standards. For student accommodation, the provision is based on 70 litres per bedroom, while residential units are calculated at 30 litres per unit plus 70 litres per bedroom. Commercial uses are assessed at 3,500 litres per 1,000 sqm for the café and 50 litres per employee for the workspace. This results in a proposed provision of 29 general waste bins, 28 mixed recycling bins, and 26 organic waste bins across the development. Although Southwark guidance recommends a significantly higher proportion of organic

waste bins (which was equate to 115 bins) this was deemed impractical due to space constraints, and capacity has been reallocated to mixed recycling.

257. Waste for the residential units will be collected from a dedicated resident-only waste store within the eastern block, fronting Pocock Street. According to the OWMP, bins will be moved directly from this store to the collection point on Pocock Street and returned immediately after collection. Student accommodation waste will be stored in a dedicated bin store within the western block, which also serves the café and workspace. Both bin stores front the highway and are directly adjacent to collection points, meaning drag distances are expected to comply with the 10-metre requirement set out in Southwark's guidance. Dropped kerbs in front of these refuse stores will be part of the S278 agreement.
258. The refuse arrangement should be secured by condition.

Car parking

Vehicle Crossover and Blue Badge Parking Bay

259. The provision of one Blue Badge bay on-site is strongly supported in principle.
260. No provision of Blue Badge Parking for the PBSA and commercial units is supported by Transport Policy on the basis that this site is within the CAZ, students with mobility needs will be prioritised for suitable student accommodation as close to their teaching campus as is possible, officers are conscious that providing a space where one should not be needed could encourage inappropriate usage of this space by site staff.

Club Membership and Provision

261. No provision is expected due to this development. However membership for 3-years, for free, upon first occupation of the C3 residential units is expected. There is a Car Club bay and vehicle on Pocock Street which can address demand created by the C3 residential proposed. Therefore, this will be secured by a S106.

262. CPZ Parking Permits

Access to CPZ Parking Permits will not be permitted for any use classes within the site, within any area of the borough in any existing or future CPZs. This will be secured through a S106.

263. Blue Badge Parking

The strategy for Blue Badge parking has been agreed with LBS. The provision of 1 on-site Blue Badge parking bay for an allocated resident of the affordable housing whom holds a Blue Badge Permit has been provided on site, and this required the provision of a 3.0m wide vehicle crossover.

Cycle parking and cycling facilities

264. Visitor Cycle Parking

Following the initial submission of plans for visitor cycle parking, the applicant has amended the proposal in response to feedback, addressing the issue of cycle stands projecting into the adopted highway. While the revised arrangement on the north flank is not optimal, it represents a practical solution given the spatial constraints of the site and is considered acceptable.

265. The applicant has included one E-bike and E-scooter bay adjacent to the workspace unit and proposes an additional bay on the carriageway of Loman Street, replacing one of the new car club bays. This location offers improved proximity to the PBSA entrance and provides a facility for micromobility on the northern flank, aligning with Transport Policy. The proposed on-street bay will need to be incorporated into the S278 works.

266. Long-stay Cycle Parking

The ramp within the accessible parking area, and Sheffield stand area, to the west of the site, appears to have been reduced in length. This is supported and follows on from previous comments provided by Transport Policy.

267. The cycle hire offer has been increased to 32 spaces. This is strongly supported, however Transport Policy would also support a slight reduction in numbers to allow for the provision of 1 cargo bicycle with appropriate parking space, to be provided as part of the cycle hire offer. This can help students when they need to take large or heavy items to their campus for class, or if they want to do a bulky food or other form of large shop. To this end, a condition will be included on the permission that requests long-stay cycle store layouts that needs to include details dimensions.

Environmental matters

Construction management

268. A Construction Environmental Management Plan (CEMP) has been submitted and reviewed by the Councils Environmental Protection Team (EPT). The programme spans approximately three years, commencing in February 2026 and completing by March 2029. Works will start with site setup and demolition (February–July 2026), followed by basement excavation and piling (August–October 2026). The substructure phase will run from November 2026 to February 2027, with the superstructure constructed between February 2027 and January 2028. Cladding will take place from May 2027 to April 2028, overlapping with fit-out, testing, and commissioning, scheduled for July to November 2028.
269. It is of note that a Prior Notification for the demolition (25/AP/3153) of the building has been submitted and will be reviewed separately and therefore there will be no conditions relating to pre-demolition for this application.
270. EPT concluded that while the submitted CEMP provides relevant information,

detailed plans and environmental controls must be developed by the appointed principal contractor. Given the scale of the development and its location away from main roads, demolition and construction activities are expected to have a significant impact on surrounding receptors. As such, a Section 106 contribution towards construction compliance and monitoring is recommended to address the anticipated workload and ensure effective oversight throughout the project.

Flood risk

271. The NPPF 2023 states that planning decisions must take into account the current and long-term implications for flood risk in order to minimise the vulnerability of communities and improve resilience. Where development is necessary in higher risk areas, development should be made safe for its lifetime without increasing flood risk elsewhere. Certain steps need to be followed when reaching a planning decision on development in higher risk areas, with risks managed through suitable adaptation measures. The advice of flood risk management authorities also needs to be taken into account (NPPF, 166).
272. The application includes a Flood Risk Assessment (FRA) confirming that the site lies within Flood Zone 3 and benefits from the River Thames tidal flood defences. Two basements are proposed—one in each block—intended for cycle storage and plant only, with no sleeping accommodation. As the site is subject to tidal residual flood risk, all 'More Vulnerable' uses (sleeping accommodation) must be located at least 300mm above the 2100 epoch breach level of 3.30m AOD, giving a minimum requirement of 3.60m AOD. The proposed development exceeds this, with all sleeping accommodation positioned at 6.350m AOD, well above the maximum predicted breach level of 4.702m AOD.
273. Areas below this breach level will incorporate flood resistance and resilience measures, including appropriate materials and construction techniques, as outlined in the submitted FRA.
274. The Environment Agency has reviewed the FRA and raised no objection, subject to a condition requiring that the first-floor finished level is set no lower than +6.350m AOD, in accordance with the FRA.

Sustainable Urban Drainage

275. Policy SI 13, Sustainable drainage states that development proposals should ensure that surface water run-off is managed as close to its source as possible. Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality and enhanced biodiversity, urban greening, amenity and recreation. This approach is also reflected in Southwark Plan policies.
276. Green roofs are proposed across most roof areas to retain rainwater, and slow runoff. Landscaped courtyards will include rain gardens and bio-retention areas

to filter and attenuate water before discharge. Selected external areas will use permeable paving to allow infiltration and reduce surface water flow. Additionally, three underground geo-cellular attenuation tanks will provide storage capacity, ensuring runoff is controlled and discharged at a restricted rate of 2.2 l/s, representing a 99% reduction from existing brownfield conditions. The system is designed to accommodate a 1 in 100-year storm event plus a 40% climate change allowance, ensuring resilience under future conditions and compliance with London Plan and local policy requirements.

277. The Councils Flood Risk Team were consulted on this application and confirmed that the drainage strategy includes the maintenance tasks and frequencies for the proposed attenuation tanks and green roof but not for the required flow control device. Therefore, a condition will be in place to ensure that iQ are responsible for ensuring the maintenance of the proposed SuDS for the duration of their lifecycle. The S106 agreement will also secure the maximum Greenfield Run-off rate of no more than 2.2 litres per second. If the Developer cannot meet this then a financial contribution will be required to mitigate the impact.

Land contamination

278. The Concept Stage 1 Desktop Study (Ref: 25/4076-DS1, dated 21/07/2025) has been reviewed. A Phase 2 assessment is deemed necessary and will be secured through the relevant planning condition.

Light pollution

279. The site has been defined as being in an E4 Environmental Zone, which is defined as having 'high district brightness and typical for a town / city centre with high levels of night-time activity'. This recommends a maximum pre-curfew (pre-11pm) light intrusion level of 25 lux and a maximum post-curfew (post11pm) light intrusion level of 5 lux.
280. To mitigate potential light pollution impacts, any external lighting associated with the development must comply with the Institute of Lighting Professionals (ILP) *Guidance Note 1: Reduction of Obtrusive Light* (2021). EPT has requested that full details of any proposed external lighting, covering the design, power and positioning of luminaires, and light intensity contours, be submitted to the Local Planning Authority (LPA) for written approval prior to installation through condition.
281. These details must include all areas affected by the lighting, including those beyond the site boundary. The development must be carried out strictly in accordance with the approved lighting scheme. Furthermore, before any external lighting is brought into use, a validation report confirming compliance with the approved details must be submitted to and approved in writing by the LPA.

Energy and sustainability

282. Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure

and identifies the reduction of carbon emissions as a key priority.

283. Southwark Plan Policies P69 and P70 reflect the approach of the London Plan by seeking to ensure that all developments are net zero carbon with a 100% on-site reduction against the Part L 2013 baseline (now updated to 2021 baseline). Non-residential developments must achieve a minimum 40% onsite reduction, achieve a BREEAM rating of 'Excellent' and include measures to reduce the effects of overheating using the cooling hierarchy. Where a development cannot reduce its operational carbon emissions to zero, offsetting is achieved by way of a financial contribution towards Southwark's Carbon Offset Fund.

Whole life cycle and carbon capture

284. Whole Life Carbon (WLC) Assessments and GLA Reporting Spreadsheets were submitted for each building. The assessments analyse both the embodied carbon of materials and the operational carbon due to the energy and water use. The assessments identify options for reducing embodied carbon, identifying targets to be met at practical completion and life cycle stage. The assessments have been scrutinised by officers in the planning policy team and the GLA.
285. The GLA requested the post construction assessed for WLC to be secured by condition, therefore this will be included within the permission.

Carbon emission reduction

286. The energy strategy for new developments must follow the London Plan Hierarchy (be lean/ be clean/ be green/be seen) and this must be demonstrated through the submission of an Energy Strategy with applications and post construction monitoring for a period of 5 years.
287. The onsite carbon reductions would meet the policy requirement of minimum 40% reduction. The residential element of the development is expected to produce residual carbon emissions of 15.6 tonnes of CO₂ per year, representing an 81% reduction compared to the baseline set by Part L 2021. Meanwhile, the non-residential component is projected to emit 26.8 tonnes of CO₂ annually, which corresponds to a 44% reduction against the same regulatory benchmark.
288. In accordance with the London Plan and Southwark Plan requirements for major develops to achieve net zero carbon, the proposed scheme has implemented on-site energy efficiency and renewable materials, achieving a cumulative 67% reduction in regulated carbon emissions. However, a residual carbon shortfall remains of 15.6 tonnes CO₂/year for the residential element and 26.8 tonnes CO₂/year for the non-residential PBSA component. To address this, a carbon offset payment of £120,860 has been calculated, based on the GLA's prescribed rate of £95 per tonne over a 30-year period, which will be secured within the S106.

Be Lean (use less energy)

289. For the residential element of the scheme, the submitted Energy Statement has

confirmed that a 10% reduction in regulated carbon emissions can be achieved at Be Lean Stage. The measures for this to be secured are:

- Improved U-values for walls, roofs, floors, windows and doors
- Air permeability reduced to 2.5m³/hr/m² at Pa.
- Enhanced junctions to minimise heat loss
- Mechanical ventilation with heat recovery (MVHR) improves indoor air quality and reduces heating demand
- Passive solar design, the orientation and layout has been considered to reduce overheating and maximise natural light

290. With regards to the PSBA, the statement has confirmed a 12% reduction in regulated carbon emissions through:

- Using similar fabric improvement as the residential block
- MVHR systems
- Efficient light and controls through LED lighting with occupancy and daylight sensors
- No active cooling in bedroom but passive measures used to manage internal temperatures

291. Waste Water Heat Recovery (WWHR) was assessed but ruled out due to high costs. Low energy savings and a long payback period of 28 years. However, the GLA has recommended reconsideration of the WWHR and further PV should be considered.

Be Clean (supply energy efficiently)

292. The site is not within a 500m of an existing or planned district heat network (DHN), however the design safeguards future connection by allocated space for heat exchangers and pipework routes. This will be secured through a S106.

293. The development will use two separate energy centres (one for each block). This separation is necessary due to the Building Safety Act and allows for the residential block to be transferred to a Registered Provider. Both buildings will be served by communal heat networks powered by Air Source Heat Pumps (ASHPs).

Be Green (Use low or carbon zero energy)

294. The Be Green stage focuses on reducing carbon emissions through the use of renewable and low-carbon technologies. For the Loman Street development, the following measures were implemented:

- ASHPs for both the residential and PBSA block. These systems provide space heating and domestic hot water.
- PV Panels that will be installed across both buildings to include: 214 modules for the residential block and 272 modules for PBSA. This will have the combined capacity of 151.7 kWp, generating approximately 111,436.8 kWh/year

295. Utilising the above measures mean that there will be a 71% reduction in emissions for the residential building and 32% reduction for the PBSA. These savings are in addition to those achieved at the Be Lean stage.

Be Seen (Monitor and review)

296. The London Plan asks developers to monitor energy use during the occupation and to incorporate monitoring equipment to enable occupants to monitor and reduce their energy use. 5 years post completion monitoring should be secured in the s106 agreement.

Circular economy

297. Circular Economy Statements (and GLA reporting spreadsheets) for both buildings have been submitted in line with the GLA's requirements.
298. The proposed commitments to minimise the quantities of materials and other resources (energy, land, water) used, and measures for sourcing materials responsibly and sustainably are considered to be acceptable in principle. Compliance with the CES should be secured by Condition.

Overheating

299. London Plan SI4 requires major development proposals to demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the London Plan cooling hierarchy.
300. Measures include efficient LED lighting with smart controls, energy-saving equipment, and insulated pipework to limit internal heat gains. Heat entry is reduced through high-performance glazing, recessed window frames for shading, and energy-efficient façades. Exposed thermal mass and high ceilings help regulate indoor temperatures, while mechanical ventilation with heat recovery ensures controlled airflow. Active cooling is limited to amenity areas with high glazing ratios, and the final strategy through mechanical ventilation meets all compliance criteria without overdesign.

BREEAM

301. Southwark Plan Policies P69 requires the development to achieve BREEAM 'excellent'. A pre-assessment report has been undertaken which confirms that the development is on target to achieve a BREEAM Excellent rating at minimum. A condition will be attached to secure compliance with BREEAM standards.

Planning obligations (S.106 agreement)

302. 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 emphasises 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

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

Planning Obligation	Mitigation	Applicant Position
Design	• Retain appointed architects • Approved drawings	Agreed
Highways and Transport	• Controlled blue badge parking • Car club membership • S278 • Delivery and Service Plan • Car parking management plan • Cycle hire • Travel Plan Monitoring Fee • TfL Cycle Hire Docking contribution • Legible London Contribution £1500	Agreed
Public Realm, Landscaping and Trees	• Overall quantum of public realm to be secured • Link Street to be publicly accessible in perpetuity • Link Street management	Agreed

Employment and Training	• Play space provision • Play Space and outdoor amenity Contribution of £130,975 • Tree Monitoring Fee: £15,675 • Tree Planting Strategy: CAVAT value of £4,000 • S278 • Local Procurement • Employment in the End Use Development • Construction Phase Jobs • Training	Agreed
Affordable Conventional Housing	• Secure onsite affordable – standard AH controls and monitoring requirements • Secure 10% Wheelchair units • Not to Occupy PBSA until Affordable Units have been delivered • 71 social rent homes • Service charge • Nomination agreement • Early Stage Review	Agreed
PBSA Obligations	• 10% of PBSA for wheelchair • Student Management Plan • To be maintained as PBSA	Agreed

Commercial Obligations	• Restriction of use for non-residential units • Café Unit Delivery and Provision	Agreed
BNG	• BNG Plan • BNG Monitoring	Agreed
Energy	• Energy Strategy • Be Seen • Futureproof DHN • Carbon offset: £120,860 • Agreed Carbon Target • Energy review Mechanisms	Agreed
Other Financial Contributions	• DSMP Monitoring Fee • Overall Monitoring Fee • Construction and Environment Monitoring Fee • Archaeology	Agreed

304. In the event that an agreement has not been completed by 9th April 2026, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:
305. *In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.*

Mayoral and borough community infrastructure levy (CIL)

306. The proposal is a CIL chargeable development because it comprises over 100sqm of new build. The site is located within Southwark CIL Zone 2 and MCIL2 Central London Zone. Based on the GIA obtained from CIL Form 1 dated 30-Jul-25, the projected amount of CIL is £ 3,967,148.29 (net of circa £2.3million of social housing relief), of which Mayoral CIL £1.3million and Borough CIL £2.6million. However, if in-use building criteria is met before first

permit date, then the combined CIL amount would potentially reduce to £1,627,244 (net of relief, of which MCIL £0.5million and BCIL £1.1million). It should be noted that this is an estimate and subject to change, as floor areas will be measured and in-use building criteria checked when related CIL Assumption of Liability is submitted after planning approval has been secured

Community involvement and engagement

Development Consultation Charter

307. The Engagement Summary and Equality Statement submitted for the proposed redevelopment of the former Blackfriars Crown Court site meet the requirements set out in Southwark Council's Development Consultation Charter (DCC).
308. The Engagement Summary provides a comprehensive account of the consultation process, including a facts-based audit of the site and its context, identification of stakeholders, and a detailed timeline of engagement activities. These activities span multiple formats—such as newsletters, social media campaigns, drop-in exhibitions, and direct canvassing—demonstrating a commitment to inclusive and accessible engagement.
309. The document also includes a clear "You Said, We Did" section, which outlines how community feedback influenced the design, including the provision of affordable housing, improvements to public realm, and sustainability measures. Monitoring data is also provided, evidencing the reach and effectiveness of the engagement process.
310. The Equality Statement similarly aligns with DCC expectations. It follows Southwark's Equality Impact Assessment Template and provides a thorough analysis of potential impacts on all protected characteristics under the Equality Act 2010. The statement uses relevant demographic data from the Census, Southwark's Joint Strategic Needs Assessment, and other sources to assess the local context.
311. It identifies both positive and negative impacts, including differential effects related to age, disability, and pregnancy during construction, and outlines appropriate mitigation measures such as a Construction Environmental Management Plan.

Consultation responses

312. There have been two objections from the public that cover the following concerns:
 - Concentration of student housing in the area
 - Concentration of commercial uses in the area
 - Lack of affordable housing
 - Under provision of cafe space
 - Impacts on privacy and daylight and sunlight

313. Officer comment: The inclusion of student housing within the proposed development has been assessed as part of the overall land use strategy and is considered appropriate for the area. The commercial element comprises a café and an additional flexible-use space designated under Class E. This flexibility allows the space to respond to evolving local needs and ensures activation of the ground floor along the newly proposed Link Street. The affordable housing offer is very good at a 40% equivalent level. Impacts on neighbours are discussed in more detail below.
314. Comments from local groups are as below:
- Comments have also been received from the Conservation Area Advisory Group (CAAG) who object to the development saying that there is not enough reference in the proposal to the site's historic context and that the public realm offer is not sufficient. These matters are addressed below.
315. Comments have been received by Guys and St Thomas Foundation who request conditions requiring a detailed CEMP and CLP before works commence, informed by consultation with neighbours. They also seek an updated Acoustic Assessment prior to determination, covering potential noise from the student roof terrace and nearby receptors. A condition will prohibit any music (including amplified) on the roof terrace, as per the extant consent. GSTF also request a condition for detailed window treatment information to address privacy and amenity for future occupiers.
316. Officer comment: A CEMP has been conditioned; this will not involve public consultation but will be reviewed by our Environmental Protection Team. A condition will also prevent amplified music from being played on the student block roof terrace. A full assessment of neighbouring amenity impacts is provided in the relevant sections of this report, noting that policy requires safeguarding residential amenity. The building footprint is broadly similar to the existing, and windows do exist within the existing elevation facing Loman Street within the current property.
317. Network Rail:
- Network Rail would like to request that CIL funding goes towards future improvements of the Elephant and Castle Station
 - Where applicable, the applicant must also follow the Asset Protection informative. The informative are issued to all development within close proximity to the railway.
318. Officer comment: Informative have been agreed by the applicant.
319. Historic England:
- No comment
320. Greater London Authority
- Land Use: Supported in principle, PBSA and affordable housing must be secured via S106, including a nominations agreement for student housing.

- Affordable Housing: 71 units proposed as 100% social rent, equating to 40% by habitable rooms. Qualifies for the Fast Track Route, subject to securing the offer and outcome of an independent viability review.
- Urban Design: Layout and architectural quality are generally supported. Concerns raised about poor sunlight levels in ground-level amenity spaces for affordable homes. Encourages improvements to floor-to-floor heights in PBSA and external amenity provision.
- Heritage: Very low level of less than substantial harm to one heritage asset (55 Great Suffolk Street). Public benefits (e.g. affordable housing, public realm improvements) may outweigh this harm.
- Transport: Mitigation contributions required: £220,000 for TfL cycle hire, £60,000 for highway/public realm works, £15,000 for Legible London signage. Issues with cycle parking provision for PBSA and blue badge parking need resolution. Plans for construction logistics, servicing, travel, and student management must be secured and refined.
- The officer is happy with the latest response, however, recommend reconsideration of WWHR and the further PV should be considered and reported carbon savings are overestimated based on high SCOP estimates.
- The applicant has largely provided the outstanding information for Circular Economy, but there are a couple of items remaining in relation to approaches to the existing site and requesting additional detail in relation to the reused and recycle content. This information can largely be provided post-committee. Please ensure the latest wording of the CE condition is used
- Please ensure the latest wording of the WLC condition is used

321. Officer comment: The noted S106 contributions are in discussion with the applicant, conditions will be secured. Officers agree that the public benefit outweighs the harm on heritage.

322. Environment Agency:

- No objection to the proposed development as submitted, subject to the inclusion of the flood risk condition.

323. Officer comment: The applicant has agreed to the condition

324. UK Power Networks

- If works are within 6m of the substation, they fall under the Party Wall etc. Act 1996. The applicant must notify UK Power Networks and agree on protective measures, with all associated costs borne by the applicant.
- Minimum separation distances to safeguard impacts from noise and vibration: 10m from outdoor transformers, 7m from transformers with GRP surrounds, 1m from brick-enclosed transformers.
- Design Recommendations: Maintain at least 7m distance from substations. Ensure building footings are not too close to substation structures. Avoid placing high-occupancy rooms (e.g. bedrooms, living rooms) overlooking substations. Developers must cover costs for any required noise attenuation.
- Operational Requirements: 24-hour vehicular access to the substation must

- be maintained. Development must not impact UKPN's access rights. Consult their Operational Property team if unsure. Building materials must not compromise substation security or be used to climb over barriers.
- Underground Infrastructure: Underground cables are present—accurate plans must be obtained before work begins. All works must follow Health & Safety guidance HS(G)47 on avoiding danger from underground services.

325. Officer comment: The site contains an existing substation to be disconnected and removed after potential temporary use by HG Construction. Another substation at 57–59 Great Suffolk St will remain and is within 6 m of the development, but is not expected to share a party wall. As part of the new supply application, the applicant will provide details of the development, existing substations, and any temporary retention plans for UKPN's review. This requirement appears to relate to external substations, so may not apply here. The new development will include integral substations for PBSA and C3 buildings, with full details shared during the application process. Noise and vibration will be mitigated through minimum separation from dwellings/PBSA rooms and acoustic linings in the new substations. UKPN will require a plan showing proposed foundations near their existing substation at 57–59 Great Suffolk St to confirm any potential impact, as the new structures may be close enough to cause issues. Informatives will be included with the guidance notes

326. Arqiva:

- No objection

327. Officer comment: Noted

328. HSE:

- The north east stair discharges at ground floor either into an enclosed cycle store (which is likely to contain electric cycles) or a reception area.
- The adopted fire safety design standard, BS9991, states "*Protected stairways and evacuation lifts should discharge either: 1) directly to a final exit; or 2) into a protected corridor leading to a final exit.*"
- Additionally, as this is a firefighting shaft, the relevant standard states that "*Entry to a fire-fighting shaft at fire and rescue service access level should be available either a) directly from the open air (see Figure 20 and Figure 21); or b) by way of a protected corridor not exceeding 18 m in length. The corridor is deemed to be part of the fire-fighting shaft, and any access to it from the accommodation should be by way of protected lobbies.*"
- Design changes necessary to ensure a suitable discharge route from the staircase, and access to the firefighting shaft

329. Officer comment: It should be noted that this appears to be a misinterpretation, as the cycle store in question is not enclosed. The protected stairway and the evacuation lift lobby discharges at ground level into an evacuation lift lobby and then to a protected corridor leading into an open to air cycle space, which is therefore considered an external perimeter of the building. Furthermore, electric bikes and scooters are strictly prohibited within the property, and no charging

facilities will be provided in this space. From the open to air cycle space, occupants can discharge to the public road outside the building perimeter via a security-controlled gate. This door will be fitted with a fail-safe electromagnetic lock. There will be a push button to release the lock during normal operation. The lock will be configured to disengage automatically upon activation of the fire alarm system.

330. London Underground Infrastructure Projects:

- No comment

331. Officer comment: Noted

332. Conservation Areas Advisory Group:

- Site is in a historically rich area, surrounded by conservation areas and listed buildings. Current design lacks reference to the site's legal, political, and industrial history. Recommend: Incorporating historic features and storytelling (e.g., naming, artwork) and full photographic audit before demolition.
- Previous consented scheme better reflected history and included significant greening. Current design seen as bland and disconnected from heritage.
- Welcome north-south link street and roof terraces. Landscaping insufficient—needs more grass, shrubs, climbers, and street trees. Suggest district heating or other sustainability measures.
- Concern about lack of local services and “dead” high streets. Recommend a comprehensive retail/amenity strategy (beyond a single café) to support residents and businesses.

333. Officer comment: The Design and Access Statement now explains how the scheme responds to heritage context. Textured brickwork references historic brick patterns, while setback metallic rooftop elements use an industrial language seen locally (e.g., 70 Great Suffolk). The proposals incorporate legal and industrial heritage through naming, materials, and detailing e.g., the residential block is named *St Stephen's House* to reflect the printing press history. A S106 obligation allows for future district heating network connection. The scheme achieves a 0.42 UGF, meeting policy requirements. Activation of Link Street is supported by a café and flexible Class E space on Pocock Street.

334. Natural England – London Region & South East Region:

No comment.

335. Better Bankside:

No comment.

336. National Grid UK Transmission:

No comment.

337. NHS London Healthy Urban Development Unit:

No comment.

338. Fire and Emergency Department:

No comment.

Consultation responses from internal consultees

339. CCTV:

No comment received.

340. Network Development Construction Management:

No comment received.

341. LBS Play Area Estates:

No comment received.

342. Waste Management:

- Need confirmation that the collection points within 10 metres of the residential bins to ensure the bin drag distances are within our guidance notes standards, and are there marked dropped kerbs outside these bin stores

343. Officer comment: The collection points are immediately outside the bin stores on the highway and point h of the S278 states: Provide dropped kerbs to facilitate required access for the substations, refuse stores, and disabled bay.

Community impact and equalities assessment

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

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

346. 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.
347. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
 348. The Engagement Summary and Equality Statement submitted for the proposed scheme aligns with DCC expectations. It follows Southwark's Equality Impact Assessment Template and provides a thorough analysis of potential impacts on all protected characteristics under the Equality Act 2010. The statement uses relevant demographic data from the Census, Southwark's Joint Strategic Needs Assessment, and other sources to assess the local context.
 349. The design includes accessible housing (10% M4(3) wheelchair units, step-free access, adaptable PBSA rooms) and public realm improvements to reduce mobility-related disadvantages for disabled people, older people, and those with pregnancy/maternity needs. Construction impacts (noise, vibration, access) will be mitigated through a CEMP and CLP.
 350. The scheme provides 71 social rented homes and 600 PBSA rooms, addressing housing needs for low-income families, students, and vulnerable groups. Lack of access to affordable housing disproportionately affects those from BAME groups, so the provision of social rent housing is a particularly positive aspect of the scheme. The development includes playspace provision for children and adaptable housing for older people with the public realm designed for inclusivity (legible layouts, non-slip surfaces, tonal contrast).
 351. Employment and training opportunities during construction and operation support participation in economic life, particularly for young people and ethnic groups with higher unemployment rates. Design prioritises safety and security (lighting, surveillance, management plans) to reduce fear of crime.
 352. In short the Equalities Statement identifies both positive and negative impacts, including differential effects related to age, disability, and pregnancy during construction, and outlines appropriate mitigation measures.

Human rights implications

353. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
354. This application has the legitimate aim of redevelopment of the site comprising demolition of the existing building and construction of two buildings providing Purpose Built Student Accommodation (PBSA) (Sui Generis) and Residential (Class C3), alongside flexible commercial (Class E) floorspace and a café unit (Class E(a)) at the ground floor, together with associated public realm and landscaping works and a new pedestrian route. 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

355. 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.
356. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

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

	the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	

CONCLUSION

357. This application seeks permission for the redevelopment of the former Blackfriars Crown Court site, involving demolition of the existing building and construction of two new blocks with a publicly accessible north–south pedestrian route through the site. The western block will provide Purpose-Built Student Accommodation (PBSA), while the block to the east of the site will deliver 100% social rented housing.
358. The scheme proposes 600 PBSA bedspaces, all direct-let at market rates, with no university affiliation and no affordable student rooms. Instead, the application prioritises general needs housing by delivering 71 on-site homes for social rent, equating to 40% affordable housing by habitable room. This is considered a significant public benefit.
359. The design is of a high standard, providing excellent quality accommodation for future residents. The development has been carefully designed to minimise and mitigate impacts on neighbouring amenity. While some adverse effects are anticipated, particularly in relation to daylight and sunlight and short-term construction impacts, these do not amount to a level of harm that would justify refusal, subject to recommended conditions and S106 obligations.
360. The proposal includes a new public pedestrian route with seating areas, playspace, extensive planting, and a publicly accessible café with outdoor seating. Wider public realm improvements, including enhanced lighting and passive surveillance, which will further support safety and usability. A S106 obligation will secure permanent public access to this route.
361. Given the site’s location, excellent public transport links, and car-free nature, there are no adverse transport impacts, subject to mitigation secured via S106. The scheme also incorporates measures to minimise energy, water, and waste consumption.
362. In conclusion, the proposal delivers substantial public benefits, including affordable housing, high-quality design, improved public realm, and sustainable development principles.
363. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND INFORMATION

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 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	Chloe Rimell		
Version	FINAL		
Dated	25 November 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director, Finance	No	No	
Strategic Director, Environment, Neighbourhoods and Growth	No	No	
Strategic Director, Housing	No	No	
Date final report sent to Constitutional Team		27 November 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	IQ Student Accommodation	Reg. Number	25/AP/2203
Application Type	Major application		
Recommendation		Case Number	PP-14145885

Draft of Decision Notice

for the following development:

Redevelopment of the site comprising demolition of the existing building and construction of two buildings providing Purpose Built Student Accommodation (PBSA) (Sui Generis) and Residential (Class C3), alongside flexible commercial (Class E) floorspace and a café unit (Class E(a)) at the ground floor, together with associated public realm and landscaping works and a new pedestrian route.

For information:

- The proposed PBSA is 9 storeys with additional rooftop plant (29.995m above ground 3.260m AOD), part 6 storeys (20.640m above ground 3.260m AOD) plus basement (GIA 605sqm)
- The proposed residential is part 6 storeys (20.740m above ground 2.990m AOD), part 5 storeys (16.910m above ground 2.990m AOD) and part 4 storey (13.510m above ground 2.990m AOD) and basement, plus basement (GIA 304 sqm)

The development as a whole comprises:

- 347 sqm GEA/ 310sqm GIA of flexible commercial space (Use Class E)
- 200 sqm GEA/ 176 sqm GIA publicly accessible café (Use Class E(a))
- 71 Social rent residential units
- 600 Student bedrooms

Former Blackfriars Crown Court, 1 Pocock Street London SE1 0BT

In accordance with application received on 30 July 2025 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Other Documents

received

Time limit for implementing this permission and the approved plans

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

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

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

0. 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) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage

utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures

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

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development

0. Prior to any demolition hereby approved, details of a Demolition Noise and Vibration Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase.

The development shall only be demolished in accordance with the approved Demolition Noise and Vibration Management Plan which shall include:

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

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction 2016, available from <https://www.southwark.gov.uk/environment/air-quality/about-air-quality/main-causes-of-air-pollution>;
- S61 of Control of Pollution Act 1974;
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings;
- Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting';
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>); and
- Relevant CIRIA and BRE practice notes.

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2024); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

0. No development shall take place , until a written CEMP has been submitted to and approved in writing by the Local Planning Authority.

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

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o 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.;
- o 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.)
- o 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.;

A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

0. a) Prior to the commencement of any development except demolition, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

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

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

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2024.

0. Prior to the commencement of works other than demolition full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy Report prepared by Walsh (dated 18/03/25). 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).

Permission is subject to the following Grade Condition(s)

0. Prior to commencement of above-ground works, detailed drawings and specifications of the long-stay cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The details shall include: number of spaces, location and layout and types of stands. The approved cycle parking shall be fully implemented prior to first occupation of the development and retained for the lifetime of the development.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

0. Prior to the completion of the superstructure of the building hereby approved, details of the biodiversity green roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roofs shall be:

* biodiversity based with extensive substrate base (depth 80-150mm);

* laid out in accordance with agreed plans; and

* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

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

0. Before any above grade work hereby authorised begins (excluding demolition, site clearance and excavation), detailed drawings of a hard and soft landscaping and public realm scheme for the Public Realm, ground floor spaces, gardens and roof terraces within the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants including mound height;
 - 2) proposed vehicular access, or pathway layouts, materials and edge details;
 - 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);
 - 4) typical cross sections;
 - 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of native planting. Ideally the landscape planting should contain a minimum of 60% of plants on the RHS perfect for Pollinators list.;
 - 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

7) types and dimensions of all boundary;

8) appropriate privacy buffers between communal amenity areas and the private student rooms;

9) The details of the play equipment within the playspace including manufacturers specification

10) street furniture on the ground floor level and on the roof terrace, including type, materials and manufacturer's specification, if appropriate;

11) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, wheelchairs users and people with visual impairment or limited mobility;

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. All ground floor amenity within the development shall be available to all residential occupiers of the development in perpetuity.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

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 2024; 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).

0. 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 2024; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policy P16 (Designing Out Crime) of the Southwark Plan 2022.

0. Prior to any above grade works hereby approved 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 to each building. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021)

0. Notwithstanding the detail shown on approved drawings or documents, prior to installation of any facade,

a) the specification of each facing materials to be used hereby approved shall be submitted as part of a Material Schedule to, and approved in writing by, the Local Planning Authority; and

b) unless otherwise agreed in writing by the Local Planning Authority, full scale mock-ups of the facades shall be presented on site (or near to the site) and approved in writing by the Local Planning Authority (the detailed scope of mock up requirements to have been agreed with the Local Planning Authority in advance of them being constructed and presented on site).

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

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in material terms, will achieve a high quality of design and detailing, and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

0. Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of superstructure works within each relevant Phase, section detail-

drawings for each building at a scale of 1:5 together with 1:50 scale context drawings:

i. Facades (reveals, soffits etc.) including:

- The various bricks and paneled treatments;
- Junctions of exposed structural elements (columns, beams and floors);
- Head, cills and jambs of openings;
- Parapets and roof edges;
- Rooftop balustrades and crowns;
- Shopfronts

ii. Entrances (including any access sashes, security gates, entrance portals and awnings);

iii. Typical windows including confirmation of the open types, lintels, cills, glazing specification and depth of window reveals;

iv. Plant screening/ enclosure;

of the proposal to be constructed in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: In order to satisfy the Local Planning Authority that the construction details will achieve a high quality of design and detailing, are suitable in context and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

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

0. Before the first occupation of the development hereby approved, the cycle facilities (including at least 362 long stay cycle storage and 390 PBSA spaces, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby

approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

0. Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Reason: To ensure compliance with the National Planning Policy Framework (2024); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022)

0. Prior to occupation of the development, a Post-Construction Circular Economy Report shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Greater London Authority. The report shall demonstrate how the development has complied with the Circular Economy Statement submitted with the planning application and shall include:
 1. Actual quantities of materials used and waste generated during construction.
 2. Evidence of reuse, recycling, and diversion from landfill.
 3. Confirmation of how the development meets the circular economy principles, including:
 - o Design for adaptability and disassembly;
 - o Material efficiency;
 - o Use of recycled and reused materials;
 - o Waste minimisation strategies.

The report shall be prepared in accordance with the GLA Circular Economy Statement Guidance and submitted within three months of practical completion.

Reason: To ensure the development supports the transition to a circular economy, in accordance with Policy SI 7 of the London Plan (2021), and to promote sustainable use of resources and waste minimisation.

0. 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, in line with P68 Reducing Flood Risk of the Southwark Plan 2022.

0. 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 2024; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policy P16 (Designing Out Crime) of the Southwark Plan 2022.

0. Details of the emergency generator for the Proposed Development must be submitted to and agreed by the LPA before installation. Use of the backup generator(s) is restricted to emergency use and operational testing (less than 50 hours per year).

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 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 2024.

0. The first floor finished floor level must be set no lower than 6.35 metres above Ordnance Datum (mAOD), in line with the submitted Flood Risk Assessment. This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangement. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the development and occupants. The first floor is the lowest floor level that will have sleeping accommodation, according to the submitted documentation.

Permission is subject to the following Compliance Condition(s)

0. No amplified music or sound systems shall be played on the roof terrace at any time.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise 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 2024.

0. A minimum of 7 dwellings hereby approved shall be delivered as M4(3)(2)(b) 'wheelchair accessible user dwellings' and the remaining units shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard.

Reason: To ensure the development complies with: the National Planning Policy Framework 2024; Policy D7 (Accessible housing) of the London Plan 2021; and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022.

0. Before the first occupation hereby approved, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers. The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

0. a) Before the first occupation of the non-residential uses hereby approved, an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor shall be submitted to and approved in writing by the Local Planning Authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the commercial and elements of the development hereby approved will, once completed, achieve the agreed 'Excellent' BREEAM Standards.
- b) Within six months of first occupation of the non-residential uses hereby permitted, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' BREEAM standards have been met.

Reason: To ensure the proposal achieves high environmental standards and plays its role in reducing the extent of man-made climate change, in accordance with: the National Planning Policy Framework 2024; Policy SI2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policies SP6 (Climate Emergency) and P69 (Sustainability Standards) of the Southwark Plan 2022.

0. With the exception of rainwater pipes, no meter boxes, flues, vents or pipes other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this condition, shall be fixed or installed on the elevations the proposed buildings, unless otherwise approved by the Local Planning Authority.

Reason: To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2024, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021

0. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed 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" 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.

0. The approved development comprises the erection of two buildings ranging from 4 to 9 storeys, with additional rooftop plant and basement levels, as shown on the plans hereby approved. The approved development shall comprise:

- A PBSA building of 9 storeys with rooftop plant (29.995m above ground level, 3.260m AOD), part 6 storeys (20.640m above ground level, 3.260m AOD), plus basement (GIA 605 sqm). This building shall include 347 sqm GEA / 310 sqm GIA of flexible commercial space (Use Class E), 200 sqm GEA / 176 sqm GIA of publicly accessible café (Use Class E(a)), and 600 student bedrooms.

- A residential building comprises part 6 storeys (20.740m above ground level, 2.990m AOD), part 5 storeys (16.910m above ground level, 2.990m AOD), and part 4 storeys (13.510m above ground level, 2.990m AOD), plus basement (GIA 304 sqm), and provides 71 habitable rooms.

Reason: To ensure that the development is in compliance with details and particulars which have been approved by the Local Planning Authority.

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

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

Living and Dining rooms- 35dB LAeq T †

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

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

A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation 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 2024.

0. The commercial units (including the café and flexible workspace) shall only operate between the hours of:

o 07:00 to 23:00 Monday to Saturday, and

o 08:00 to 22:00 on Sundays and Bank Holidays,

unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise 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 2024.

0. 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.

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 2024.

0. Unless and until superseded by a updated Strategy approved by the Health & Safety Executive at Gateway 2 or 3, the development hereby approved shall be carried out in accordance with the approved Fire Safety Strategy, which comprises the following documents:

- Wintech Gateway One Fire Statement Report. Ref: 10207/LR/HT/62138/WE/03. Dated: 09.10.2025
- Wintech Residential Block (C3), Pocock Street, London, Fire Statement Report. Ref: 10207/AA/HT/62147/WE/03. Dated: 16.10.2025

Reason: To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2024; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021

0. 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.

0. Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 - 22:00 Monday to Saturday, 08:00 - 22:00 Sundays and Bank

Holidays.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

Informatives

- 1 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:

"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

- 2 If works are adjacent to or affect railway land, the developer must engage with Network Rail's Asset Protection & Optimisation (ASPRO) team. Activities such as piling, scaffolding, crane operations, drainage, or excavation near the railway may require a Basic Asset Protection Agreement (BAPA). No plant, equipment, or materials should be placed where they could fall within 4 metres of the railway boundary.

- 3 Outside of Conservation Areas, occupiers of land have a common law right to prune/reduce parts of trees that overhang their property. However, they may not climb a tree to do so and must leave it in a safe, stable and healthy condition. Tree canopies typically need to be reduced to all sides at the same time to maintain stability. If they are reduced on the private land side they will consequently also generally need to be reduced on the Highway at the same time by agreement with the council - funded by the occupier. The extent of reduction that individual trees can stand whilst remaining healthy will also vary from species to species.

Within Conservation Areas, you may request that the tree is cut to the boundary line to effect these, otherwise restricted, common law rights, however this would fall within each pertinent cycle. For pruning in respect of scaffold erection or access, or in very limited cases, removal; the following would apply.

Standard Contract Price List rates will be used wherever suitable operations exist. In addition, for each such tree an additional approval fee of £225 must be paid to cover the time of officers and contractors in assessing such costs. That approval fee is non-deductable against the CAVAT value. Works shall be the physical works only and shall not include any traffic management, laboratory or other costs.

Please contact trees.envl@southwark.gov.uk marked for the attention of Philip Barwell.

- 4 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition").

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Southwark Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 therefore apply. In summary, biodiversity gain plans are required to be submitted to, and approved by, Southwark Council (the local planning authority) before development may be begun (the overall plan), and before each phase of development may be

begun (phase plans).

- 5 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. 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/planning-your-development/working-near-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

- 6 If works are within 6m of the substation, they fall under the Party Wall etc. Act 1996. The applicant must notify UK Power Networks and agree on protective measures, with all associated costs borne by the applicant.

Minimum separation distances to safeguard impacts from noise and vibration: 10m from outdoor transformers, 7m from transformers with GRP surrounds, 1m from brick-enclosed transformers.

- 7 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

- 8 Any balcony over adjoining land or the public highway will require an Oversail

Licence or appropriate legal agreement with the affected landowner(s) and/or the Highway Authority prior to commencement of such works. It is the applicant's responsibility to ensure that all necessary permissions are obtained and maintained for the duration of the works.

Appendix 2: Relevant planning policy

National Planning Policy Framework

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

London Plan 2021 Policies

- Good Growth 1 - Building strong and inclusive communities
- Good Growth 2 - Making the best use of land
- Good Growth 3 - Creating a healthy city
- Good Growth 4 - Delivering the homes Londoners need
- Good Growth 5 - Growing a good economy
- Good Growth 6 - Increasing efficiency and resilience
- Policy SD1 - Opportunity Areas
- Policy SD4 – Central Activities Zone (CAZ)
- Policy SD5 – Offices, other strategic functions and residential development in the CAZ
- Policy SD7 – Town centres and high streets
- Policy SD10 - Strategic and local regeneration
- Policy D1 - London's form, character and capacity for growth
- Policy D3 - Optimising site capacity through the design-led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D10 – Basement development
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D13 - Agent of Change
- Policy D14 – Noise
- Policy H1 - Increasing housing supply
- Policy H4 - Delivering affordable housing
- Policy H5 - Threshold approach to applications

- Policy H6 - Affordable housing tenure
- Policy H7 - Monitoring of affordable housing
- Policy H10 – Housing size mix
- Policy H15 – Purpose-built student accommodation
- Policy S3 – Education and childcare facilities
- Policy S4 - Play and informal recreation
- Policy E1 – Offices
- Policy E2 - Providing suitable business space
- Policy E3 - Affordable workspace
- Policy E9 - Retail, markets and hot food takeaways
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth
- Policy G1 - Green infrastructure
- 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 T6.1 – Residential parking
- Policy T6.5 - Non-residential disabled persons parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning
- Policy DF1 Delivery of the Plan and Planning Obligations
- Policy M1 Monitoring

Southwark Plan 2022

ST1 Southwark's Development targets

ST2 Southwark's Places

SP1 Homes for all

SP2 Southwark Together

SP4 Green and inclusive economy

SP5 Thriving neighbourhoods and tackling health equalities
 SP6 Climate Change
 AV.04 Blackfriars Road Area Vision
 P1 Social rented and intermediate housing
 P2 New family homes
 P5 Student homes
 P8 Wheelchair accessible and adaptable housing
 P13 Design of places
 P14 Design quality
 P15 Residential design
 P16 Designing out crime
 P18 Efficient use of land
 P21 Conservation of the historic environment and natural heritage
 P23 Archaeology
 P27 Education Places
 P28 Access to employment and training
 P30 Office and business development
 P31 Affordable workspace
 P35 Town and local centres
 P44 Broadband and digital infrastructure
 P45 Healthy developments
 P47 Community uses
 P48 Hot food takeaways
 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
 P59 Green infrastructure
 P60 Biodiversity
 P61 Trees
 P62 Reducing waste
 P64 Contaminated land and hazardous substances
 P65 Improving air quality
 P66 Reducing noise pollution and enhancing soundscapes
 P67 Reducing water use
 P68 Reducing flood risk
 P69 Sustainability standards
 P70 Energy
 IP1 Infrastructure
 IP2 Transport infrastructure
 IP3 Community infrastructure levy (CIL) and Section 106 planning obligations
 IP6 Monitoring development
 IP7 Statement of Community Involvement

Southwark SPDs/SPGs

Residential Design Standards (2011 with 2015 update)
 S106 and CIL (2025)
 S106 and CIL Addendum (2017)

Appendix 3: Planning history of the site and nearby sites

Ref No.	Decision/Date	Site address	Description
20/AP/1537	Granted 21.11.2020	Crown Court 1 Pocock Street London Southwark SE1 0BT	Development of site, involving part demolition, alterations and extensions to the existing building and basement, including the change of use from Class D1 to Class B1, to provide a seven-storey building with rooftop pavilions comprising: office floorspace (Class B1); retail spaces (Class A1); a cafe (Class A3); a restaurant (B1/A3); a bar (Class A4/B1); leisure uses including a publicly accessible roof terrace (Class D2); other external amenity spaces and landscaping; a new entrance on Loman Street and route through the building; plant, and; other associated works.
22/AP/1347	Granted 08.09.2022	Site Of The Former Blackfriars Crown Court 1-15 Pocock Street London SE1 0BT	Minor material amendments to planning permission 20/AP/1537 [approval date: 06.05.2021] for the development of the site including partial demolition, extensions and alterations to provide a commercial building with community uses. The amendments comprise: - basement and structural alterations including deepened and extended basement and revised piling approach; - cross laminated timber floor construction changed to concrete plank system; - addition of external structural columns on Sawyer Street façade;

			- internal reconfiguration including consolidation of cores, relocated refuse store, revised cycle parking and end of journey facilities, revised affordable workspace and community auditorium design; - fire strategy updates; - external alterations to doors and repositioning of south-east external stair; - relocation of visitor cycle parking; - rooftop amendments including revised swimming pool and atrium, revised roof plant enclosures, revised Community Pavilion layout, provision of additional office space; and - the addition of 37 more trees.
24/AP/1322	Certificate granted 24.06.2024	Site Of The Former Blackfriars Crown Court 1-15 Pocock Street London SE1 0BT	Lawful Development Certificate (Existing) for confirmation that the demolition of the steps and ramps outside the Pocock Street entrance of the building and the demolition of brick infills on the Loman Street elevation of the building constitute implementation of the planning permission dated 6 May 2021 (ref. 22/AP/1347) (as amended by non-material amendment ref. 24/AP/0730) before 6 May 2024.
25/AP/3153	Pending consideration	Crown Court 1 Pocock Street London Southwark SE1 0BT	Prior approval notification for the demolition of all existing buildings to ground level and partial demolition of the basement

Appendix 4: Consultation undertaken

Site notice date: 04/09/2025

Press notice date: 21/08/2025

Case officer site visit date: n/a

Neighbour consultation letters sent: 04/09/2025

Internal services consulted

LBS Archaeologist
 LBS Urban Forester
 LBS Transport Policy Team
 LBS Planning Policy [Formal Consultation] - General
 LBS Waste Management Team
 Flood Risk Management & Urban Drainage Team
 LBS Environmental Protection Team
 LBS Design And Conservation Team [Formal Consultation]
 LBS Highways Development & Management
 LBS CCTV - Public Space Surveillance
 LBS Network Developments Construction Management Plans
 LBS Local Economy
 LBS Ecology Officer
 LBS Environmental Protection Team
 LBS Play Areas - Estate
 LBS Planning Policy [Formal Consultation] - General
 LBS Public Health
 Flood Risk Management & Urban Drainage Team
 LBS Waste Management Team
 LBS Archaeologist
 LBS Arboricultural Services Team
 LBS Network Developments Construction Management Plans
 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 Community Infrastructure Team

Statutory and non-statutory organisations

Greater London Authority
 HSE Fire Risk Assessments
 Metropolitan Police Service (Designing Out Crime)
 Transport For London
 Thames Water
 HSE Fire Risk Assessments
 Better Bankside
 Arqiva
 National Grid UK Transmission
 UK Power Networks
 NHS London Healthy Urban Development Unit
 Fire And Emergency Department
 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

Neighbour and local groups consulted:

63 Great Suffolk Street London	Suffolk Street London
Southwark	First Floor 64 Great Suffolk Street
61A Great Suffolk Street London	London
Southwark	Part Ground Floor Front Harling House
First Floor Unit A And Unit B 57 Great	47 - 51 Great Suffolk Street
Suffolk Street London	Part First Floor North Block And Part
Flat 4 59 Great Suffolk Street London	First Floor South Block Harling House 47
Flat 22 59B Great Suffolk Street London	- 51 Great Suffolk Street
Flat 19 59B Great Suffolk Street London	Third Floor South Block Harling House
Flat 2 59B Great Suffolk Street London	47 - 51 Great Suffolk Street
57B Great Suffolk Street London	4 St Georges Cottages Glasshill Street
Southwark	London
Ground Floor 53 Great Suffolk Street	Ground Floor 20 Kings Bench Street
London	London
72 Great Suffolk Street London	Marketing Suite Brigade Court 94
Southwark	Southwark Bridge Road
Flat 7 70 Great Suffolk Street London	Office 2 Old Union Yard Arches 229
Flat 2 70 Great Suffolk Street London	Union Street
Ground Floor 64 Great Suffolk Street	Office 1 Old Union Yard Arches 229
London	Union Street
74 Great Suffolk Street London	Arch 22 Old Union Yard Arches 229
Southwark	Union Street
66 - 68 Great Suffolk Street London	Part Basement 181 Union Street London
Southwark	First Floor 7 Risborough Street London
Third Floor And Mezzanine 64 Great	Flat 2 3 Risborough Street London

Flat 3 1 Risborough Street London
 Flat 2 Cuthbert House 6 Brigade Mews
 Flat 42 Walton Clarke House 5 Brigade Mews
 Flat 5 Walton Clarke House 5 Brigade Mews
 Flat 24 Davies House 1 Brigade Mews
 Flat 19 Davies House 1 Brigade Mews
 Flat 14 Davies House 1 Brigade Mews
 Flat 1 Davies House 1 Brigade Mews
 Flat 99 Errington House 4 Brigade Mews
 Flat 87 Errington House 4 Brigade Mews
 Flat 86 Errington House 4 Brigade Mews
 Flat 68 Errington House 4 Brigade Mews
 Flat 60 Errington House 4 Brigade Mews
 Flat 50 Errington House 4 Brigade Mews
 Flat 45 Errington House 4 Brigade Mews
 Flat 34 Errington House 4 Brigade Mews
 Flat 22 Errington House 4 Brigade Mews
 Flat 11 Errington House 4 Brigade Mews
 Studio 156 Moonraker Point Pocock Street
 Studio 9 Moonraker Point Pocock Street
 Studio 108 Moonraker Point Pocock Street
 4 Lagare Apartments 51 Surrey Row London
 Unit 1 38 Copperfield Street London
 3 Winchester Buildings Copperfield Street London
 Flat 203 Applegarth House Nelson Square
 Flat 36 Pakeman House Pocock Street
 Flat 23 Pakeman House Pocock Street
 Flat 183 Applegarth House Nelson Square
 Studio 198 Moonraker Point Pocock Street
 Studio 183 Moonraker Point Pocock Street
 Studio 178 Moonraker Point Pocock Street
 Studio 173 Moonraker Point Pocock Street
 Studio 160 Moonraker Point Pocock Street
 Studio 154 Moonraker Point Pocock Street
 Studio 147 Moonraker Point Pocock Street
 Studio 127 Moonraker Point Pocock Street

Studio 64 Moonraker Point Pocock Street
 Studio 59 Moonraker Point Pocock Street
 Studio 41 Moonraker Point Pocock Street
 Studio 226 Moonraker Point Pocock Street
 Flat 179 Applegarth House Nelson Square
 Flat 176 Applegarth House Nelson Square
 Flat 1 Whitehill House 5 Sawyer Street
 19 Pepper Street London Southwark
 17 Pepper Street London Southwark
 7 Copperfield Street London Southwark
 3 Copperfield Street London Southwark
 50 Rushworth Street London Southwark
 Flat 48 Pakeman House Pocock Street
 6 Lagare Apartments 51 Surrey Row London
 Flat 34 Pakeman House Pocock Street
 Studio 1 Moonraker Point Pocock Street
 Studio 202 Moonraker Point Pocock Street
 Studio 174 Moonraker Point Pocock Street
 Studio 140 Moonraker Point Pocock Street
 Studio 111 Moonraker Point Pocock Street
 Studio 106 Moonraker Point Pocock Street
 Studio 87 Moonraker Point Pocock Street
 Studio 84 Moonraker Point Pocock Street
 Studio 45 Moonraker Point Pocock Street
 Studio 35 Moonraker Point Pocock Street
 Studio 32 Moonraker Point Pocock Street
 Studio 24 Moonraker Point Pocock Street
 Studio 16 Moonraker Point Pocock Street
 Studio 13 Moonraker Point Pocock Street
 Studio 6 Moonraker Point Pocock Street
 Flat 2 25B Copperfield Street London
 Unit D 25 Copperfield Street London

Flat 5 Wykeham House 123 Union Street
 Flat 3 Wykeham House 123 Union Street
 Flat 2 Wykeham House 123 Union Street
 Second Floor 90 Great Suffolk Street
 London
 Flat I Victoria Buildings 69 Great Suffolk
 Street
 Flat H Victoria Buildings 75 Great Suffolk
 Street
 Flat F Victoria Buildings 69 Great Suffolk
 Street
 Flat E Victoria Buildings 69 Great Suffolk
 Street
 Flat 28 59B Great Suffolk Street London
 Flat 15 59B Great Suffolk Street London
 Flat 13 59B Great Suffolk Street London
 Flat 8 59B Great Suffolk Street London
 Flat 7 59B Great Suffolk Street London
 Flat 6 59B Great Suffolk Street London
 Unit C 57 - 59 Great Suffolk Street
 London
 Basement Unit 54 Great Suffolk Street
 London
 Part First Floor Harling House 47 - 51
 Great Suffolk Street
 Basement And Ground Floor Harling
 House 47 - 51 Great Suffolk Street
 6 Eliza House 38 Glasshill Street London
 5 Eliza House 38 Glasshill Street London
 First Floor South 27 Copperfield Street
 London
 First Floor 15 Risborough Street London
 Second Floor Flat 15 Risborough Street
 London
 Second Floor 9 Risborough Street
 London
 Third Floor 9 Risborough Street London
 Flat 2 5 Risborough Street London
 Flat 1 5 Risborough Street London
 Flat 1 Cuthbert House 6 Brigade Mews
 Flat 40 Walton Clarke House 5 Brigade
 Mews
 Flat 38 Walton Clarke House 5 Brigade
 Mews
 Flat 36 Walton Clarke House 5 Brigade
 Mews
 Flat 35 Walton Clarke House 5 Brigade
 Mews
 Flat 34 Walton Clarke House 5 Brigade
 Mews
 Flat 28 Walton Clarke House 5 Brigade
 Mews

Flat 25 Walton Clarke House 5 Brigade
 Mews
 Flat 22 Walton Clarke House 5 Brigade
 Mews
 Flat 14 Walton Clarke House 5 Brigade
 Mews
 Flat 13 Walton Clarke House 5 Brigade
 Mews
 Flat 12 Walton Clarke House 5 Brigade
 Mews
 Flat 6 Walton Clarke House 5 Brigade
 Mews
 Flat 37 Davies House 1 Brigade Mews
 Flat 34 Davies House 1 Brigade Mews
 Flat 32 Davies House 1 Brigade Mews
 Flat 23 Davies House 1 Brigade Mews
 Flat 13 Davies House 1 Brigade Mews
 Flat 8 Davies House 1 Brigade Mews
 Flat 6 Davies House 1 Brigade Mews
 17 Sawyer Street London Southwark
 Flat 91 Errington House 4 Brigade Mews
 Flat 83 Errington House 4 Brigade Mews
 Flat 79 Errington House 4 Brigade Mews
 Flat 64 Errington House 4 Brigade Mews
 Flat 35 Errington House 4 Brigade Mews
 Flat 31 Errington House 4 Brigade Mews
 Flat 21 Errington House 4 Brigade Mews
 Flat 18 Errington House 4 Brigade Mews
 Flat 17 Errington House 4 Brigade Mews
 Flat 16 Errington House 4 Brigade Mews
 Flat 15 Errington House 4 Brigade Mews
 Flat 8 Errington House 4 Brigade Mews
 Flat 3 Errington House 4 Brigade Mews
 Studio 176 Moonraker Point Pocock
 Street
 Studio 135 Moonraker Point Pocock
 Street
 1 Lagare Apartments 51 Surrey Row
 London
 Studio 148 Moonraker Point Pocock
 Street
 18 Lagare Apartments 51 Surrey Row
 London
 15 Lagare Apartments 51 Surrey Row
 London
 7 Lagare Apartments 51 Surrey Row
 London
 Flat 16 Thorold House Pepper Street
 Flat 180 Applegarth House Nelson
 Square
 Flat 164 Applegarth House Nelson
 Square

Flat 159 Applegarth House Nelson Square
 Studio 25 Moonraker Point Pocock Street
 Studio 210 Moonraker Point Pocock Street
 Studio 5 Moonraker Point Pocock Street
 Studio 193 Moonraker Point Pocock Street
 Part Ground Floor Skyline House 200 Union Street
 Studio 99 Moonraker Point Pocock Street
 Studio 96 Moonraker Point Pocock Street
 Studio 94 Moonraker Point Pocock Street
 Studio 86 Moonraker Point Pocock Street
 Studio 57 Moonraker Point Pocock Street
 Studio 223 Moonraker Point Pocock Street
 Unit 5B Moonraker Point Pocock Street
 Flat 205 Applegarth House Nelson Square
 Arch 24 Old Union Yard Arches 229 Union Street
 Unit 7 Moonraker Point Pocock Street
 Third Floor Global House 96 - 108 Great Suffolk Street
 8A Lagare Apartments 51 Surrey Row London
 Flat 185 Applegarth House Nelson Square
 Flat 12 59B Great Suffolk Street London
 Flat 11 59B Great Suffolk Street London
 Flat 5 59B Great Suffolk Street London
 76 Great Suffolk Street London Southwark
 Arch 25 Old Union Yard Arches 229 Union Street
 Ground Floor 15 Risborough Street London
 Flat 98 Errington House 4 Brigade Mews
 11 Copperfield Street London Southwark
 Cells Crown Court 1 Pocock Street
 Studio 218 Moonraker Point Pocock Street
 Studio 17 Moonraker Point Pocock Street
 Studio 10 Moonraker Point Pocock

Street
 Studio 117 Moonraker Point Pocock Street
 5 Copperfield Street London Southwark
 Unit C 25 Copperfield Street London
 Studio 14 Moonraker Point Pocock Street
 Studio 11 Moonraker Point Pocock Street
 Studio 8 Moonraker Point Pocock Street
 Studio 21 Moonraker Point Pocock Street
 Fifth Floor Rear 57 Great Suffolk Street London
 Fifth Floor Front 57 Great Suffolk Street London
 Grotto Place Sports Centre 67 Great Suffolk Street London
 Fourth Floor 57 Great Suffolk Street London
 Flat 4 59B Great Suffolk Street London
 Flat 1 59B Great Suffolk Street London
 Flat 3 59B Great Suffolk Street London
 Flat 2 59 Great Suffolk Street London
 Flat 3 59 Great Suffolk Street London
 57A Great Suffolk Street London Southwark
 Second Floor 57 Great Suffolk Street London
 Unit 2 54 Great Suffolk Street London
 3 South Side Apartments 58 Great Suffolk Street London
 1 South Side Apartments 58 Great Suffolk Street London
 52 Great Suffolk Street London Southwark
 Unit 1 54 Great Suffolk Street London
 Front Harling House 47 - 51 Great Suffolk Street
 Third Floor North Block Harling House 47 - 51 Great Suffolk Street
 Second Floor South Block Harling House 47 - 51 Great Suffolk Street
 First Floor 20 Kings Bench Street London
 Glasshill Studios 28 Kings Bench Street London
 Second Floor 27 Copperfield Street London
 First Floor North East 27 Copperfield Street London
 Ground Floor 27 Copperfield Street

London
 School House Copperfield Street London
 Flat 51 Pakeman House Pocock Street
 Unit 3 38 Copperfield Street London
 Studio 132 Moonraker Point Pocock Street
 Union Jack 225 Union Street London
 Studio 68 Moonraker Point Pocock Street
 Studio 48 Moonraker Point Pocock Street
 Studio 180 Moonraker Point Pocock Street
 Unit A The Copperfields Copperfield Street
 Flat 37 Pakeman House Pocock Street
 Studio 188 Moonraker Point Pocock Street
 Studio 149 Moonraker Point Pocock Street
 6 Lagare Apartments 53 Surrey Row London
 Jury Restaurant Crown Court 1 Pocock Street
 Third Floor East And Third Floor Rear Skyline House 200 Union Street
 Unit E The Copperfields Copperfield Street
 Flat 207 Applegarth House Nelson Square
 Flat 202 Applegarth House Nelson Square
 Flat 201 Applegarth House Nelson Square
 Flat 209 Applegarth House Nelson Square
 Flat 199 Applegarth House Nelson Square
 Flat 196 Applegarth House Nelson Square
 Flat 194 Applegarth House Nelson Square
 Flat 192 Applegarth House Nelson Square
 Unit 2 38 Copperfield Street London
 Living Accommodation 225 Union Street London
 207 Union Street London Southwark
 1m03 Jerwood Space 171 Union Street
 Third Floor Front Skyline House 200 Union Street
 4 Copperfield Street London Southwark

Fourth Floor 17 - 21 Risborough Street London
 Roger King House 44 Copperfield Street London
 Fifth Floor Harling House 47 - 51 Great Suffolk Street
 123 Union Street London Southwark
 Flat 9 Wykeham House 123 Union Street
 Flat 7 Wykeham House 123 Union Street
 Flat 4 Wykeham House 123 Union Street
 Flat 1 Wykeham House 123 Union Street
 6 Copperfield Street London Southwark
 Copperfield London Ltd 6 Copperfield Street London
 First Floor Global House 96 - 108 Great Suffolk Street
 Second Floor Global House 96 - 108 Great Suffolk Street
 Fourth Floor 90 Great Suffolk Street London
 First Floor 90 Great Suffolk Street London
 Flat K Victoria Buildings 69 Great Suffolk Street
 84 Great Suffolk Street London Southwark
 Flat C Victoria Buildings 69 Great Suffolk Street
 Flat G Victoria Buildings 69 Great Suffolk Street
 Flat B Victoria Buildings 75 Great Suffolk Street
 Flat 26 59B Great Suffolk Street London
 Flat 23 59B Great Suffolk Street London
 Flat 14 59B Great Suffolk Street London
 Flat 25 59B Great Suffolk Street London
 Flat 21 59B Great Suffolk Street London
 Flat 20 59B Great Suffolk Street London
 Flat 16 59B Great Suffolk Street London
 Flat 27 59B Great Suffolk Street London
 Flat 18 59B Great Suffolk Street London
 Flat 17 59B Great Suffolk Street London
 Flat 9 70 Great Suffolk Street London
 Flat 6 70 Great Suffolk Street London
 First Floor 53 Great Suffolk Street London
 70A Great Suffolk Street London Southwark
 Flat 5 70 Great Suffolk Street London
 Flat 1 70 Great Suffolk Street London
 55 Great Suffolk Street London Southwark

Flat 8 70 Great Suffolk Street London
 60 Great Suffolk Street London
 Southwark
 4 South Side Apartments 58 Great
 Suffolk Street London
 5 South Side Apartments 58 Great
 Suffolk Street London
 62 Great Suffolk Street London
 Southwark
 6 South Side Apartments 58 Great
 Suffolk Street London
 48 Great Suffolk Street London
 Southwark
 Fifth Floor Flat Harling House 47 - 51
 Great Suffolk Street
 52A Great Suffolk Street London
 Southwark
 50 Great Suffolk Street London
 Southwark
 50A Great Suffolk Street London
 Southwark
 Part Third Floor North Harling House 47
 - 51 Great Suffolk Street
 Southbank Petrol Service Station Harling
 House 47 - 51 Great Suffolk Street
 1 Eliza House 38 Glasshill Street London
 5 St Georges Cottages Glasshill Street
 London
 3D St Georges Cottages Glasshill Street
 London
 3C St Georges Cottages Glasshill Street
 London
 3B St Georges Cottages Glasshill Street
 London
 2 St Georges Cottages Glasshill Street
 London
 1 St Georges Cottages Glasshill Street
 London
 Gail's Brigade Court 94 Southwark
 Bridge Road
 Haberdashers Askes Borough Academy
 94B Southwark Bridge Road London
 First Floor Old Union Yard Arches 229
 Union Street
 Ground Floor Old Union Yard Arches
 229 Union Street
 Part Second Floor 169 Union Street
 London
 Majority Basement 169 Union Street
 London
 Majority First Floor 169 Union Street
 London

2 Eliza House 38 Glasshill Street London
 8 Eliza House 38 Glasshill Street London
 3 Eliza House 38 Glasshill Street London
 Flat 204 Applegarth House Nelson
 Square
 183 - 185 Union Street London
 Southwark
 Flat 3 Thorold House Pepper Street
 Flat 1 Thorold House Pepper Street
 Flat 5 Pakeman House Pocock Street
 5 Lagare Apartments 53 Surrey Row
 London
 4 Lagare Apartments 53 Surrey Row
 London
 Flat 39 Pakeman House Pocock Street
 Flat 31 Pakeman House Pocock Street
 Flat 27 Pakeman House Pocock Street
 Flat 17 Pakeman House Pocock Street
 Flat 14 Pakeman House Pocock Street
 Studio 224 Moonraker Point Pocock
 Street
 Studio 214 Moonraker Point Pocock
 Street
 Studio 209 Moonraker Point Pocock
 Street
 Studio 199 Moonraker Point Pocock
 Street
 Studio 184 Moonraker Point Pocock
 Street
 Studio 168 Moonraker Point Pocock
 Street
 Studio 153 Moonraker Point Pocock
 Street
 Studio 100 Moonraker Point Pocock
 Street
 Studio 88 Moonraker Point Pocock
 Street
 Studio 82 Moonraker Point Pocock
 Street
 Studio 75 Moonraker Point Pocock
 Street
 Studio 71 Moonraker Point Pocock
 Street
 Studio 69 Moonraker Point Pocock
 Street
 Studio 66 Moonraker Point Pocock
 Street
 Studio 37 Moonraker Point Pocock
 Street
 Studio 34 Moonraker Point Pocock
 Street
 Apartment 5 49 Surrey Row London

Flat 23 Walton Clarke House 5 Brigade
Mews

Flat 10 Walton Clarke House 5 Brigade
Mews

Flat 33 Davies House 1 Brigade Mews

Flat 17 Davies House 1 Brigade Mews

Flat 3 Davies House 1 Brigade Mews

Flat 97 Errington House 4 Brigade Mews

Flat 85 Errington House 4 Brigade Mews

Flat 80 Errington House 4 Brigade Mews

Flat 66 Errington House 4 Brigade Mews

Flat 62 Errington House 4 Brigade Mews

Flat 61 Errington House 4 Brigade Mews

Flat 59 Errington House 4 Brigade Mews

Flat 53 Errington House 4 Brigade Mews

Flat 52 Errington House 4 Brigade Mews

Flat 51 Errington House 4 Brigade Mews

Flat 46 Errington House 4 Brigade Mews

Flat 28 Errington House 4 Brigade Mews

Flat 13 Errington House 4 Brigade Mews

Flat 5 Errington House 4 Brigade Mews

Flat 1 Errington House 4 Brigade Mews

4 Winchester Buildings Copperfield
Street London

Flat 54 Pakeman House Pocock Street

3 Lagare Apartments 53 Surrey Row
London

13 Lagare Apartments 51 Surrey Row
London

Flat 2 Whitehill House 5 Sawyer Street

Flat 198 Applegarth House Nelson
Square

Flat 29 Pakeman House Pocock Street

Flat 172 Applegarth House Nelson
Square

Studio 203 Moonraker Point Pocock
Street

Studio 130 Moonraker Point Pocock
Street

Studio 107 Moonraker Point Pocock
Street

Studio 91 Moonraker Point Pocock
Street

Studio 81 Moonraker Point Pocock
Street

Flat 3 25B Copperfield Street London

Flat 186 Applegarth House Nelson
Square

Flat 178 Applegarth House Nelson
Square

Flat 173 Applegarth House Nelson
Square

Flat 9 Thorold House Pepper Street

Flat 7 Thorold House Pepper Street

15 Copperfield Street London Southwark

Flat 52 Pakeman House Pocock Street

Flat 42 Pakeman House Pocock Street

Flat 12 Pakeman House Pocock Street

Flat 1 Pakeman House Pocock Street

Studio 222 Moonraker Point Pocock
Street

Studio 200 Moonraker Point Pocock
Street

Studio 189 Moonraker Point Pocock
Street

Studio 181 Moonraker Point Pocock
Street

Studio 172 Moonraker Point Pocock
Street

Studio 166 Moonraker Point Pocock
Street

Studio 164 Moonraker Point Pocock
Street

Studio 155 Moonraker Point Pocock
Street

Studio 151 Moonraker Point Pocock
Street

Studio 145 Moonraker Point Pocock
Street

Unit 2B Moonraker Point Pocock Street
Studio 131 Moonraker Point Pocock

Street
Studio 128 Moonraker Point Pocock

Street
Studio 126 Moonraker Point Pocock

Street
Studio 124 Moonraker Point Pocock

Street
Studio 121 Moonraker Point Pocock

Street
Studio 119 Moonraker Point Pocock

Street
Studio 79 Moonraker Point Pocock

Street
Studio 42 Moonraker Point Pocock

Street
Second Floor And Third Floor Flat 13

Risborough Street London

Flat 7 Risborough Street London

Flat 6 Cuthbert House 6 Brigade Mews

Flat 33 Walton Clarke House 5 Brigade
Mews

Flat 27 Walton Clarke House 5 Brigade
Mews

Flat 20 Walton Clarke House 5 Brigade Mews
 Flat 4 Davies House 1 Brigade Mews
 11 Sawyer Street London Southwark
 15 Sawyer Street London Southwark
 Flat 96 Errington House 4 Brigade Mews
 Flat 92 Errington House 4 Brigade Mews
 Flat 89 Errington House 4 Brigade Mews
 Flat 88 Errington House 4 Brigade Mews
 Flat 82 Errington House 4 Brigade Mews
 Flat 76 Errington House 4 Brigade Mews
 Flat 75 Errington House 4 Brigade Mews
 Flat 72 Errington House 4 Brigade Mews
 Flat 65 Errington House 4 Brigade Mews
 Flat 49 Errington House 4 Brigade Mews
 Flat 43 Errington House 4 Brigade Mews
 Flat 40 Errington House 4 Brigade Mews
 Flat 30 Errington House 4 Brigade Mews
 Flat 25 Errington House 4 Brigade Mews
 Flat 10 Errington House 4 Brigade Mews
 Studio 216 Moonraker Point Pocock Street
 Studio 192 Moonraker Point Pocock Street
 Studio 129 Moonraker Point Pocock Street
 Part Ground Floor And First Floor
 Skyline House 200 Union Street
 G32 Jerwood Space 171 Union Street
 Flat 10 Thorold House Pepper Street
 Flat 49 Pakeman House Pocock Street
 Flat 33 Pakeman House Pocock Street
 Studio 33 Moonraker Point Pocock Street
 Studio 23 Moonraker Point Pocock Street
 Studio 185 Moonraker Point Pocock Street
 Studio 122 Moonraker Point Pocock Street
 Studio 89 Moonraker Point Pocock Street
 Studio 83 Moonraker Point Pocock Street
 Studio 44 Moonraker Point Pocock Street
 Flat 166 Applegarth House Nelson Square
 9 Winchester Buildings Copperfield Street London
 2 Winchester Buildings Copperfield Street London

Flat 18 Whitehill House 9 Sawyer Street
 Flat 2 Thorold House Pepper Street
 Flat 45 Pakeman House Pocock Street
 17 Lagare Apartments 51 Surrey Row London
 8 Lagare Apartments 51 Surrey Row London
 46B Copperfield Street London Southwark
 46A Copperfield Street London Southwark
 Flat 15 Pakeman House Pocock Street
 Studio 197 Moonraker Point Pocock Street
 Studio 177 Moonraker Point Pocock Street
 Studio 159 Moonraker Point Pocock Street
 Studio 146 Moonraker Point Pocock Street
 Ground Floor Front 181 Union Street London
 Flat 197 Applegarth House Nelson Square
 Flat 157 Applegarth House Nelson Square
 Flat 1B Pakeman House Pocock Street
 First Floor Skyline House 200 Union Street
 First Floor 46 Copperfield Street London
 Unit 7 38 Copperfield Street London
 52 Great Suffolk Street London Southwark
 61A Great Suffolk Street London Southwark
 Flat 6 Whitehill House 7 Sawyer Street
 Studio 213 Moonraker Point Pocock Street
 Flat 189 Applegarth House Nelson Square
 Part Ground Floor East Skyline House 200 Union Street
 8 Lagare Apartments 53 Surrey Row London
 St Alphege Clergy House Pocock Street London
 Unit F The Copperfields Copperfield Street
 Living Accommodation 96 Southwark Bridge Road London
 Advocates Crown Court 1 Pocock Street
 Hicks Cottages 3 Brigade Mews London

Hicks Cottages 2 Brigade Mews London	Studio 110 Moonraker Point Pocock Street
Flat 188 Applegarth House Nelson Square	Studio 103 Moonraker Point Pocock Street
Flat 1 25B Copperfield Street London	Studio 98 Moonraker Point Pocock Street
Studio 3 Moonraker Point Pocock Street	Studio 95 Moonraker Point Pocock Street
Flat C 108 Great Guildford Street London	Studio 58 Moonraker Point Pocock Street
Arch 26 Old Union Yard Arches 229 Union Street	Studio 56 Moonraker Point Pocock Street
11 Winchester Buildings Copperfield Street London	Studio 39 Moonraker Point Pocock Street
Flat 18 Thorold House Pepper Street	Ground Floor 11 Risborough Street London
201 Embassy Tea House 195 - 205 Union Street London	Apartment 1 49 Surrey Row London
94A Southwark Bridge Road London Southwark	Flat 7 Walton Clarke House 5 Brigade Mews
Studio 36 Moonraker Point Pocock Street	Flat 12 Errington House 4 Brigade Mews
Studio 51 Moonraker Point Pocock Street	Flat 9 Errington House 4 Brigade Mews
Studio 38 Moonraker Point Pocock Street	Flat 4 Errington House 4 Brigade Mews
Ground Floor 46 Copperfield Street London	First Floor 181 Union Street London
Flat A Alphege House 2 Pocock Street	Flat 13 Pakeman House Pocock Street
Flat A 108 Great Guildford Street London	Flat 26 Pakeman House Pocock Street
Arch 27 Old Union Yard Arches 229 Union Street	Basement And First To Fifth Floors
Studio 220 Moonraker Point Pocock Street	Embassy Tea House 195 - 205 Union Street
Flat 187 Applegarth House Nelson Square	Flat 15 Thorold House Pepper Street
Flat B Alphege House 2 Pocock Street	Flat 47 Pakeman House Pocock Street
Estate Office Pakeman House Pocock Street	Flat 44 Pakeman House Pocock Street
Studio 15 Moonraker Point Pocock Street	Studio 230 Moonraker Point Pocock Street
Flat 158 Applegarth House Nelson Square	Studio 161 Moonraker Point Pocock Street
Arch 31 Old Union Yard Arches 229 Union Street	Unit 5A Moonraker Point Pocock Street
Second Floor 181 Union Street London	Studio 118 Moonraker Point Pocock Street
Flat 30 Pakeman House Pocock Street	Studio 116 Moonraker Point Pocock Street
Unit 5 38 Copperfield Street London	Studio 114 Moonraker Point Pocock Street
Studio 204 Moonraker Point Pocock Street	Studio 105 Moonraker Point Pocock Street
Flat 165 Applegarth House Nelson Square	4 Risborough Street London Southwark
1 Winchester Buildings Copperfield Street London	Flat 1 1 Risborough Street London
Studio 109 Moonraker Point Pocock Street	Apartment 6 49 Surrey Row London
	Apartment 8 49 Surrey Row London
	Apartment 4 49 Surrey Row London
	Flat 9 Cuthbert House 6 Brigade Mews
	Flat 8 Cuthbert House 6 Brigade Mews
	Flat 43 Walton Clarke House 5 Brigade

Mews
 Flat 32 Walton Clarke House 5 Brigade
 Mews
 Flat 31 Walton Clarke House 5 Brigade
 Mews
 Flat 26 Walton Clarke House 5 Brigade
 Mews
 Flat 4 Cuthbert House 6 Brigade Mews
 Flat 3 Cuthbert House 6 Brigade Mews
 Flat 21 Walton Clarke House 5 Brigade
 Mews
 Flat 17 Walton Clarke House 5 Brigade
 Mews
 Flat 16 Walton Clarke House 5 Brigade
 Mews
 Flat 38 Davies House 1 Brigade Mews
 Flat 31 Davies House 1 Brigade Mews
 Flat 36 Davies House 1 Brigade Mews
 Flat 35 Davies House 1 Brigade Mews
 Flat 29 Davies House 1 Brigade Mews
 Flat 28 Davies House 1 Brigade Mews
 15 Pepper Street London Southwark
 111 Jerwood Space 171 Union Street
 London
 24 Pepper Street London Southwark
 Studio 225 Moonraker Point Pocock
 Street
 Moonraker Point Pocock Street London
 3 Lagare Apartments 51 Surrey Row
 London
 Arch 28 Old Union Yard Arches 229
 Union Street
 Arch 29 Old Union Yard Arches 229
 Union Street
 Arch 30 Old Union Yard Arches 229
 Union Street
 Flat 171 Applegarth House Nelson
 Square
 13 Copperfield Street London Southwark
 Flat 1A Pakeman House Pocock Street
 Unit F 25 Copperfield Street London
 Flat 24 Pakeman House Pocock Street
 Flat 41 Pakeman House Pocock Street
 Studio 22 Moonraker Point Pocock
 Street
 Studio 43 Moonraker Point Pocock
 Street
 Studio 65 Moonraker Point Pocock
 Street
 Estate Workshop Pakeman House
 Pocock Street
 Studio 54 Moonraker Point Pocock

Street
 Studio 102 Moonraker Point Pocock
 Street
 Second Floor Skyline House 200 Union
 Street
 Flat 40 Pakeman House Pocock Street
 113 Jerwood Space 171 Union Street
 London
 Third Floor 57 Great Suffolk Street
 London
 Fourth Floor North Harling House 47 - 51
 Great Suffolk Street
 Second Floor 46 Loman Street London
 Ground Floor 46 Loman Street London
 First Floor 46 Loman Street London
 Third To Fifth Floor 46 Loman Street
 London
 Unit D4 Moonraker Point Pocock Street
 Unit 2A Moonraker Point Pocock Street
 159A Applegarth House Nelson Square
 London
 Unit 6 Moonraker Point Pocock Street
 Flat 10 Wykeham House 123 Union
 Street
 Flat 8 Wykeham House 123 Union Street
 Flat 6 Wykeham House 123 Union Street
 Fourth Floor 96 - 108 Great Suffolk
 Street London
 Flat J Victoria Buildings 75 Great Suffolk
 Street
 Flat 6 59 Great Suffolk Street London
 Flat 10 59B Great Suffolk Street London
 Flat 9 59B Great Suffolk Street London
 Third Floor 53 Great Suffolk Street
 London
 Second Floor 53 Great Suffolk Street
 London
 Flat 4 70 Great Suffolk Street London
 Second Floor 64 Great Suffolk Street
 London
 2 South Side Apartments 58 Great
 Suffolk Street London
 Second Floor North Block Harling House
 47 - 51 Great Suffolk Street
 7 Eliza House 38 Glasshill Street London
 Flat 25 Davies House 1 Brigade Mews
 Flat 21 Davies House 1 Brigade Mews
 Flat 16 Davies House 1 Brigade Mews
 Flat 11 Davies House 1 Brigade Mews
 Flat 27 Davies House 1 Brigade Mews
 Flat 26 Davies House 1 Brigade Mews
 Flat 22 Davies House 1 Brigade Mews

Flat 15 Davies House 1 Brigade Mews	8 Winchester Buildings Copperfield
Flat 10 Davies House 1 Brigade Mews	Street London
Flat 5 Davies House 1 Brigade Mews	28B Glasshill Street London Southwark
Unit 4 5A And 5B Moonraker Point	3A St Georges Cottages Glasshill Street
Pocock Street	London
32 - 36 Loman Street London Southwark	30 Kings Bench Street London
13 Sawyer Street London Southwark	Southwark
19 Sawyer Street London Southwark	Ground Floor Rear 181 Union Street
Flat 94 Errington House 4 Brigade Mews	London
Flat 90 Errington House 4 Brigade Mews	Part Basement 169 Union Street London
Flat 73 Errington House 4 Brigade Mews	Part First Floor 169 Union Street London
Flat 69 Errington House 4 Brigade Mews	13 Risborough Street London Southwark
Flat 93 Errington House 4 Brigade Mews	First And Second Floor Including First
Flat 78 Errington House 4 Brigade Mews	Floor 9 11 Risborough Street London
Flat 74 Errington House 4 Brigade Mews	Flat 11 Risborough Street London
Flat 67 Errington House 4 Brigade Mews	Second Floor 7 Risborough Street
Flat 54 Errington House 4 Brigade Mews	London
Flat 58 Errington House 4 Brigade Mews	6 Risborough Street London Southwark
Flat 55 Errington House 4 Brigade Mews	Apartment 7 49 Surrey Row London
Flat 47 Errington House 4 Brigade Mews	Apartment 2 49 Surrey Row London
Flat 37 Errington House 4 Brigade Mews	Flat 5 Cuthbert House 6 Brigade Mews
Flat 42 Errington House 4 Brigade Mews	Flat 41 Walton Clarke House 5 Brigade
Flat 36 Errington House 4 Brigade Mews	Mews
Flat 29 Errington House 4 Brigade Mews	Flat 39 Walton Clarke House 5 Brigade
Flat 27 Errington House 4 Brigade Mews	Mews
Flat 33 Errington House 4 Brigade Mews	Flat 37 Walton Clarke House 5 Brigade
Flat 26 Errington House 4 Brigade Mews	Mews
Basement Embassy Tea House 195 -	Flat 30 Walton Clarke House 5 Brigade
205 Union Street	Mews
42 Copperfield Street London Southwark	Flat 24 Walton Clarke House 5 Brigade
11 Lagare Apartments 51 Surrey Row	Mews
London	Flat 19 Walton Clarke House 5 Brigade
9 Lagare Apartments 51 Surrey Row	Mews
London	Flat 15 Walton Clarke House 5 Brigade
Studio 195 Moonraker Point Pocock	Mews
Street	Flat 4 Walton Clarke House 5 Brigade
2 Lagare Apartments 53 Surrey Row	Mews
London	Flat 3 Walton Clarke House 5 Brigade
Studio 171 Moonraker Point Pocock	Mews
Street	Flat 2 Walton Clarke House 5 Brigade
Studio 85 Moonraker Point Pocock	Mews
Street	Flat 18 Davies House 1 Brigade Mews
Flat 14 Thorold House Pepper Street	Flat 2 Davies House 1 Brigade Mews
Studio 12 Moonraker Point Pocock	Flat 81 Errington House 4 Brigade Mews
Street	Flat 77 Errington House 4 Brigade Mews
10 Lagare Apartments 51 Surrey Row	Flat 70 Errington House 4 Brigade Mews
London	Flat 63 Errington House 4 Brigade Mews
17 Copperfield Street London Southwark	Flat 57 Errington House 4 Brigade Mews
Unit 4 38 Copperfield Street London	Flat 48 Errington House 4 Brigade Mews
Ground Floor Embassy Tea House 195 -	Flat 44 Errington House 4 Brigade Mews
205 Union Street	Flat 23 Errington House 4 Brigade Mews
Flat B 108 Great Guildford Street London	Flat 20 Errington House 4 Brigade Mews

Flat 19 Errington House 4 Brigade Mews	Studio 142 Moonraker Point Pocock Street
Flat 14 Errington House 4 Brigade Mews	Studio 104 Moonraker Point Pocock Street
Flat 6 Errington House 4 Brigade Mews	Studio 78 Moonraker Point Pocock Street
Flat 2 Errington House 4 Brigade Mews	Studio 76 Moonraker Point Pocock Street
Flat 6 Thorold House Pepper Street	Studio 67 Moonraker Point Pocock Street
Studio 113 Moonraker Point Pocock Street	Studio 62 Moonraker Point Pocock Street
Studio 93 Moonraker Point Pocock Street	Studio 49 Moonraker Point Pocock Street
Studio 72 Moonraker Point Pocock Street	Studio 228 Moonraker Point Pocock Street
Studio 29 Moonraker Point Pocock Street	Unit 3 Moonraker Point Pocock Street
19 Copperfield Street London Southwark	Unit 1 3 Risborough Street London
Flat 18 Pakeman House Pocock Street	Flat 182 Applegarth House Nelson Square
23 Copperfield Street London Southwark	Flat 168 Applegarth House Nelson Square
5 Winchester Buildings Copperfield Street London	Flat 160 Applegarth House Nelson Square
Flat 5 Whitehill House 5 Sawyer Street	12 Winchester Buildings Copperfield Street London
Flat 7 Whitehill House 7 Sawyer Street	Flat 8 Whitehill House 7 Sawyer Street
Flat 17 Whitehill House 9 Sawyer Street	Flat 14 Whitehill House 7 Sawyer Street
Flat 15 Whitehill House 9 Sawyer Street	Olwen House 8 - 20 Loman Street London
Flat 195 Applegarth House Nelson Square	7 Lagare Apartments 53 Surrey Row London
Flat 208 Applegarth House Nelson Square	12 Lagare Apartments 51 Surrey Row London
Flat 193 Applegarth House Nelson Square	5 Lagare Apartments 51 Surrey Row London
Flat 20 Thorold House Pepper Street	Flat 28 Pakeman House Pocock Street
Flat 13 Thorold House Pepper Street	Flat 22 Pakeman House Pocock Street
Goldsmiths Arms 96 Southwark Bridge Road London	Flat 2 Pakeman House Pocock Street
Flat 7 Pakeman House Pocock Street	Studio 211 Moonraker Point Pocock Street
Flat 53 Pakeman House Pocock Street	Studio 206 Moonraker Point Pocock Street
Flat 175 Applegarth House Nelson Square	Studio 190 Moonraker Point Pocock Street
Studio 28 Moonraker Point Pocock Street	Studio 182 Moonraker Point Pocock Street
Studio 215 Moonraker Point Pocock Street	Studio 150 Moonraker Point Pocock Street
Studio 201 Moonraker Point Pocock Street	Flat 10 Whitehill House 7 Sawyer Street
Studio 205 Moonraker Point Pocock Street	Flat 8 Thorold House Pepper Street
Studio 162 Moonraker Point Pocock Street	Flat 20 Pakeman House Pocock Street
Studio 175 Moonraker Point Pocock Street	
Studio 167 Moonraker Point Pocock Street	
Studio 139 Moonraker Point Pocock Street	

Flat 19 Pakeman House Pocock Street	Street
Flat 16 Pakeman House Pocock Street	Studio 227 Moonraker Point Pocock
Flat 206 Applegarth House Nelson	Street
Square	Studio 194 Moonraker Point Pocock
Flat 200 Applegarth House Nelson	Street
Square	Studio 186 Moonraker Point Pocock
Flat 5 Thorold House Pepper Street	Street
Flat 50 Pakeman House Pocock Street	Studio 179 Moonraker Point Pocock
Flat 43 Pakeman House Pocock Street	Street
Flat 38 Pakeman House Pocock Street	Studio 163 Moonraker Point Pocock
Flat 170 Applegarth House Nelson	Street
Square	Studio 158 Moonraker Point Pocock
Flat 162 Applegarth House Nelson	Street
Square	Studio 137 Moonraker Point Pocock
Studio 20 Moonraker Point Pocock	Street
Street	Studio 123 Moonraker Point Pocock
Studio 191 Moonraker Point Pocock	Street
Street	Studio 92 Moonraker Point Pocock
Studio 170 Moonraker Point Pocock	Street
Street	Studio 90 Moonraker Point Pocock
Studio 157 Moonraker Point Pocock	Street
Street	Studio 74 Moonraker Point Pocock
Studio 144 Moonraker Point Pocock	Street
Street	Studio 53 Moonraker Point Pocock
Studio 115 Moonraker Point Pocock	Street
Street	Studio 143 Moonraker Point Pocock
Studio 73 Moonraker Point Pocock	Street
Street	Studio 101 Moonraker Point Pocock
Studio 70 Moonraker Point Pocock	Street
Street	Studio 77 Moonraker Point Pocock
Studio 46 Moonraker Point Pocock	Street
Street	Studio 60 Moonraker Point Pocock
Flat 191 Applegarth House Nelson	Street
Square	Studio 55 Moonraker Point Pocock
Flat 184 Applegarth House Nelson	Street
Square	7 Winchester Buildings Copperfield
Flat 181 Applegarth House Nelson	Street London
Square	Flat 9 Whitehill House 7 Sawyer Street
6 Winchester Buildings Copperfield	Flat 3 Whitehill House 5 Sawyer Street
Street London	10 Copperfield Street London Southwark
Flat 4 Whitehill House 5 Sawyer Street	Flat 6 Pakeman House Pocock Street
Flat 19 Whitehill House 9 Sawyer Street	16 Lagare Apartments 51 Surrey Row
Flat 4 Thorold House Pepper Street	London
Flat 19 Thorold House Pepper Street	171 Union Street London Southwark
Flat 12 Thorold House Pepper Street	Flat 32 Pakeman House Pocock Street
9 Copperfield Street London Southwark	Flat 3 Pakeman House Pocock Street
1 Lagare Apartments 53 Surrey Row	Flat 10 Pakeman House Pocock Street
London	Studio 219 Moonraker Point Pocock
44 Loman Street London Southwark	Street
Flat 25 Pakeman House Pocock Street	Studio 217 Moonraker Point Pocock
Flat 21 Pakeman House Pocock Street	Street
Studio 229 Moonraker Point Pocock	Flat 169 Applegarth House Nelson

Square
 Flat 161 Applegarth House Nelson
 Square
 Flat 163 Applegarth House Nelson
 Square
 Studio 4 Moonraker Point Pocock Street
 Studio 141 Moonraker Point Pocock Street
 Studio 138 Moonraker Point Pocock Street
 Studio 136 Moonraker Point Pocock Street
 Studio 134 Moonraker Point Pocock Street
 Studio 80 Moonraker Point Pocock Street
 Studio 61 Moonraker Point Pocock Street
 Studio 50 Moonraker Point Pocock Street
 Studio 47 Moonraker Point Pocock Street
 Studio 187 Moonraker Point Pocock Street
 G38 171 Union Street London
 Flat 4 25B Copperfield Street London
 Middle Floor Flat Alphege House 2 Pocock Street
 Studio 27 Moonraker Point Pocock Street
 Studio 18 Moonraker Point Pocock Street
 Third Floor 90 Great Suffolk Street London
 86 - 88 Great Suffolk Street London Southwark
 82 Great Suffolk Street London Southwark
 Flat L Victoria Buildings 69 Great Suffolk Street
 Flat D Victoria Buildings 75 Great Suffolk Street
 Flat 5 59 Great Suffolk Street London
 Flat 1 59 Great Suffolk Street London
 Flat 24 59B Great Suffolk Street London
 70B Great Suffolk Street London Southwark
 Flat 3 70 Great Suffolk Street London
 7 South Side Apartments 58 Great Suffolk Street London
 48A Great Suffolk Street London Southwark

Fourth Floor South Block Harling House
 47 - 51 Great Suffolk Street
 4 Eliza House 38 Glasshill Street London
 28A Glasshill Street London Southwark
 The Modern House Kings Bench Street London
 Brigade Court 94 Southwark Bridge Road London
 Majority Second Floor 169 Union Street London
 Ground Floor 169 Union Street London
 Flat 3 3 Risborough Street London
 Flat 2 1 Risborough Street London
 Flat 4 1 Risborough Street London
 Apartment 3 49 Surrey Row London
 Flat 10 Cuthbert House 6 Brigade Mews
 Flat 7 Cuthbert House 6 Brigade Mews
 Flat 29 Walton Clarke House 5 Brigade Mews
 Flat 18 Walton Clarke House 5 Brigade Mews
 Flat 11 Walton Clarke House 5 Brigade Mews
 Flat 9 Walton Clarke House 5 Brigade Mews
 Flat 8 Walton Clarke House 5 Brigade Mews
 Flat 1 Walton Clarke House 5 Brigade Mews
 Flat 30 Davies House 1 Brigade Mews
 Flat 20 Davies House 1 Brigade Mews
 Flat 12 Davies House 1 Brigade Mews
 Flat 9 Davies House 1 Brigade Mews
 Flat 7 Davies House 1 Brigade Mews
 21 Sawyer Street London Southwark
 23 Sawyer Street London Southwark
 Flat 95 Errington House 4 Brigade Mews
 Flat 84 Errington House 4 Brigade Mews
 Flat 71 Errington House 4 Brigade Mews
 Flat 56 Errington House 4 Brigade Mews
 Flat 41 Errington House 4 Brigade Mews
 Flat 39 Errington House 4 Brigade Mews
 Flat 38 Errington House 4 Brigade Mews
 Flat 32 Errington House 4 Brigade Mews
 Flat 24 Errington House 4 Brigade Mews
 Flat 7 Errington House 4 Brigade Mews
 Flat 11 Whitehill House 7 Sawyer Street
 2 Lagare Apartments 51 Surrey Row London
 Flat 12 Whitehill House 7 Sawyer Street
 Flat 11 Pakeman House Pocock Street
 Flat 190 Applegarth House Nelson

Square
 Flat 9 Pakeman House Pocock Street
 Flat 46 Pakeman House Pocock Street
 Flat 177 Applegarth House Nelson
 Square
 Flat 167 Applegarth House Nelson
 Square
 Studio 30 Moonraker Point Pocock
 Street
 Studio 208 Moonraker Point Pocock
 Street
 Studio 196 Moonraker Point Pocock
 Street
 Studio 7 Moonraker Point Pocock Street
 Studio 165 Moonraker Point Pocock
 Street
 Studio 152 Moonraker Point Pocock
 Street
 Studio 133 Moonraker Point Pocock
 Street
 Studio 125 Moonraker Point Pocock
 Street
 Studio 120 Moonraker Point Pocock
 Street
 Studio 112 Moonraker Point Pocock
 Street
 Flat 174 Applegarth House Nelson
 Square
 10 Winchester Buildings Copperfield
 Street London
 Flat 16 Whitehill House 9 Sawyer Street
 Flat 17 Thorold House Pepper Street
 Flat 11 Thorold House Pepper Street
 21 Copperfield Street London Southwark
 Flat 8 Pakeman House Pocock Street
 14 Lagare Apartments 51 Surrey Row
 London

Flat 4 Pakeman House Pocock Street
 Flat 35 Pakeman House Pocock Street
 Studio 2 Moonraker Point Pocock Street
 Studio 221 Moonraker Point Pocock
 Street
 Studio 212 Moonraker Point Pocock
 Street
 Studio 207 Moonraker Point Pocock
 Street
 Studio 169 Moonraker Point Pocock
 Street
 Unit 4 Moonraker Point Pocock Street
 Studio 97 Moonraker Point Pocock
 Street
 Studio 63 Moonraker Point Pocock
 Street
 Studio 52 Moonraker Point Pocock
 Street
 Studio 40 Moonraker Point Pocock
 Street
 Studio 31 Moonraker Point Pocock
 Street
 Studio 26 Moonraker Point Pocock
 Street
 Studio 19 Moonraker Point Pocock
 Street
 Unit G 25 Copperfield Street London
 Ground Floor Global House 96 - 108
 Great Suffolk Street
 Ground Floor 90 Great Suffolk Street
 London
 80 Great Suffolk Street London
 Southwark
 Flat A Victoria Buildings 69 Great Suffolk
 Street

Re-consultation:

Appendix 5: Consultation responses received

Internal services

LBS Archaeology
 LBS Urban Forester
 LBS Transport Policy
 LBS Planning Policy
 LBS Ecology
 LBS Environmental Protection
 LBS Planning Policy
 LBS Archaeology
 LBS Design & Conservation Team [Surgery]
 LBS Transport Policy
 LBS Archaeology
 LBS Ecology
 LBS Highways Development & Management
 LBS Urban Forester
 LBS Community Infrastructure Levy Team

Statutory and non-statutory organisations

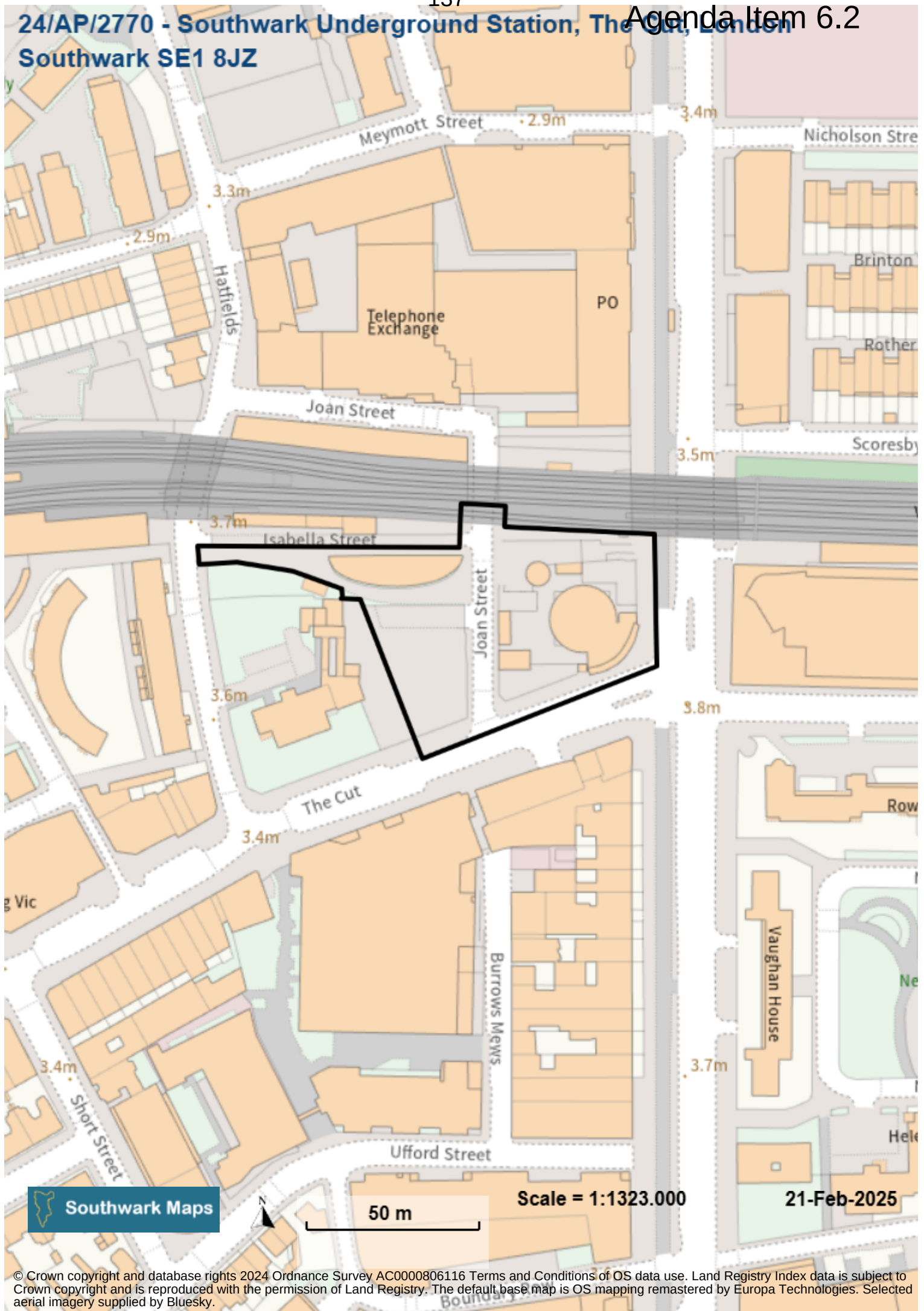
Metropolitan Police Service
 Transport for London

Environment Agency
 Great London Authority
 Historic England
 Network Rail
 Metropolitan Police Service
 Thames Water

Neighbour and local groups consulted:

Flat 16 Pakeman House Pocock Street	London
44 Loman Street London Southwark	Second Floor 8 Vine Yard London
Designing Out Crime Unit, Bromley	
Police Station Bromley High Street	

24/AP/2770 - Southwark Underground Station, The Cut, London Southwark SE1 8JZ



Contents

Contents	1
Scope of this supplementary report.....	3
Planning history of the site	3
KEY ISSUES FOR CONSIDERATION	3
Summary of main issues.....	3
Legal context	4
Planning policy and material considerations	4
ASSESSMENT	5
Listing of Southwark Underground Station	5
CONCLUSION	11
BACKGROUND INFORMATION	11
BACKGROUND DOCUMENTS.....	11
APPENDICES TO THE REPORT	12
AUDIT TRAIL.....	12

Meeting Name:	Planning Committee (Major Applications) B
Date:	9 December 2025
Report title:	Development Management planning application: Application 24/AP/2770 for: Full Planning Application Address: Southwark Underground Station, The Cut, London Southwark SE1 8JZ Proposal: Demolition and redevelopment to provide a purpose built student accommodation building of 15 storeys (plus basement and rooftop plant) with retail and/or café uses within Use Class E on the ground floor, and a residential building of 9 storeys (plus rooftop plant) to accommodate 44 affordable residential homes within Use Class C3, with community uses within Use Class F1 on the ground floor; together with cycle parking, refuse/recycling storage, servicing, improvements to Joan Street, landscaping and other works.
Ward(s) or groups affected:	Borough and Bankside
Classification:	Open
From:	Director of Planning and Growth
Application Start Date: 23/09/2024	Application Expiry Date: 23/12/2024
Earliest Decision Date: 23/12/2024	

RECOMMENDATION

1. That planning permission be granted for application ref. 24/AP/2770 subject to conditions, the completion of a section 106 legal agreement and referral to the Mayor of London
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 variation and addition of conditions as draft; and
3. That the planning committee in making its decision has due regard to the potential equalities impacts outlined in the officer report to the 5 March 2025 Planning Committee A (Major Applications); and
4. If by 30 June 2026 the s106 legal agreement has not been completed, the director of planning and growth be authorised to refuse planning permission, if

appropriate for the reasons set out in paragraphs 376 to 382 of the March report.

Scope of this supplementary report

5. On 5 March 2025, the planning committee resolved to grant planning permission for redevelopment of the site for two buildings, a 15-storey student building with 429 rooms and a nine-storey affordable housing block which would be provided to the council as 44 council homes.
6. At the time the committee considered the application, Historic England were assessing Southwark Underground Station for listing. Historic England, in response to the planning application, confirmed they did not wish to raise any significant concerns with respect to the impact on heritage which was detailed in the committee report. However, they also noted that the proposals involved alterations to Southwark Station which was being considered for statutory listing and that “Historic England’s position on the proposals could be subject to change depending on the outcome of the application (to get the building listed)”. The development and its architecture were conceived to respect the station and its key design features with the Design and Access Statement and Townscape, Heritage and Visual Impact Assessment both make references to the potential listing at the time and how the development was designed as if the station had been listed. This report updates committee on the details of the listing and the special regard that committee need to have to the listed building and its setting in reaching a decision on the planning application.

Planning history of the site

7. The planning history of the site remains as set out in the March report to committee.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

8. 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.
9. 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 March report. Cross references back to the relevant paragraphs of the July report are included.

Legal context

10. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan (2021) and the Southwark Plan (2022). Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) requires decision-makers determining planning applications for development within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the local planning authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

An application for listed building consent is considered under the terms of the Listed Building and Conservation Areas Act (1990), "the Act" as amended and updated. The main principles of the Act are repeated in the NPPF (2024), and reinforced by the council's policies, and associated guidance documents. The main issue in these cases is the effect of the proposal on the special architectural and historic interest of the listed building. The Act places great weight on the "special interest" of heritage assets and their settings, and stresses the importance of preserving or enhancing their architectural and historic significance. The NPPF reinforces these principles stressing that heritage assets are irreplaceable and once lost can never be recovered. It requires the local planning authority to avoid harm to heritage assets and to ensure that development conserves or enhances heritage assets and their settings.

Planning policy and material considerations

11. The statutory development plan for the borough comprises the London Plan (2021) and the Southwark Plan (2022). The National Planning Policy Framework (2024), LPGs, SPDs and SPGs constitute material considerations but are not part of the statutory development plan. The listing of Southwark Underground Station is a material consideration and the relevant policies engaged are:

Southwark Plan 2022

P19- Listed Buildings and Structures

Southwark Heritage SPD 2025

London Plan 2021

HC1- Heritage conservation and growth

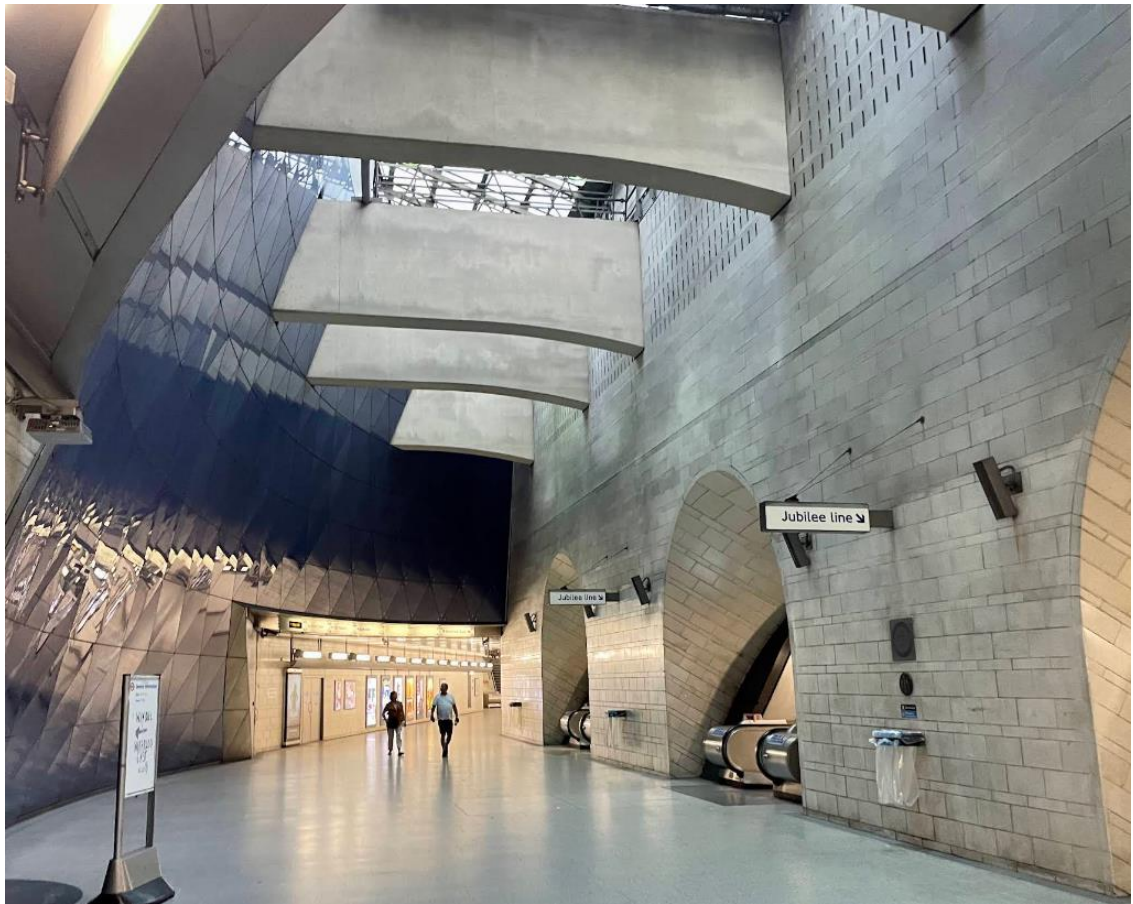
National Planning Policy Framework 2024

Chapter 16 Conserving and enhancing the historic environment

ASSESSMENT

Listing of Southwark Underground Station

12. The published Listing description highlights the architectural and historic significance of the station and highlights that it is one of 6 that were entirely new in a program of 11 stations that included remodelling and extensions of existing stations to deliver the Jubilee Line Extension. A novelty of this new generation of Underground stations was their large scale and spaciousness, suited to high use and an emphasis on accessibility; where possible, natural light was brought down to platform level. Southwark Station is best known for its dramatic intermediate concourse. This space has the volume of a bisected elliptical cone which extends down some 16m below street level, where an eyelid shaped skylight floods it with natural light. The elegance of its formal composition, its crisp detailing and fine surface finishes belies its technical sophistication.



13. Another key space is the circular ticket hall. Natural and artificial light is used particularly successfully within the ticket hall, cast upward and downward, reflecting off the smooth surface finishes and creating contrasts of light and shade. In its drum-like form and central column it unmistakably references Charles Holden's Arncliffe station (Piccadilly Line, 1932, listed Grade II* NHLE 135981). It also provides the station's principal above-ground presence, in the form of the portal entrance facing the corner of Blackfriars Road and the Cut.



14. To the east, at ground level, is the Waterloo East interchange. This is formed of a curved, glazed steel frame which encloses a short stretch of the brick viaduct. This is a clever, light-touch response to the existing C19 engineering, providing a legible interchange between the jurisdictions of London Underground and the mainline rail network.



15. Importantly the Listing description recognises that the curved entrance portal forms a key part of the buildings special interest and that the building was intended to act as the base for an air-rights development above.
16. The listing of the station is a material consideration to the determination of the planning application.
17. When this Committee resolved to grant permission for this development, they were asked to consider how the design of the over-station development will affect the existing station, including the interior ticket hall space. In complying with the council's adopted urban design policies due consideration was given to the historic context including the settings of nearby designated heritage assets. Consideration was also given to the potential listing of the building and a condition required further details of the works to the oculus and column to be submitted for approval.
18. When a development includes a listed building in its curtilage, as is the case here now, the Committee has to give special regard to the architectural and historic significance of the listed building and its setting. Decision makers have to consider the impact of the development on that significance and setting, and to only grant permission where any harm is convincingly justified.
19. Whilst the station was not listed during the course of the pre-application or the application process, the architectural significance of the station, with its curved entrance portal, cylindrical ticket hall, its bold cavernous concourse and generous sunlit spaces – achieved by the large 'oculus' off Joan Street – were recognised throughout the process and every effort made to preserve them. The station interior is untouched with the exception of its oculus and

associated column. The building was intended to act as the base for an air-rights development above. In principle an over-station development has always been envisaged at Southwark Station and the original architectural design, and the station superstructure was designed to accommodate it. As such the significance of the station has always relied on the potential for a large building over it – the oversized curved canopy at the main entrance at the corner of Blackfriars Road and The Cut offers a hint of the potential development above. The symmetrical design of the proposed over-station development arranged around the diagonal axis of the station entrance and arrangement which steps back from the corner retain the commanding presence of the station entrance at the corner of Blackfriars Road and The Cut. Consequently, it is considered to complement the setting of the listed building and its special architectural and historic interest.

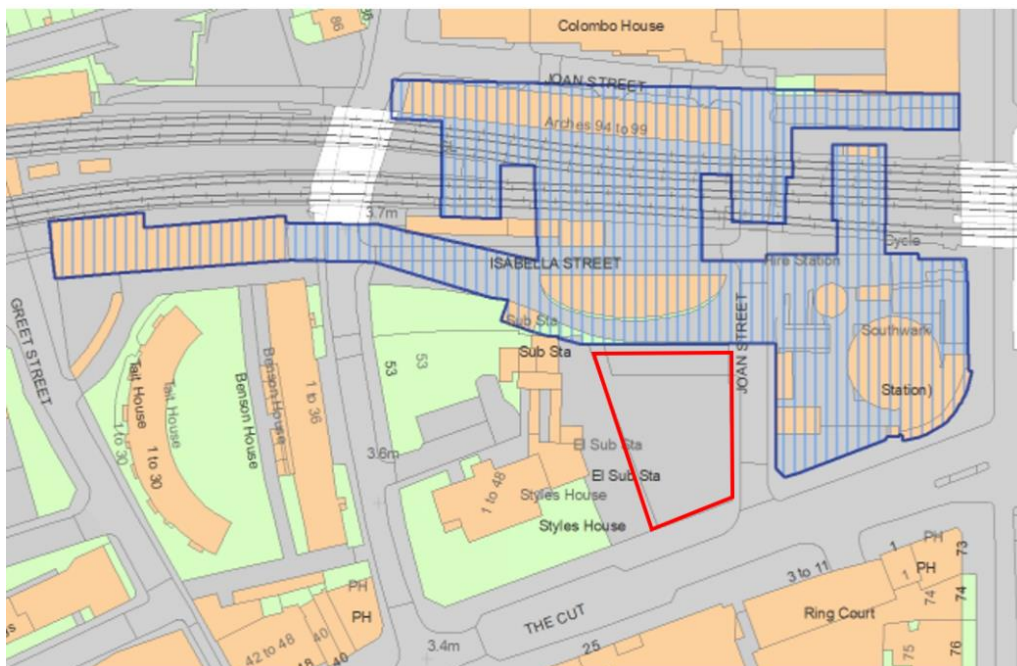
20. The design of the new PBSA development presented to this Committee will require changes to the station interior including the replacement of one ticket hall column and the rebuilding of the central lantern (oculus). These affect modern concrete and glass structures noted in the listing description and are proposed to be replicated accurately in the completed development so that they will appear as close as possible to the original design thus preserving its significance and setting. These details are required to be submitted by a condition on the planning consent and would also need to form part of a listed building consent.
21. The applicant intends to submit a listed building consent and will be unable to undertake any works to the listed station building in advance of that application being determined. Without prejudicing any decision the council may take in respect of the anticipated application for LBC the council is able to issue its decision to grant Planning Permission independently of the LBC, providing special regard has been had to the listed building.
22. In due course and when they consider the LBC decision makers will have to give “special regard” to:
 - The desirability of preserving the listed building itself,
 - Its setting, and
 - Any features of special architectural or historic interest which it possesses.
23. As outlined above, steps were taken during the course of the pre-application, and application stage to preserve the station and its features of significance. Any impact of the scheme was limited purely to the works affecting the central column and the ‘lantern’ above it (shown below). The column would have a wider diameter to take the loads above it but would still sit within the lantern space maintaining the spirit and intention of the original design. The alteration would be relatively minor with the additional column width kept to a minimum and subject to consideration of details required by planning condition and in any subsequent listed building application would be unlikely to harm the setting or special interest of the listed building.



24. Officers' advice to the committee is that the development would not harmfully affect the setting of the listed building and would preserve its significance because of the sensitive design of the development and the fact that the main architectural interest of the station comprising the main entrance portal and its internal spaces would not be harmfully affected by the development. Historic England have provided updated comments following the listing of the station. They say they do not object to the alteration of the listed building proposed but identify less than substantial harm from the need to replace the central lantern and column, and that should taken into account when determining the application in line with heritage policies in the NPPF. The heritage policies in the NPPF say that when the harm to a heritage asset is less than substantial, the harm should be weighed against the public benefits of the proposal including securing its optimum viable use. As discussed above, the station was designed to have a development take place above and the public benefits are detailed in the committee report for 5 March 2025 and include the delivery of 44 social rent homes. These public benefits outweigh the less than substantial harm Historic England have identified. Historic England have also recommended that conditions be imposed on any planning consent and future listed building consent to ensure the structural stability of the listed building through the construction phase and that the report be undertaken by an accredited specialist. To that end, officers recommend the following condition be imposed: Prior to the commencement of works on the PBSA block, a structural report (by an accredited specialist) detailing the potential impacts of the works on the listed station, along with a scheme of monitoring and reporting during the course of the development shall be submitted for approval to the local planning authority for

approval. The construction shall take place in accordance with scheme approved.

25. In addition to the PBSA building the development includes a separate and associated 44 affordable homes development on the Styles House site. This building is located away from the listed station and outside of the designated protected asset (see map – site outlined in red is the location of the new affordable housing block) but does sit within its setting.



Impact of the Affordable Housing building on the setting of the listed station

26. In respect of the setting of the listed station it is not considered that there would be any harm caused to it from the Affordable Housing building. The new Affordable Housing building is located behind the over station PBSA development and is lower in height and will not give rise to any harm to the station's setting when viewed from Blackfriars Road.
27. If the impact of the Affordable Housing building on its own (without the intervening PBSA building) is considered its impact on the listed buildings setting is not considered to be harmful given that it is of a similar in size to Styles House itself which was in place when the station was constructed. (visible here in the background together with Columbo House on the RHS). The Affordable Housing building would not therefore be considered to create any harm to the listed building or its setting. Historic England have identified less than substantial harm to the listed station from the replacement lantern and column. Officers consider this harm is outweighed by the public benefits of the development.



Other Matters

28. The s106 agreement for this scheme is largely completed and it would secure the delivery of affordable homes on this site.

Consultation Responses from statutory consultees

Historic England – no objection, identify less than substantial harm and recommend a condition.

CONCLUSION

29. Since the decision of the planning committee to grant permission to this development in March, Southwark Underground Station has been statutorily listed. Members therefore need to have special regard to that listing in considering this planning application. The scheme was designed to respect the station and with a listing in mind. Officers advise for the reasons detailed above, that the development would not harm the setting of the now listed station or its special significance.

BACKGROUND INFORMATION

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 REPORT

No.	Title
Appendix 1	Original committee report
Appendix 2	Recommendation (draft decision notice)

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Dipesh Patel, Head of Strategic Applications	
Version	Final	
Dated	27 November 2025	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		28 November 2025

Contents

Contents.....	1
EXECUTIVE SUMMARY	2
BACKGROUND INFORMATION	6
Site location and description	6
Details of proposal.....	11
Planning history of the site, and adjoining or nearby sites	13
KEY ISSUES FOR CONSIDERATION	16
Summary of main issues	16
Legal context	17
Planning policy	17
ASSESSMENT.....	18
Principle of the proposed development in terms of land use	18
Community Use.....	21
Student Accommodation	22
Environmental impact assessment	27
Impact of proposed development on amenity of adjoining occupiers and surrounding area	33
Noise and vibration.....	42
Energy and sustainability.....	77
Digital connectivity infrastructure.....	80
Planning obligations (S.106 agreement)	81
Mayoral and borough community infrastructure levy (CIL)	85
Community involvement and engagement	85
Consultation responses from members of the public and local groups.....	86
Community impact and equalities assessment.....	93
Human rights implications	95
Positive and proactive statement	95
Positive and proactive engagement: summary table	95
CONCLUSION	96
BACKGROUND INFORMATION	97
BACKGROUND DOCUMENTS.....	97
APPENDICES.....	97
AUDIT TRAIL.....	98

Meeting Name:	Planning Committee (Major Applications) B	
Date:	05 March 2025	
Report title:	Development Management planning application: Application 24/AP/2770 for: Full Planning Application Address: Southwark Underground Station, The Cut, London Southwark SE1 8JZ Proposal: Demolition and redevelopment to provide a purpose built student accommodation building of 15 storeys (plus basement and rooftop plant) with retail and/or café uses within Use Class E on the ground floor, and a residential building of 9 storeys (plus rooftop plant) to accommodate 44 affordable residential homes within Use Class C3, with community uses within Use Class F1 on the ground floor; together with cycle parking, refuse/recycling storage, servicing, improvements to Joan Street, landscaping and other works.	
Ward(s) or groups affected:	Borough and Bankside	
Classification:	Open	
Reason for lateness (if applicable):	Not Applicable	
From:	Director of Planning and Growth	
Application Start Date: 23/09/2024		Application Expiry Date: 23/12/2024
Earliest Decision Date: 23/12/2024		

RECOMMENDATION

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 05/09/2025, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 328.

EXECUTIVE SUMMARY

3. The Site is brownfield land comprising Southwark Underground Station and associated structures including the station entrance, canopy and 'eyelid'. The

majority of the Application Site is hard landscaping including parts of the site which formed part of the Styles House estate have been demolished as a part of the implementation an extant planning permission. That part of the site is currently hoarded off.

4. The permission on Styles House for the development 25 new council homes and a new community hall in a 14-storey block of flats was granted in 15.7.21 and formed part of the councils house building programme. The consent on the Southwark station site was granted on 22.6.22 for a 17 story office scheme which Transport for London (TfL) intended to build and occupy.
5. Whilst demolition of a community hall, garages and 8 studio flats has been completed on the Styles House site there is no longer funding available to build the 25 new council homes and replacement community hall. TfL post Covid no longer have a need for the consented office accommodation. This potentially means that neither site will come forward for the foreseeable future and critically the council homes and replacement community hall will not be delivered.
6. To avoid this outcome TfL have partnered with a developer and in discussion with officers have come forward with a scheme that would deliver 44 new council homes including much needed family homes (all at social rent which the council would own and manage) and a replacement community hall on the Styles House site with student housing above the Southwark Station site. The latter would in effect be funding the council housing at no cost to the council, with the developer constructing the council housing and the Payment In Lieu discussed in the main report being used to purchase it.
7. To deliver this planning permission is sought for construction of a 15 storey Purpose Built Student Accommodation (PBSA) Building above and around Southwark Underground Station and a 9 storey Residential Building to the west of Joan Street which would provide 226 sqm of community facilities, 123 sqm of retail/café use, 429 student rooms and 44 affordable homes. The proposal also includes supporting amenity elements such as public realm upgrades to Joan Street, play space and communal gardens as well as refuse and cycle facilities.
8. The 44 new affordable homes accounts for 150 affordable habitable rooms and equates to 25.9% of the total habitable rooms on both sites (579 rooms). In addition, to the provision of on-site affordable housing, the proposed development includes a S106 payment in lieu (PIL) of £15,685,000 towards off-site affordable housing. This is the equivalent to a further 157 affordable habitable rooms which is equivalent to a total affordable level of 52.8% of the proposed student accommodation. The application sites are publicly owned and would therefore need to deliver at least 50% affordable housing.
9. The Applicant has undertaken pre-application engagement with planning officers and with the Styles House TMO in order to facilitate a high-quality scheme comprising PBSA, affordable family homes, community facilities, retail uses with active frontages and various public realm works in accordance with the Southwark Local Plan Site Allocation NSP20. and the wider public, suitably guiding the

SUMMARY TABLES

10.

Housing							
Homes	Private Homes	Private HR	Social Rent Homes	Social Rent HR	Shared Ownership Homes	Shared Ownership HR	Homes Total (% of total)
Studio	0	0	0	0	0	0	0
1 bed (2P)	0	0	15	30	0	0	34%
2 bed (3P)	0	0	13	39	0	0	30%
3 bed (4P)	0	0	15	75	0	0	34%
4 bed (5P)	0	0	1	6	0	0	2%
Total and (%) of total	0	0	44	150	0	0	100%

Direct Let Student Housing				
Small Studio	Medium Studio	Large Studio	Wheelchair Accessible M4(3)	Total
208	169	52	22 (included in total)	429

Land Use			
Use Class Description	Existing GIA	Proposed GIA	Change +/-
Community Use (Class F1)	0	226 sqm	+226 sqm
Retail/Café Use (Class E)	0	123 sqm	+123 sqm
Commercial (Class E)	0	0	0
Student Accommodation (PBSA)	0	16,112 sqm (429 rooms inc. all amenity and ancillary)	+16,112 sqm
Residential Accommodation (Class C3)	0	5,349 sqm (44 units / 150 rooms inc. all ancillary)	+5,349 sqm

Tenure Split on site			
Tenure	Number of Units	Number of Habitable Rooms	% (Habitable Room)

Social Rent	44	150	25.9%
Intermediate	0	0	0%
Direct Let (Student)	429	429	74.1%

Tenure Split - including S106 Payment in Lieu (PIL)			
Tenure	Number of Units	Number of Habitable Rooms	% (Habitable Room)
Social Rent	44	150	25.9%
s106 (PIL) (£15.685m)	0	156 (equivalent)	26.9%
Intermediate	0	0	0%
Direct Let Student	429	429	74.1%
Total	473	579 (on-site)	25.9% affordable (on-site) 52.8% affordable (with s106 PIL)

Open Green Space			
	Existing Area	Proposed Area	Change +/-
Public Open Space	2,297 sqm	2,309 sqm	+12 sqm
Play Space	0	516.8* sqm	+516.8 sqm

Carbon Saving and Trees	
Criterion	Details
CO2 savings	39% CO2 / year
Trees Lost	None
Trees Gained	19

Greening, Drainage and Sustainable Transport Infrastructure			
Criterion	Existing	Proposed	Change +/-
Urban Greening Factor	0.0378	0.323	+0.245
Greenfield Run Off Rate	39.0 l/s (1 in 1 year) 119.1 l/s (1 in 30 year) 155.6 l/s (1 in 100 year)	22.9 l/s (1 in 1 year) 58.3 l/s (1 in 30 year) 77.1 l/s (1 in 100 year)	41% 51% 50%
Green Roof Coverage	0	585 sqm	+585 sqm
Electric Vehicle Charging Points	0	1	+1

Cycle Parking (exc cycle hire)	0	429	+429
Cycle hire	23*	30	+7

CIL and Section 106	
Criterion	Total Contribution
CIL (estimated)	£ 5,570,324.21 (pre-relief) £ 3,565,020.67 (net of relief)
MCIL (estimated)	£ 1,182,828.32
S106 Contribution	£16,378,422

BACKGROUND INFORMATION

Site location and description

- The application site is located on the junction of Blackfriars Road and The Cut with the railway viaduct into Waterloo immediately to the north. It straddles Joan St to the west, backing directly on to the Council housing estate and Styles House.

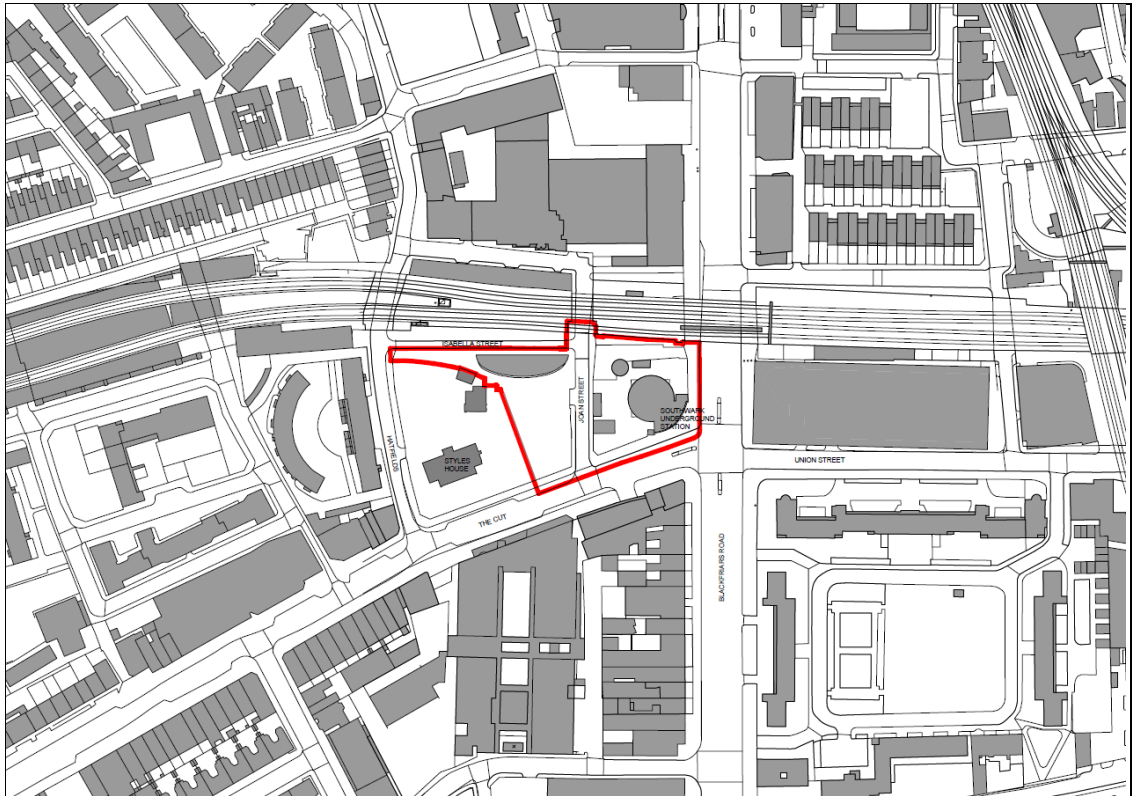


Image 1: Site location plan (edged in red)

- The site contains Southwark Underground station, which at street level comprises a single storey structure with its notable, curved portal entrance on the street corner that leads steeply down into the ticket hall station and concourse. The concourse is lit from above by a ground level rooflight, referred to as the 'Eyelid', which sits in an area of soft and hard landscaping on the west side of Joan Street. The landscaping is open to the general public and acts as

a pedestrian cut-through to Hatfields. The remainder of the site is hoarded, having previously contained a short, staggered terrace of low-rise social housing, a community centre and a workshop building that have been demolished to make way for a previously consented scheme on the site.

13. Initial ground preparation works and works to the single storey structure have been undertaken for the previously consented scheme, and as such the permission is extant. The development was for office-led mixed-use scheme. This comprised a tall office building that would have sat above the station, with its large commercial floorplates stretching rearward parallel with The Cut and viaduct, requiring the closure of Joan St. This would have been accompanied by a residential tower with a narrow floorplate, providing a replacement community hall at its base and replacement and increased number of affordable homes above.
14. The consented scheme is no longer being delivered and a revised approach to the development of the site is being taken. The current application follows a series of pre-application meetings and presentation to the Council's Design Review Panel (DRP).
15. The following policy designations are relevant to this site:
 - The Bankside, Borough and London Bridge Opportunity Area.
 - The Central Activities Zone.
 - The Bankside and Borough District town centre.
 - The Tall Buildings Area.
 - The Waterloo Quarter Business Improvement District.
 - The Southbank Strategic Cultural Quarter.
 - An Archaeological Priority Area.
 - NSP20: Southwark Station and 1 Joan Street
 - Flood Risk Zone 3
 - The area has a PTAL rating of 6b, indicating an excellent level of public transport accessibility.
 - A hot food takeaway exclusion zone.
16. The application site is allocated for redevelopment in accordance with NSP20 (Southwark Station and 1 Joan Street) of the Southwark Plan (2022). 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*.
17. The site requirements for NSP20 are as follows:

Redevelopment of the site must:

 - *Provide at least 50% of the development as employment floorspace (E(g), B class)*
 - *Provide active frontages with ground floor retail, community or leisure uses (as defined in the glossary) on Blackfriars Road, The Cut and railway viaduct*

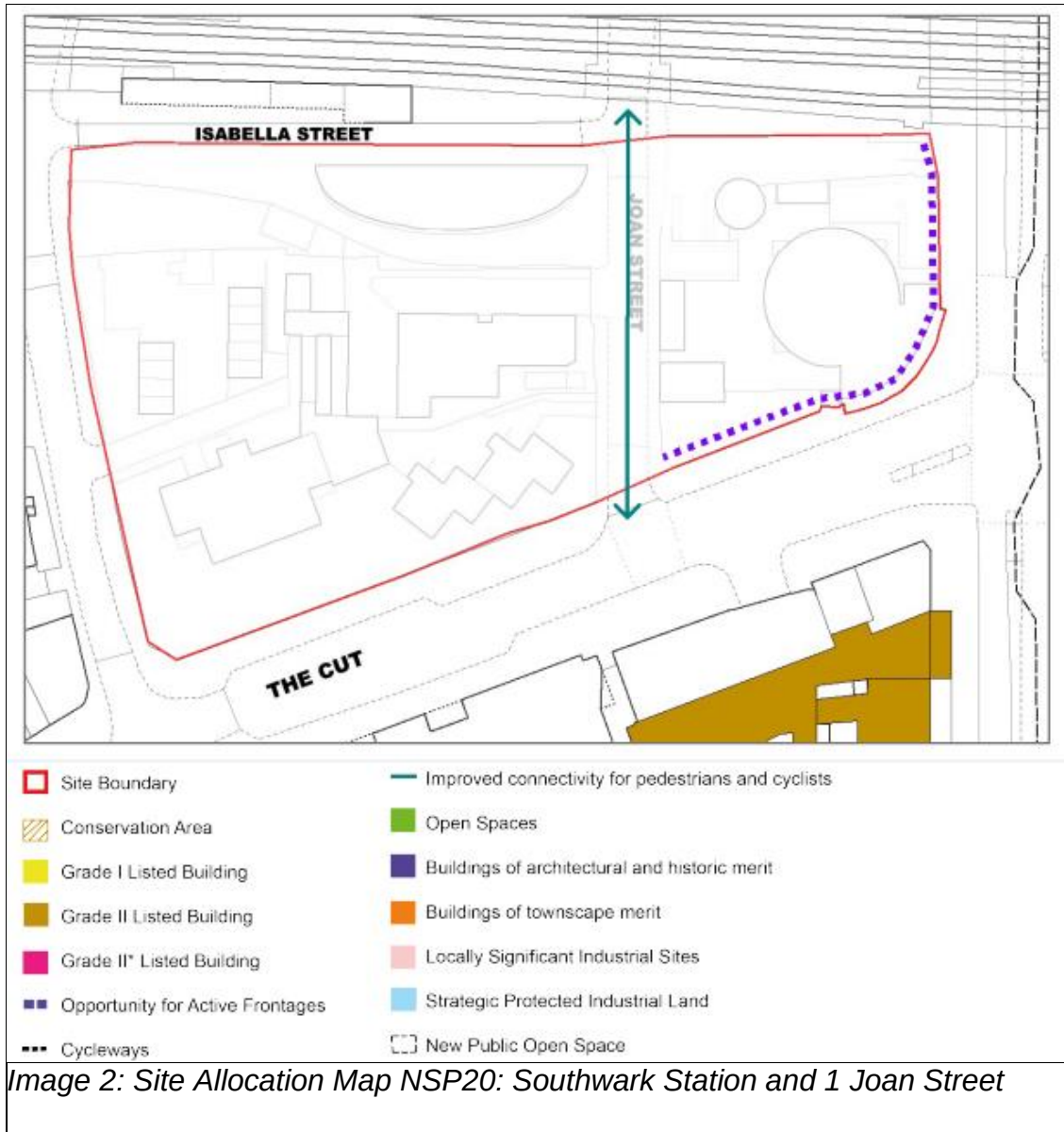
- Provide an enhanced accessible tube station, including public realm improvements.

Redevelopment of the site should:

- Provide new homes (C3) – indicative capacity 16 homes.

Redevelopment of the site may:

- Provide leisure, arts, culture or community uses.



- The allocation also states that the site can accommodate a substantial uplift in new employment space and potentially new homes and that redevelopment will improve the town centre offer at ground floor facing Blackfriars Road and The Cut.
- 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 the borough for new homes and

employment.

Surrounding Area

20. The surrounding area could be categorised as predominantly commercial and residential however the scale and massing within the area is mixed with several taller structures present in the townscape along Blackfriars Road and The Cut as highlighted in the image below.

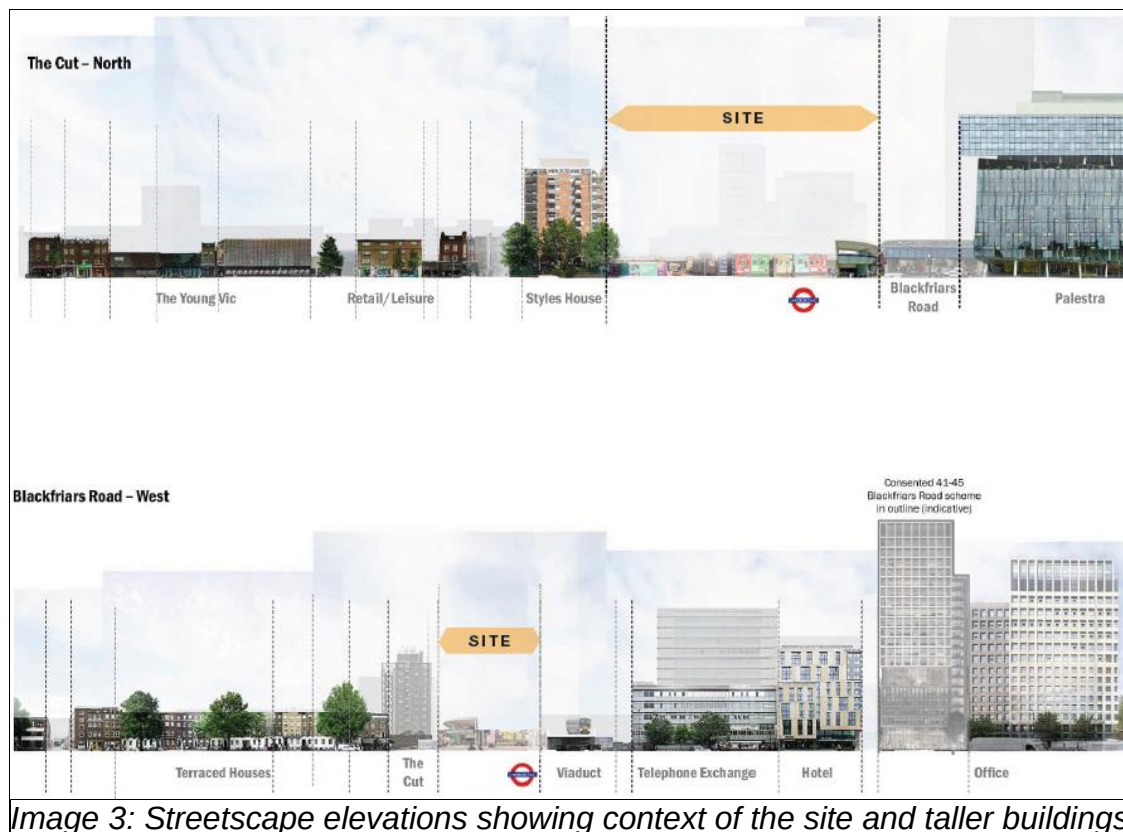


Image 3: Streetscape elevations showing context of the site and taller buildings

21. To the north of the site, running parallel to Isabella Street, lies the railway viaduct to Waterloo East with arches beneath. Bars and restaurants occupy the arches west of Joan Street, whilst plant and equipment serving Southwark Station occupy those to the east. Beyond the railway arches lies Colombo House, a 12-storey office building.
22. The adjoining land to the west accommodates Styles House, which is a 12-storey residential flat building with associated landscaping and car parking. While the eastern boundary of the site is Blackfriars Road with Palestra apposite, which is a 10-storey office building with substantial plant floors above.
23. Closer to the site are the shops, services and leisure facilities located along The Cut to the South. These include Tesco, Sainsbury's, an extensive range of cafés, restaurants and pubs, Southwark College, the Young Vic, the Old Vic, various services such as hairdressers, barbers and dry cleaners, as well as a narrower range of shops. These uses lie along The Cut and are within buildings of predominantly three-five storeys.

24. The application site is situated in a sustainable and highly accessible location. The retained Southwark Underground Station lies within the site itself. Both Waterloo mainlines and underground stations, together with Waterloo East Station, are all within about a seven minute walk from the application site. Extensive bus services run along Blackfriars Road, providing quick links to the Southbank and both Holborn and the City on the other side of the Thames.
25. The site is not located within a conservation area but the following Grade II listed buildings are in close proximity to the site:
 - 1-18 Aquinas Street
 - Christ Church, 74, 75-78, 81-83 and 85-86, 176, and the Peabody Estate in Blackfriars Road
 - Clandon House and Albury House in the Boyfield Street Estate
 - 22, 23 and 25 Cornwall Road
 - Rochester House in Dolben Street
 - Drapers Almshouses in Glasshill Street
 - 15-17 Hatfields
 - 67 Hopton Street
 - Blackfriars settlement (44-47) Nelson Square
 - Former Clay's Printing Works, Paris Gardens
 - The Kings Arms Public House; St Andrew's House; St Andrew's and St John's CoE Primary School; 1-23, 43-61, 73, 26-42 and 62-72 Roupell Street
 - Rushworth Street Estate (Chadwick, Ripley, Merrow Buildings)
 - Royal National Theatre Studio (83-101) the Cut
 - 1-29 Theed Street, and
 - 5-21, 23, 37, 2-18 and 20-30 Whittlesey Street.

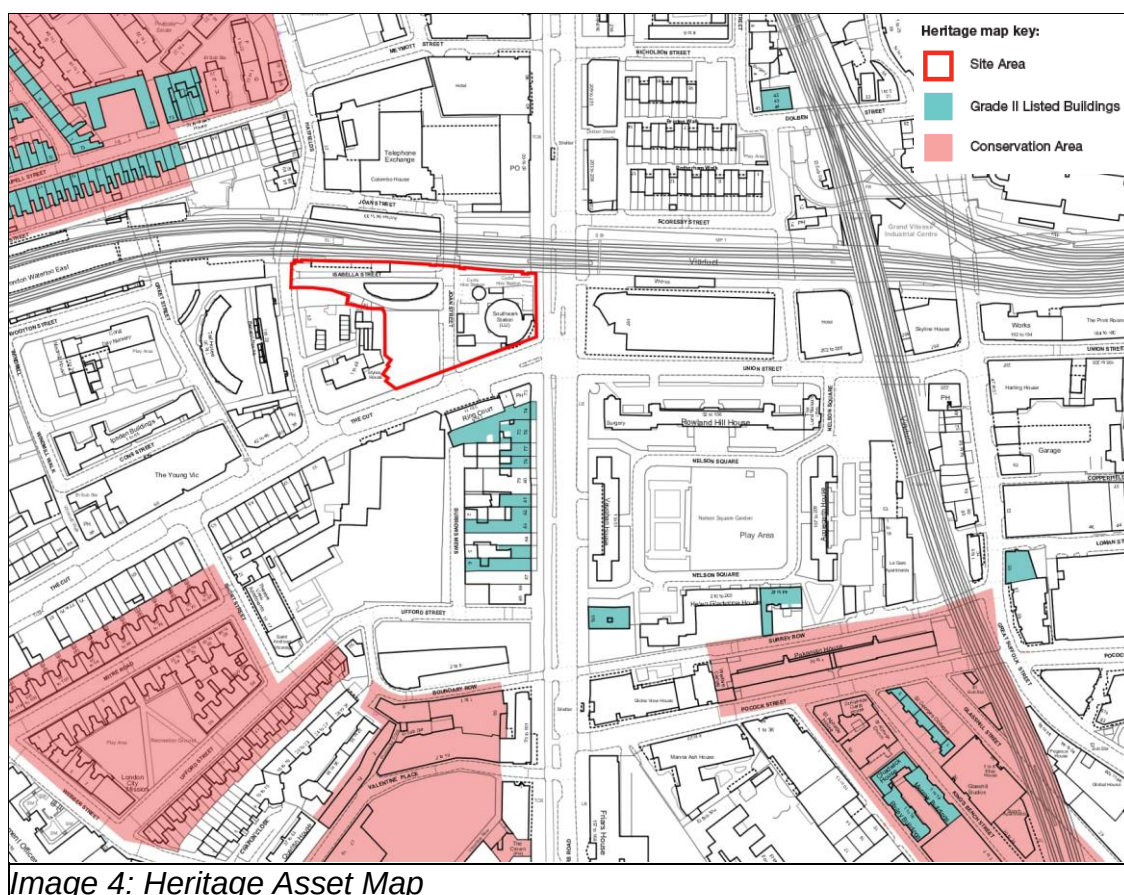


Image 4: Heritage Asset Map

Details of proposal

26. The proposal seeks demolition and construction of two buildings, 15 storeys and 9 storeys in height to provide 44 affordable residential homes, 429 purpose built student units, retail, café and community uses along with landscaping and public realm works.

Land Use

27. The purpose built student accommodation block is proposed to be built over the Southwark Underground Station and will be located on the corner of Blackfriars Road and The Cut. The block will comprise 15 storeys plus basement and rooftop plant and contain 429 student rooms as well as retail and/or café uses (Class E) in two units located on the ground floor, either side of the station entrance
28. The affordable residential block is proposed to be located on the western side of Joan Street at the intersection with The Cut. It will comprise 9 storeys plus rooftop plant and will contain 44 residential homes (Class C3), as well as a community space (Class F1) at the ground floor.
29. Landscaping and public realm works are proposed which include a shared community garden and play space linked with the existing Styles House to the west of the development site.

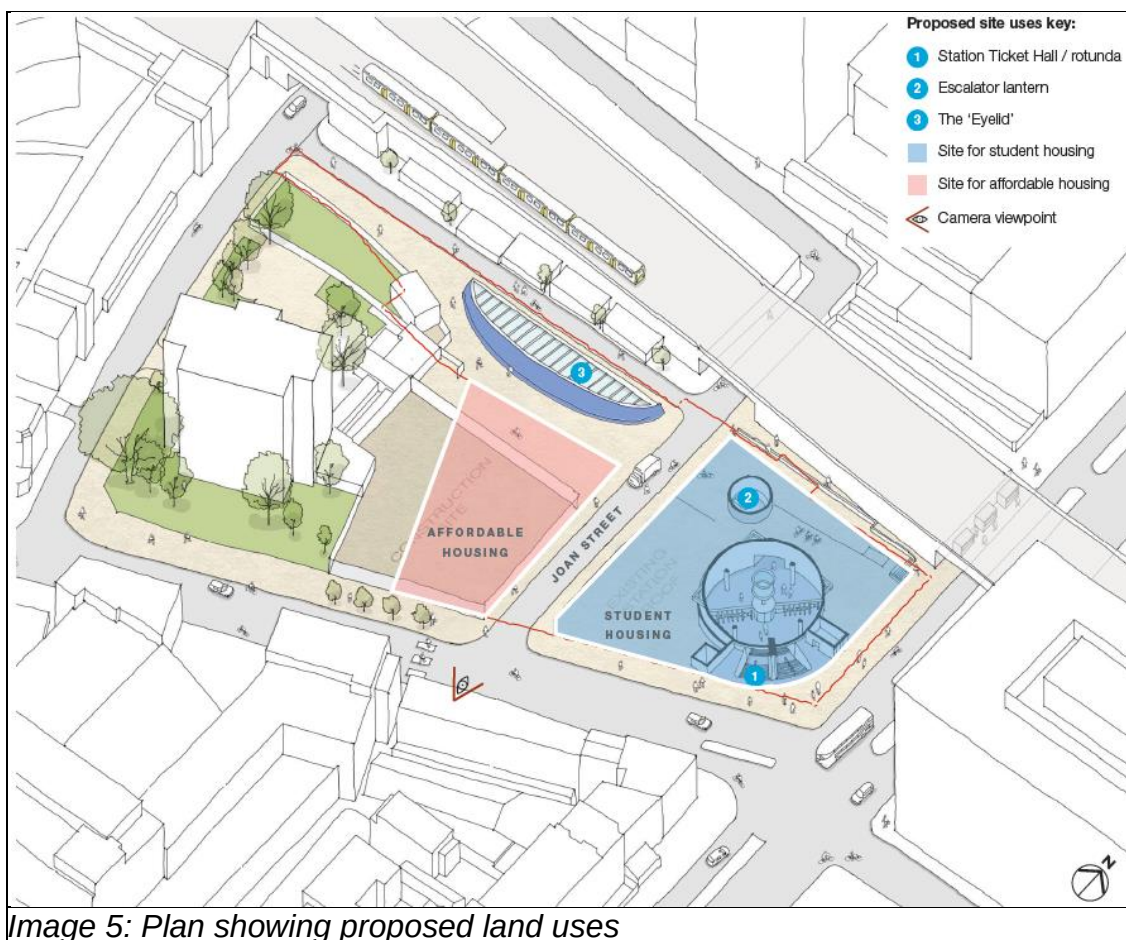


Image 5: Plan showing proposed land uses

Student Accommodation

30. The proposal includes 429 purpose building student rooms located above Southwark Underground Station. The building contains retail and/or café uses at the ground floor. The PBSA units will be direct let at market rents.

Affordable Homes

31. The proposal includes the provision of 44 affordable residential homes (Class C3) and accounts for 25.9% of the total habitable rooms on site as affordable housing. The provision of affordable housing is proposed to be 100% social rent homes.

Tenure	Number of Units	Number of Habitable Rooms	% (Habitable Room)
Social Rent	44	150	25.9%
Intermediate (Shared Ownership)	0	0	0%
Student (Direct Let)	429	429	74.1%
Total	473	579	100%

Table 1: Tenure split of affordable residential homes and student rooms

The residential building comprises 15 one bed apartments, 13 two bed apartments, 15 three bed apartments and 1 four bed family apartment.

Employment Provision

32. The proposal does not include the provision of any floorspace for the purpose of employment, as part of the redevelopment of the site.

Retail

33. The proposal includes two retail units located on the ground floor of the PBSA Block, either side of the entrances to Southwark Underground Station, fronting Blackfriars Road and The Cut. The two units combined, provide 123sqm of retail/café floor space (Class E).

Community Facility

34. The proposal includes a community facility located on the ground floor of the Residential Block, providing 226sqm of community use (Class F1). The community facility would front The Cut and be accessible to future residents, residents of Styes House and the wider community.

Amendments to the application

35. During the course of the applications, amended / updated plans were received (16 December 2024).
36. The changes included adjustments of the façade design, louvres, roof parapet and internal plan updates to the PBSA Block and removal of the basement level, revised ground floor footprint and elevation, increased roof plant enclosure and internal plan updates to the Residential Block. This was primarily to address matters raised by the Health & Safety Executive (HSE), reduce the weight, enhance air exchange and improve daylight penetration of the PBSA Block and as a result of the detailed design process being undertaken by the Applicant.
37. Updated plans and documents were provided by the Applicant which included revised architectural drawings, an amended drawing register, an updated design and access statement, and updated landscaping and public realm plans and statement.

Planning history of the site, and adjoining or nearby sites

38. 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.

Previous Planning Permissions

39. Southwark Underground Station The Cut, 68-70 Blackfriars Road:

20/AP/1189 - Redevelopment of the site including the demolition of Nos. 49-56

Hatfields and No 1 Joan Street to provide a 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street – Granted 22/06/2022.



Image 6: Approved Office Scheme (20/AP/1189)

40. Land At Styles House Hatfields London Southwark SE1:

20/AP/0969 - Redevelopment of the site to include the demolition of existing buildings (the Platform Southwark building, the existing tenant management organisation hall, nine garages, a sub-station, eight studio apartments, and a storage and boiler room building); the retention and improvement to the existing Styles House building; the erection of 25 new dwellings, a new substation, a new community centre and tenant management organisation facilities; car and cycle parking; a new boiler house; landscaping; access and associated works – Granted 15/07/2021



Image 7: Approved Affordable Housing Scheme (20/AP/0969)

Pre-Application

41. The following pre-application meetings have been held with respect to the proposed development on the site and Southwark Council:
 - Pre-application 01: 2nd February 2024
 - Pre-application 02: 13th March 2024
 - Design Review Panel: 23rd April 2024
 - Mayors Design Advocates: 24th April 2024
 - Pre-application 03: 5th June 2024
 - Pre-Application 04: 11th July 2024
42. During the course of the pre-application discussions, the principles of development were refined to include the provision of conventional affordable homes within Use Class C3 as part of any student accommodation development, the retention of Joan Street to create a separate site for the affordable housing building as well as public realm improvements and landscape treatments.
43. Different forms of massing and design were also explored through various iterations of the design evolution which are noted in the images below. The scheme was also refined to increase active frontages, not only onto The Cut with the proposed community facility but also onto Blackfriars Road with retail/café

uses to activate the street scene. It was noted that the detailed design of the elevations and the use of alternative materials should ensure that the proposed buildings provide visual interest from all angles to avoid there being a 'back' to the buildings and to make sure they related well to one another, as well as their wider context.



KEY ISSUES FOR CONSIDERATION

Summary of main issues

44. 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
 - Affordable housing and development viability

- Housing mix and quality of accommodation
- Impact of proposed development on amenity of adjoining occupiers and surrounding area, including daylight and sunlight, overshadowing, solar glare and privacy
- Noise and vibration
- Public realm and children's play space
- Heritage considerations
- Urban Design, including building heights, architectural detailing, layout and access
- Landscape and trees
- Green Infrastructure, Ecology and biodiversity
- Fire Safety
- Archaeology
- Transport and highways, including servicing, car parking and cycle parking
- Environmental matters, including construction management, waste, flooding, contamination and air quality
- Energy and sustainability, including carbon emission reduction
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Community engagement and consultation responses
- Community impact, equalities assessment and human rights

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

Legal context

45. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest, which they possess.
46. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

47. The following policy designations are relevant to this site:
 - The Bankside, Borough and London Bridge Opportunity Area.
 - The Central Activities Zone.
 - The Bankside and Borough District town centre.

- The Tall Buildings Area.
- The Waterloo Quarter Business Improvement District.
- The Southbank Strategic Cultural Quarter.
- An Archaeological Priority Area.
- NSP20: Southwark Station and 1 Joan Street
- Flood Risk Zone 3
- The area has a PTAL rating of 6b, indicating an excellent level of public transport accessibility.
- A hot food takeaway exclusion zone.

ASSESSMENT

Principle of the proposed development in terms of land use

Commercial uses

48. Southwark Policy ST1 (Southwark's Development Targets) seeks to deliver 460,000sqm of office floor space between 2019 and 2036, of which 166,000 sqm of floor space is proposed for site allocations within the Bankside and Borough Area.
49. Southwark Policy NSP20 (Southwark Station and 1 Joan Street) states that redevelopment of the site must provide at least 50% of the development as employment floorspace (E(g), B class).
50. 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.
51. 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 and promote the successful integration of homes and employment space in physical layout and servicing in areas that will accommodate mixed use development.
52. Southwark Policy P31 (Affordable workspace) requires that developments retain small and independent businesses or ensure their provision of affordable, suitable spaces in new developments. Projects exceeding 500 sqm of employment floorspace must allocate at least 10% for affordable workspace at discounted rents, secured for 30 years, prioritising displaced or local small businesses.
53. The Proposed Development does not include any commercial or employment space and would therefore be contrary to the 50% employment floorspace requirement of Site Allocation NSP20 and fail to contribute to the office floor space delivery targets set by ST1 of the Local Plan.
54. Departure from these requirements have been carefully considered within the context of the site, surrounding area and strategic vision for the site and considered acceptable in this instance for the following reasons:

- The proposal would not result in the loss of existing office floor space from the site. As such, there is no current employment use to be relocated, and the proposed development would not harm the economy of the Borough.
 - The proposal seeks to provide some jobs within the two retail units and in the PBSA Block which will increase the amount of employment floorspace currently on the site.
 - There has been substantial office development within the Borough, particularly in the Opportunity Area and the CAZ with large scale offices having come forward in clusters elsewhere such as The Shard Quarter Development, The Canada Water Masterplan, Bankside Yards East and The Blackfriars Road area. It is noted that the development of Bankside Yards East and The Blackfriars Road area will exceed the 166,000sqm office floor space target for 2036 set by ST1 of the Local Plan. In addition, the consent recently granted for 18 Blackfriars Road would deliver a further 150,000sm of office space. A significant amount of office accommodation has been granted consent in Southwark over the past 4 years which should ensure the strategic plan target set out in ST1 is met and exceeded.
 - The Proposed Development will help to provide much needed council housing by providing 44 social rented homes on the site, a significant increase on the 25 homes previously approved on the site. These homes would be owned and managed by the council. The scheme would also meet the identified student needs of the Borough without the loss of any existing employment uses.
55. In accordance with Policy P31, employment training and apprenticeship opportunities at both construction and operational phases are to be secured by way of a Jobs and Training Specification as part of the S106 agreement, in accordance with Policy P28.
56. The development will not result in a loss of commercial space on the site and will provide some employment opportunities by way of the retail floorspace and PBSA Block. When considering the successful delivery of office schemes within the borough the proposals would not prejudice the delivery of the aspirations of the council's strategic target for employment set out in ST1 of the Southwark Plan. While the proposal would be contrary to the requirements of Site Allocation NSP20, for the reasons set out above the provision of no commercial floorspace is considered acceptable and would not result in adverse harm to the Borough in terms of its employment and economic targets. In addition, the proposal would comply with Policy P31 in providing both opportunities for training and apprenticeships.

Delivery of housing

57. Policy H1 of the London Plan emphasises the urgent need to increase the supply of housing in London and sets out a 10-year housing of 23,550 new homes in Southwark up and until 2028/29. The policy states that Boroughs should 'optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, particularly those with a PTAL of 3-6 or within 800m of a station'.

58. The London Plan also recognises that student homes contribute toward a borough's housing target at a ratio of 2.5:1. This ratio is also recognised in Annex 4 of the Southwark Plan. The London Plan states the approach to monitoring net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up.
59. Southwark Policy SP1 (Homes for All) outlines a comprehensive strategy to increase housing supply and quality across Southwark. The policy aims to deliver at least 40,035 new homes between 2019 and 2036, with a target to provide a minimum 35% affordable housing, subject to viability, of which 25% should be social rented and 10% intermediate and an annual target of 2,355 homes per annum.
60. Site allocation NSP20 (Southwark Station and 1 Joan Street) of the Local Plan identifies that the site has an indicative capacity to accommodate 16 new homes.
61. The proposal provides 429 student rooms (PBSA) which would contribute the equivalent of 171 new residential dwellings toward meeting Southwark's housing delivery targets, based on the ratio of 2.5:1. In addition, 44 new affordable residential homes (100% social rent) are proposed which results in a total of 215 homes delivered on site towards the Borough's target. The proposal would comprise 25.9% affordable housing on site and a PIL payment the equivalent of a further 26.9% affordable housing giving a total of 52.8% affordable and would account for 9.13% of the annual Southwark housing target a significant contribution to meeting that target.
62. It is considered that the application is in accordance with Policy H1 of the London Plan and Policy SP1 and P1 of the Southwark Plan in delivering new homes to help meet Southwark's housing targets. The provision of the equivalent on site of 215 homes, 44 of which would be affordable homes, will assist the Council in addressing this housing need while also meeting housing delivery targets by delivering council housing.

Retail uses

63. Southwark Plan Policy P35 (Town and Local Centres) sets out retail requirements in the context of the evolving role of town centres, requiring new development to provide an active use at ground floor level in locations with high footfalls. In order to secure a diversity of traders and small businesses within town centres, Policy P35 requires development proposals to:
 - retain retail floorspace; or
 - replace retail floorspace with an alternative use that provides a service to the general public and would not harm the vitality and viability of the centre.
64. In the CAZ, Opportunity Areas and town centres, Policy P35 requires any proposed retail uses to be conditioned so as to restrict change of use within

Class E. Retail uses are defined as those falling within Classes E(a), E(b) and E(c) – which encompasses shops, post offices, cafés, restaurants, banks, building societies, professional services, estate agents and employment agencies. Uses such as indoor sport and recreation, crèche/nursery and offices fall outside the E(a), E(b) and E(c) classifications.

65. The proposed development includes two retail/café units on the ground floor of the PBSA Building, located on either side of the entrance to the Southwark Underground Station and have been designed to activate the frontages onto the Cut and Blackfriars Road. The nominated uses of the retail units would fit within Use Classes E(a), E(b) and E(c) as required for development with the CAZ. Furthermore, while the site does not have existing protected retail frontages, it does fall within The Bankside and Borough District Town Centre, where retail is encouraged. Lastly, the proposed retail units would comply with the site-specific allocation NSP20 which specifically requires active ground floor frontages on both Blackfriars Road and The Cut.
66. In accordance with Policy P35, the proposed retail/café units will, through the use of a planning condition, be limited to Class E(a), E(b) or E(c) uses only; this will remove the right to change the use of the unit to sub-categories under Use Class E as would otherwise be possible under Permitted Development Rights. This will afford the owner a degree of flexibility in the event that the intended retail/café function is deemed unfeasible, while ensuring the use of the unit continues to provide a public service and active frontage.
67. Overall, the provision of retail units complies with the Southwark Plan Policy P35 and the site-specific allocation NSP20 where ground floor retail uses are included within the list of those must be provided.

Community Use

68. Southwark Plan Policy P47 (Town and Local Centres) sets out community use requirements, where new development must retain existing community facilities and where new community facilities are proposed, encompass a wide range of uses to meet diverse local needs and be accessible for all members of the community.
69. The proposed development includes a community use on the ground floor of the Residential Building which encompasses an events hall, community kitchen and office space. It has been designed to have two entrances, one from Styles House and another via Joan Street and, includes large picture windows which address the Cut. The proposed community facility would comply with the site-specific allocation NSP20 which specifically requires active ground floor frontages on The Cut.
70. It is noted that the proposed development seeks to reinstate community facilities on the site as secured under the previously approved scheme (ref: 20/AP/0969) which will benefit not only the residents of the Styles House but also the wider community. The proposed community facility would also be larger than that permitted and provides additional community benefits in the form of a shared community garden and terrace which is part of the landscaping and public realm works, discussed later in this report.

71. Overall, the provision of community facilities complies with the Southwark Plan Policy P47 and the site-specific allocation NSP20 where ground floor community uses are included within the list of those that are acceptable for the redevelopment of the site.

Student Accommodation

72. Student housing is classified as non-self-contained accommodation and a 'sui generis' use in the Use Classes Order. Student accommodation is also considered as 'housing' for monitoring purposes through the Council's and GLA's monitoring reports.
73. Policy H15 of the London Plan sets an overall strategic requirement for purpose-built student accommodation (PBSA) of 3,500 bed spaces to be provided annually. The supporting text to Policy H15 is clear that PBSA contributes to meeting London's overall housing need and is not in addition to this need. Section 3.9 of the Mayor of London's Housing SPG states that specialist student accommodation makes an essential contribution to the attractiveness of London as an academic centre of excellence.
74. Part A of Policy H15 states that boroughs should seek to ensure the local and strategic need for PBSA is addressed, provided that:
- the development contributes to a mixed and inclusive neighbourhood.
 - it is secured for occupation by students.
 - the majority of bedrooms and all affordable student accommodation is, through a nomination's agreement, secured for occupation by students of one or more higher education providers;
 - the maximum level of accommodation is secured as affordable student accommodation and;
 - the accommodation provides adequate functional living space and layout.
75. Part B of Policy H15 encourages boroughs, student accommodation providers and higher education providers to deliver student accommodation in locations well connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.
76. Policy P5 of the Southwark Plan requires PBSA proposals where all the bedspaces would be 'direct-lets', as is the case with this scheme to:
- As a first priority deliver the maximum amount of PBSA alongside a minimum of 35% of the habitable rooms as conventional affordable housing (subject to viability);
 - In addition to this provide 27% of student rooms let at a rent that is affordable to students as defined by the Mayor of London.
77. The student housing policies of the Southwark Plan and London Plan, Policy P5 and Policy H15 respectively, differ in two key ways:
- Policy H15 prioritises the delivery of the maximum viable number of affordable student rooms (and does not expressly require student housing

proposals to deliver conventional affordable housing either on- or off-site), whereas Policy P5 prioritises the delivery of conventional affordable housing; and

- Policy H15 expects at least 51% of the bedspaces (the majority) to be subject to a nominations agreement, whereas Policy P5 requires all the bedspaces in a nominations scheme to be subject to a nominations agreement subject to viability.

78. When assessing the principle of a student housing scheme, the policies outlined above require consideration of:

- the principle of introducing a student housing use to this site;
- the local and strategic need for student housing;
- whether the student housing would contribute to a mixed and inclusive neighbourhood;
- securing the accommodation for student occupation;
- whether a nominations agreement has been secured;
- securing the maximum level of affordable housing subject to viability; and
- whether adequate and functional accommodation and layouts would be provided.

79. The following paragraph of this report assesses the proposed development against these considerations. Later parts of this report will deal with the other matters that these policies refer to, such as the affordable housing offer, quality of accommodation and transport aspects.

80. This site is identified for the provision of housing with an indicative capacity of 16 homes. Providing additional homes above this estimated capacity may be acceptable subject to other considerations including the provision of affordable housing and the design, scale and impact of development on neighbouring sites which are considered later in this report and the contribution the scheme would make to a mixed and inclusive neighbourhood. In all, the equivalent of 215 homes would be provided on the site (including the student homes) and of these 25.9% would be affordable by habitable room. With the equivalent of a further 157 affordable habitable rooms being secured off-site by way of a s106 payment.

81. Subject to design and amenity considerations the proposed conventional and student housing scheme would help to meet the Council's housing targets set out in the Southwark Plan and London Plan and deliver the housing capacity identified for this site.

82. For the reasons given above, the proposed conventional affordable housing and student accommodation use would help contribute to, the strategic housing delivery targets of the development plan, including the Council's vision to "build more homes of every kind in Southwark and to use every tool at our disposal to increase the supply of all different kinds of homes", as set out in Southwark Plan Policy ST2.

Is there a local and strategic need for student housing?

83. There is a demand for more student accommodation across London, which needs to be balanced with making sure Southwark has enough sites for other

types of homes, including affordable and family housing. The affordable housing element of the current application is considered further in a separate section of this report.

84. There are several higher education institutions (HEIs) in the borough with teaching facilities and student accommodation. These include London South Bank University (LSBU), Kings College London (KCL), University of the Arts (UAL) and London School of Economics (LSE). The borough is also home to some smaller satellite campuses.
85. The evidence base underpinning the Southwark Plan included a background paper on student housing, dated December 2019. It refers to the Council's Strategic Housing Market Assessment (SHMA) Update 2019, which found that:
 - major HEIs within Southwark provide a total of 23,500 course places;
 - over 21,000 students aged 20 or above live in the borough during term time;
 - at least 50% of these students live in private rented accommodation, while 15% live with their parents; and
 - there are some 7,800 bed spaces in PBSA in the borough.
86. The applicant has submitted a Planning Statement as part of the Application which considers the economic impact of the proposed PBSA. It notes the following key points:
 - London is home to over 40 universities and higher education institutions, that include some of the most prestigious in the world. As such, London is one of the most sought-after educational hubs globally and attracts a diverse and significant population of students both from within the UK and abroad.
 - According to the Higher Education Statistics Agency (HESA), London has nearly 400,000 students enrolled in higher education, of which around a quarter are international students. The number of students within the universities and higher education institutions has been increasing annually and this has placed considerable strain on the London housing market.
 - Savills' 2023 report 'The UK Student Housing Report' identified there were around only 121,000 PBSA bed spaces available in London, with the result that most students have no choice but to go into the private rented sector. This can lead to higher costs and competition with local residents for housing.
 - Research by the National Union of Students and Unipol ('Accommodation Costs Survey' 2022) found that nearly 70% of full-time students in London lived in private rented accommodation.
 - A study conducted by Knight Frank for Scape Living (a leading PBSA provider in London), found that when new PBSA developments came forward, more students opted for purpose-built accommodation and there was a reduction in private rented prices, as more housing was freed up (Knight Frank, 2022 'PBSA and its Impact on the Housing Market').
 - A 2023 report by JLL entitled 'London Residential Market Report' found that, in Camden and Tower Hamlets, new PBSA developments led to a

modest decrease in rent compared to areas without new PBSA developments.

- Overseas students make up a large part of the student body at London universities and these students have significant levels of spending in particular in Southwark. The off-campus spending of the 8,500 overseas students living in the borough is estimated to be £125.5 million annually.
- As a centrally located Borough, Southwark is home to a number of higher education institutions with teaching facilities and student accommodation, including London South Bank University, King's College London, University of the Arts and the London School of Economics. There are also a number of smaller satellite campuses within the Borough.

87. In summary, while the proposed accommodation would add to a number of preexisting direct-let student housing developments in the borough, it would nevertheless contribute towards the boroughs and London's stock of PBSA, for which there is an identified need. In this respect, the application addresses the overarching aim of Part A of London Plan Policy H15 and Policy P5 of the Southwark Plan.

Would the student housing contribute to a mixed and inclusive neighbourhood?

88. Criterion 1 of London Plan Policy H15(A) requires student housing proposals to contribute to a mixed and inclusive neighbourhood.
89. The area surrounding the application site is a mix of retail, commercial, educational and residential uses. Directly opposite the site, to the south is Southwark College and a mixed-use building fronting the Cut containing a supermarket and restaurant at the ground floor with residential apartments above. Southwark Underground Station is within the site and directly below the proposed PBSA Building. Directly to the north and east of the site are large office buildings being Columbo House and Palestra House. The immediately adjoining parcel of land to the west contains Styles House which is 12 storey residential flat building. Further west of the site and south along The Cut are various shops and restaurants as well as the Young Vic – performing arts theatre. In this surrounding land use context, the proposed student-housing led scheme with a significant on-site affordable housing element would sustain a mixed and inclusive neighbourhood through the introduction of an alternative residential product and demographic in addition to conventional affordable housing.
90. The impacts arising from the 429 new residents (some student, some in the affordable housing) are discussed in the later relevant parts of this report (amenity, transport, Section 106 contributions etc.), along with the details of the mitigation secured. Mayoral and Community Infrastructure Levies, payable by the developer upon implementation of the development, can be channelled into the provision of new infrastructure to meet the needs of the local population. This is considered satisfactory with regard to mitigating the additional demand placed on local services and infrastructure as a result of the proposed student accommodation.
91. On this basis, the proposed land use is considered to be broadly in conformity with Southwark Plan and London Plan policy. Introducing a mix of student housing and conventional affordable housing into a CAZ, and one where

conventional residential use are well represented, is not considered to cause harm and would contribute to a mixed and inclusive neighbourhood.

Is a nominations agreement in place?

92. Criterion 3 of London Plan Policy H15(A) requires the majority of the accommodation within a PBSA proposal to be secured for students through a nominations agreement with one or more HEIs.
93. The applicant does not intend to enter into a nomination's agreement with a HEI for any of the proposed accommodation; instead, the accommodation will be directly managed by an independent provider which is usually referred to as direct let student housing. While the proposed development would not comply with Criterion 3 of Policy H15(A) due to being 100% 'direct-let', the locally specific and more up-to-date student housing policy (Southwark Plan Policy P5) supports direct-let student housing subject to the provision of affordable housing (which is in turn subject to viability) and additionally a proportion of the student accommodation being affordable (27%). In this instance the on-site affordable housing element has been prioritised rather than the on-site affordable student housing provision. This has enabled the affordable housing provision to be delivered at 25.9% of the total habitable rooms on the site (all of which would be social rent) with the equivalent of a further 26.9% to be offered as part of a s106 payment in lieu (PIL).
94. Accordingly, it is considered that the development proposal complies with the affordable requirements that Policy P5 sets out for direct-let schemes.

Is the location suitable for student accommodation?

95. Part B of London Plan Policy H15 requires student housing scheme sites to be well connected by transport to local services. Situated above Southwark Underground Station and 50-70m from bus services along Blackfriars Road, the site benefits from excellent accessibility to public transport (as reflected in its PTAL rating of 6b), services and established higher educational facilities. There are several universities with campuses within a 3-mile radius of the site including London South Bank University, King's College London, University of the Arts, Southwark College and the London School of Economics. Furthermore, at present there is not a large concentration of student accommodation in the vicinity.

Summary on the principle of student housing

96. In conclusion, the site is considered to be appropriate in principle for student accommodation, meeting a demonstrable need and achieving compliance with the requirements of London Plan Policy H15 and Southwark Plan Policy P5. The proposal would provide high quality accommodation for students in an accessible and sustainable location meeting borough need and demand whilst also providing much needed conventional affordable housing contributing to a mixed and inclusive neighbourhood.

Conclusion on land use

97. The proposals include a range of uses which will make a significant contribution towards the role and function of area, through the provision of 226sqm of community facilities, 123sqm of retail/café floorspace, together with 429 purpose built student units and 44 new affordable residential homes to meet identified housing need. It will fulfil the aspiration set out in the Site Allocation to provide active frontages with ground floor retail and community uses on Blackfriars Road and The Cut and meet and exceed the sites indicative residential capacity of 16 homes. Together with the proposed student housing, this will deliver a significant uplift in new homes, the equivalent of 215 homes towards meeting the Council's housing targets whilst contributing to the creation of a mixed and inclusive community.

Environmental impact assessment

98. Environmental Impact Assessment is a process reserved for the types of development that by virtue of their scale or nature have the potential to generate significant environmental effects.
99. The council was requested to issue a screening opinion (ref: 24/AP/2354) as to whether the proposed development, due to its proposed size and scale, would necessitate an Environmental Impact Assessment (EIA).
100. The conclusion of this assessment was that no significant likely effects have been identified and accordingly the proposed development would not be likely to have significant effects upon the environment by virtue of factors such as its nature, size or location.
101. For the reasons given above, an EIA is not required in respect of the proposed development.

Affordable housing and development viability

102. Policy H15 of the London Plan requires a proportion of student rooms to be subsidised and for the majority of units to be covered by a Nomination Agreement with a named higher education establishment. The London Borough of Southwark has taken a different approach. It requires the delivery of conventional affordable housing to be the priority within PBSA development and its policies that support that are more up to date than the London Plan. As such, and in accordance with the NPPF, the Local Plan policies take precedence.
103. The proposed development includes the provision of 44 new affordable homes which comprises 150 affordable habitable rooms which is 25.9% of the total habitable rooms on the site (all of which would be social rent). In addition, to the provision of on-site affordable housing, the proposed development includes the equivalent of a further 26.9% to be offered as part of a s106 payment in lieu (PIL).

Tenure	Number of Units	Number of Habitable Rooms	% (Habitable Room)
Social Rent	44	150	25.9%
S106 PIL	0	156 (equivalent)	26.9%

(£15.685m)			
Intermediate	0	0	0%
Direct Let Student	429	429	
Total	473	579 (on-site)	52.8%

Table 2: Tenure split of accommodation including S106 PIL

104. When considering the on-site provision of affordable housing and the S106 PIL toward off-site housing, the proposed development is equivalent to an affordable level of 52.8% which exceed the 50% affordable housing requirement for developments on publicly owned land and would exceed the 40% “fast track” level set by P1 of the Southwark Plan which means that the scheme neither requires the submission of a Financial Viability Review or a late stage review. The GLA note that policy H8 E of the London Plan “Estate Regeneration” requires all estate regenerations to provide an uplift of affordable housing on site and to have an FVA This scheme does provide a significant uplift in affordable housing and under the terms of the more up to date Southwark Plan fast track policy in P1 does not require an FVA or late stage review.
105. To achieve this high level of affordable provision, the proposal is being put forward on the basis of having no Nominations Agreement in place and for the student accommodation to be direct let without any affordable student housing on site. Given the significant council housing delivery being achieved as a result this approach is considered to be acceptable. .
106. Overall, the proposed development provides a level of affordable housing both on site and in the form of a S106 PIL which together, meet the requirement of both policy P1 and P5 of the Southwark Plan.

Housing mix

107. Policy H10 of the London Plan states that residential schemes should generally consist of a range of unit sizes, with applicants and decision-makers having due regard to a number of considerations, including the housing evidence base, delivering mixed and inclusive neighbourhoods, the nature and location of the Site together with the aim of optimising the potential of housing site. Southwark Plan Policy P2 sets out the housing mix for major residential developments. This includes a minimum of 60% of homes with two or more bedrooms and within the suburban zone, 20% of family homes with three or more bedrooms in the Central Activities Zone (CAZ).
108. The table below summarises the residential housing mix of the Proposed Development.

Residential Homes	Quantity	Unit Mix	No. Habitable Rooms	% Habitable Rooms	Occupancy
1 Bed	15	34.1%	30	34%	30
2 Bed	13	29.5%	39	30%	52
3 Bed	15	34.1%	75	34%	75

4 Bed	1	2.3%	6	2%	5
Total	44		150		162

Table 3: Residential housing mix by habitable room and occupancy

109. The proposed development would achieve a housing mix of 65.9% homes with two or more bedrooms and 36.4% homes with three or more bedrooms and therefore meets the requirements of Policy P2. The provision of larger family homes is particularly welcome.

Quality of Accommodation

Student Accommodation

110. London Plan Policy H15 requires purpose-built student accommodation to provide adequate functional living space.
111. There are no specific housing standards for student housing and given the different needs and management of student housing in comparison to conventional housing, it is not appropriate to apply standard residential design standards to student housing. The student rooms themselves comprise a range of room types to suit varying needs including small, medium and large studios with ensuite bathrooms and accessible studios with ensuite bathrooms. All studios will have integrated storage, study area with desk, kitchen facilities and will be provided with an ensuite shower room.

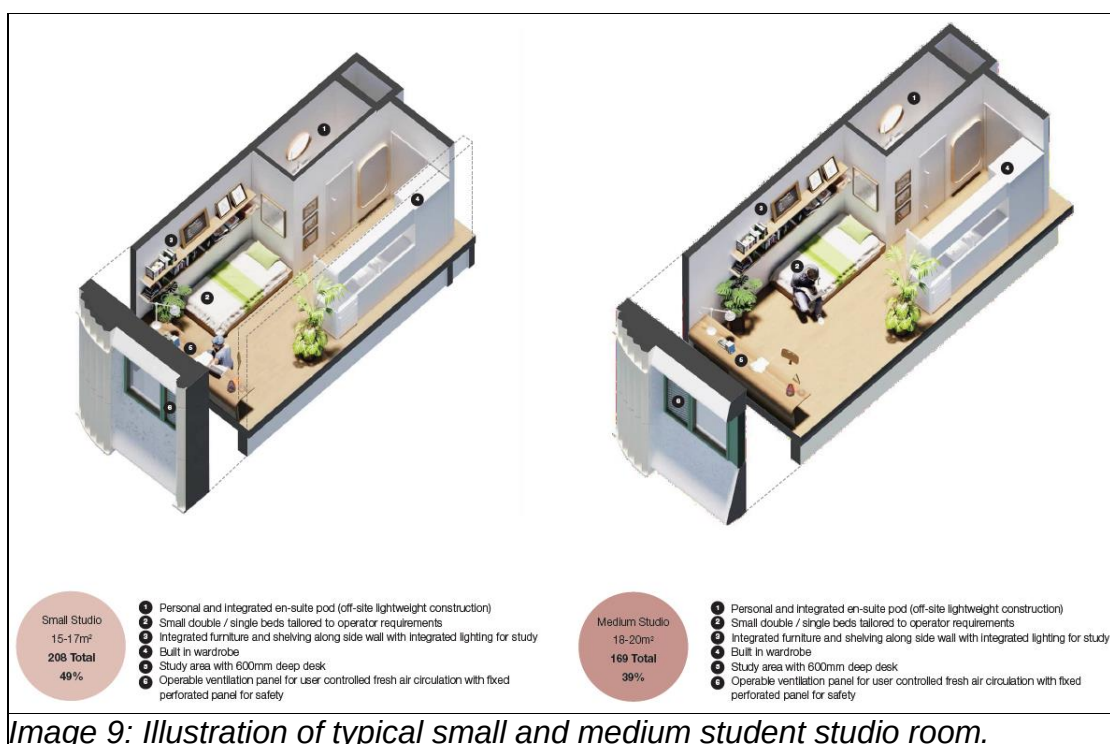


Image 9: Illustration of typical small and medium student studio room.

112. All residents would have access to dedicated double height indoor amenity spaces throughout the PBSA Building with main spaces accessed on every other floor and smaller mezzanine spaces located on alternate floors. The main spaces are intended to provide students with dining, gymnasium, wellness facilities

and/or event and social spaces while the smaller mezzanines will provide functional facilities such as laundry. A total of 602 sqm of indoor communal amenity space will be provided for access to students in addition to a rooftop garden for outdoor amenity.

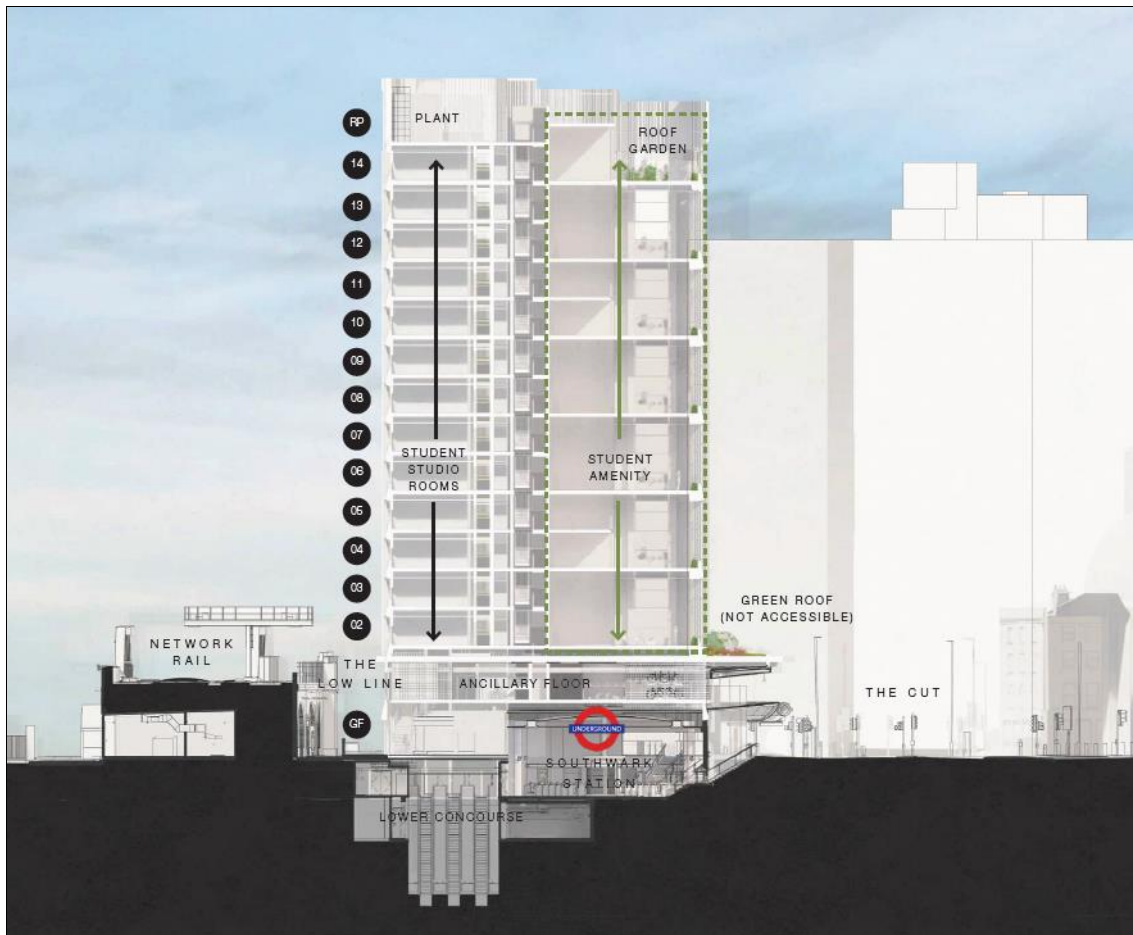
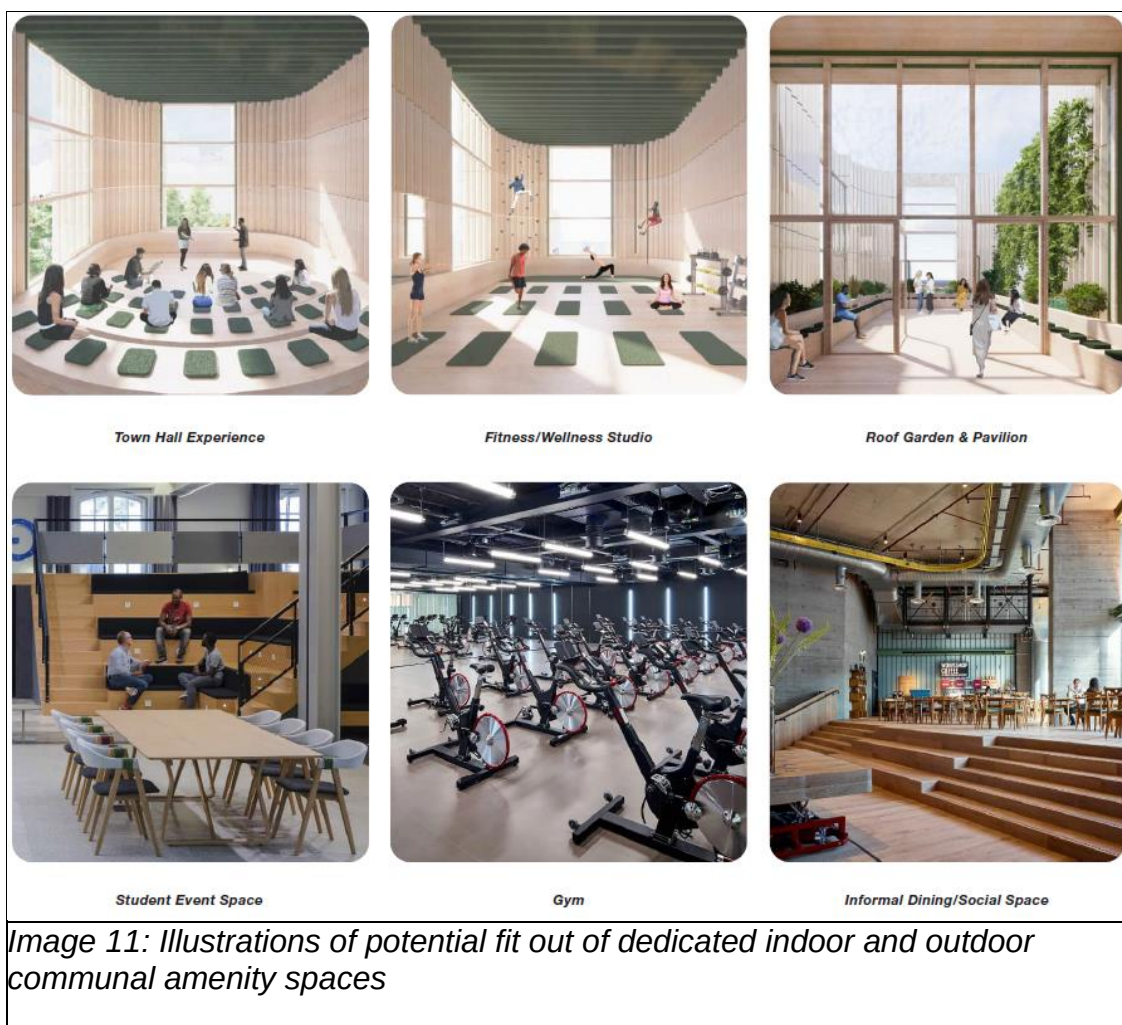


Image 10: Sectional drawing showing layout of outdoor and indoor amenity spaces within the PBSA Building.



113. SP Policy P5 requires 5% of student rooms to be wheelchair accessible. Two adaptable rooms per floor are provided from Level 2 to Level 14 of the PBSA Building and will be designed to accommodate wheelchair users meeting the requirements of Building Regulations M4(3) 'wheelchair user dwellings' which equates to a total of 26 bedrooms proposed. This provision accounts for 6% of the total student bedrooms, exceeding the minimum requirement set by local policy. These rooms are centrally located, benefiting from easy access to the lift lobby to ensure accessibility for wheelchair users. The provision of wheelchair user accommodation will be secured through the Section 106 Legal Agreement.

Residential Accommodation

114. The proposed residential building would deliver high-quality accommodation. It follows the principles of inclusive design, with all units to meet M4(2) standards – this includes 10% (5 homes) delivered as wheelchair adaptable under M4(3), which would also account for 10% of the social rented units required under SP Policy P8.
115. The design of the 44 new homes would all meet or exceed the minimum space standards prescribed by the Southwark Plan, with all apartments achieving floor to ceiling heights of at least 2.5m throughout or at minimum, in living rooms and bedrooms. 80% of the apartments have also been designed to be dual aspect to maximise natural light and ventilation and there would be no north facing single

aspect flats. The Application Scheme provides a high standard of residential design by ensuring that no more than six dwellings are accessed from a single core per floor, with all flats having access to private outdoor balcony space. While it is noted that 22 apartments would have balconies less than 10sqm in size, these apartments contain two or less bedrooms and as can be seen below the balconies are all of a relatively generous proportion size and area carefully integrated into the flat layouts. All apartments with three or more bedrooms would have access to private balconies greater than 10sqm in size, thus complying with the residential design requirements of the Local Plan. In addition, the affordable units would have access to significant public realm and landscape works which are proposed for the adjacent Styles House including a playground, community garden and community hall lawn and spill out space, which comprise a significant benefit of the scheme.





Image 13: Illustration of the internal layout of a typical 3 bed residential apartment

116. In terms of accessibility, a total of 5 affordable residential flats have been designed in accordance with Part M4(3) to be wheelchair accessible or adaptable units. This provision accounts for 11.4% of the residential building, exceeding the minimum requirement. These rooms are also evenly distributed across the buildings to ensure accessibility for wheelchair users.
117. Overall, the Application Scheme is considered to represent a high standard of design quality of both the residential and student accommodation. All homes will have access to indoor and outdoor amenity space and the scheme has been designed to be inclusive and accessible across the student and residential blocks. As such, the proposal is considered to accord with requirements of the Local Plan.

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

118. The importance of protecting neighbouring amenity is set out in Southwark Plan Policy P56, which states “development should not be permitted when it causes

an unacceptable loss of amenity to present or future occupiers or users". The 2015 Technical Update to the 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

119. 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.

BRE Daylight Tests

120. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.
121. The second method is the No Skyline (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.

BRE Sunlight Tests

122. The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5%

of annual probable sunlight hours between 21 September and 21 March and

- receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

123. In addition, the BRE sets out specific guidelines relating to balconies on existing properties. This guidance acknowledges that balconies and overhangs above an existing window tend to block sunlight, especially in summer. Even a modest obstruction may result in a large relative impact on the sunlight received. As a result, they advise that the impact of existing balconies can be demonstrated by carrying out additional PSH calculations, for both the existing and proposed situations, with the balconies notionally removed.

124. The applicant has undertaken a daylight and sunlight assessment which has analysed the impacts of overshadowing to the daylight and sunlight amenity of the following neighbouring properties:

- Benson House
- No. 36 The Cut
- Nos. 1-48 Styles House
- No. 1 The Cut
- Nos. 3-11 The Cut (Ring Court)
- No. 77 Blackfriars Road
- Rowland Hill House

125. The analysis of overshadowing impacts to these properties have been considered in two stages:

- Stage 1 - Is there a strict compliance with the BRE Guidelines?
- Stage 2 - Is there “unacceptable loss” to the daylight and sunlight as a result of the Proposed Development?

And also broken this down further into two scenarios which compare:

- Existing vs Proposed
- Consented vs Proposed

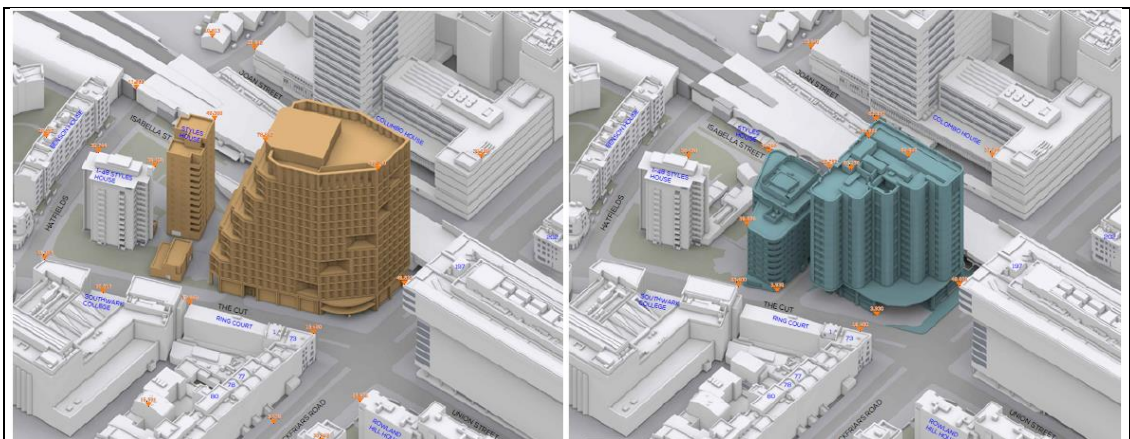


Image 14: Perspective view of the Consented Development and Proposed Development showing identified surrounding sensitive residential properties

126. With regards to impacts, Benson House and No. 36 The Cut were found to remain fully BRE compliant and have therefore not been considered in further depth. The remaining properties have considered in detail below.

Impact to Nos. 1-48 Styles House

127. This property is a 12 storey residential block of flats located to the west of the Site. A total of 104 windows and 24 rooms were assessed with respect to VSC and NSL. Under the VSC assessment, 75 (72%) of the 104 windows assessed would remain BRE Compliant. Of the remaining 29 windows:
- 10 would experience a reduction of between 20% - 30% which is considered a minor level of impact.
 - 9 would experience a reduction of between 30% - 40% which is considered a moderate level of impact.
 - 10 would experience a major reduction of between 40% - 50% which is considered a major adverse impact

It is noted that 65% of the windows impacted would retain VSC values of above 15% while the remaining 10 windows would retain VSC values between 11 - 15%.

128. With regards to NSL, all 24 rooms would meet the BRE guidance. Furthermore, with regard to sunlight, all 46 windows which face within 90 degrees due south of the Site, fully comply with the BRE APSH.
129. When considering the impacts between consented and proposed, it is noted that 55 out of 104 windows would see a betterment in VSC values and 35 windows would have the same VSC when compared to the consented scheme. While the remaining 14 windows would experience a marginal reduction in the VSC values, compared to the consented scheme, the absolute change to these windows would not exceed 0.4%.
130. Overall, most windows would experience minimal impacts which are within the BRE Guidelines. While it is noted that 29 windows have been identified to experience VSC reductions beyond the 20%, these impacts are considered acceptable given all rooms are dual aspect and benefit from windows that would remain unaffected in terms of VSC and given most of these impacted windows would retain VSC values above 15%. Furthermore, all rooms would remain BRE compliant and in terms of sunlight all windows would comply with the APSH. Lastly, given the location of the site within central London and that the proposed scheme would result in an overall improvement to the VSC values when compared with the consented scheme, these impacts are considered acceptable in this instance.

Impact to No. 1 The Cut

131. This building is a mixed-use property located to the south of the Site with residential flats situated on 1st - 4th floors. A total of 9 windows and 8 rooms were assessed with respect to VSC and NSL. Under the VSC assessment, 1 of the 9 windows assessed would remain BRE Compliant. Of the remaining windows, all 8 would experience impacts in excess of 40% and would retain VSC values of between 10% - 16%.

132. When considering daylight, 1 out of 8 rooms assessed would meet the BRE Guidelines. Of the remaining 7 rooms which would experience a reduction of greater than 20%, a living/dining room on the 1st floor of the building would retain a NSL value of 18% while the remaining 6 impacted rooms would retain NSL values between 39% - 51%. There are no windows within this building which face within 90 degrees of the Site relevant for assessment against the BRE APSH.
133. When considering the impacts between consented and proposed, there would be a material betterment to all windows located on this adjoining property, in terms of daylight retained to impacted windows. When compared to the consented scheme, the retained VSC values would increase from between 7% - 12% to between 10% - 16%.
134. Overall, while it is noted that the most windows would experience a major adverse impact, beyond the BRE Guidelines, at present the properties at 1 The Cut benefit from unobstructed views across the site which lies undeveloped beyond the single storey entrance structure. It would be unrealistic to assume this situation could be maintained in central London. This results in unimpeded access to daylight and views of the sky that are not typical for such a central London location. Furthermore, of these windows impacted, it is noted that all would experience an improved VSC value when compared with the consented scheme. On balance, it is considered that the impacts to daylight and/or sunlight would not be harmful to the occupiers' residential amenity and are acceptable against the wider benefit so the development.

Impact to Nos. 3 - 11 The Cut (Ring Court)

135. This building is a mixed-use property located to the south of the Site and includes residential accommodation on the upper floors (1st - 3rd floors). In terms of layout, it should be noted that the principal living areas are located on the southern façade which would be unaffected by the proposal, while the windows facing the application site serve bedrooms and kitchens.
136. A total of 15 windows and 14 rooms were assessed with respect to VSC and NSL. Under the VSC assessment, 5 windows (33%) would remain BRE Compliant. Of the remaining 10 windows, 1 would experience a moderate reduction in excess of 30% and 9 would experience major reductions in excess of 40%. It is noted that 4 of these impacted windows are deeply recessed within the building beneath external walkways or a roof overhang which will self-limit the ingress of light from the sky to the windows beneath them. As such, the retained VSC values for these windows is between 1% - 4% in the proposed scenario. The remaining six windows retain VSC values between 12% - 20%.
137. With regards to NSL, out of 14 rooms, 7 (50%) would meet the BRE guidance. However, it is noted that two bedrooms (F01/R1 and F03/R4) would retain NSL values of 42% and 44% respectively while the remaining five rooms would retain NSL values in excess of 64%. There are no windows within this building which face within 90 degrees of the Site relevant for assessment against the BRE APSH.
138. When considering the impacts between consented and proposed, it is noted that

all windows would see a betterment when compared to the consented scheme with the absolute VSC values increasing by between 1% - 6%.

139. In summary, while most windows would experience significant impacts beyond the BRE Guidance, they are associated with bedrooms and kitchens and also recessed within the building beneath external walkways or a roof overhang which obstructs access to daylight and sunlight. Furthermore, of these windows impacted, it is noted that all would experience an improved VSC value when compared with the consented scheme and also retain high NSL values above 42%. On balance, it is considered that the impacts to daylight and/or sunlight would not be harmful to the occupiers' residential amenity.

Impact to No. 77 Blackfriars Road

140. This is a ground floor studio flat located to the south of the site. A total of 3 windows were assessed with respect to VSC with 1 window meeting the BRE Guidance while the remaining 2 windows would experience a reduction of 21% and 29% respectively. In terms of NSL, all rooms would meet the BRE guidance for daylight.
141. When considering the impacts between consented and proposed, it is noted that all windows would see a betterment when compared to the consented scheme with the absolute VSC values increasing by between 1% - 2%.
142. In summary, this property would experience a reduction in VSC beyond the BRE guidance which is considered minor. However, it is noted that the two windows impacted would experience an improved VSC value when compared with the consented scheme and all rooms would be fully compliant with NSL in terms of daylight. On balance, it is considered that the impacts to daylight and/or sunlight would not be harmful to the occupiers' residential amenity.

Impact to Rowland Hill House

143. This property is a block of residential flats located to the southeast of the site and has a main frontage to Union Street.
144. A total of 37 windows and 32 rooms were assessed with respect to VSC and NSL. Under the VSC assessment, 12 windows (32%) would remain BRE Compliant. Of the remaining 25 windows, 21 would experience major VSC reductions in excess of 40%. It is noted that these windows have low existing VSC values between 1% - 9% and will experience a reduction between 0% - 7% as a result of the proposed scheme. Of the other 4 windows, 2 windows would experience minor VSC reductions of 22% while the remaining 2 windows would experience moderate daylight reductions of 34% with VSC values reducing from 21% to 14%.
145. With regards to NSL, out of 32 rooms, 30 (94%) would meet the BRE guidance. The 2 windows impacted would experience minor reductions in NSL values of 21% and 22% however, are associated with kitchens located on the first floor. There are no windows within this building which face within 90 degrees of the Site relevant for assessment against the BRE APSh.

146. When considering the impacts between consented and proposed, it is noted that of the 37 windows assessed, 24 (65%) would see a betterment when compared to the consented scheme while the remaining 13 windows would have the same VSC values.
147. Overall, while it is noted that over 50% of the windows associated with this property would experience a major adverse impact of 40%, beyond the BRE Guidelines, these windows currently have low VSC values and given their location relative to proposed development and within the context of Central London is considered difficult to protect. Furthermore, of these windows impacted, it is noted that all would experience an either unchanged or improved VSC value when compared with the consented scheme. On balance, it is considered that the impacts to daylight and/or sunlight would not be harmful to the occupiers' residential amenity and are acceptable against the wider benefit of the development.

Conclusion on daylight and sunlight

148. In total, the development would result in 14 minor, 12 moderate and 48 substantial adverse reductions in VSC for surrounding properties. With respect to NSL, there would be a total of 7 minor, 1 moderate and 9 substantial reductions for surrounding properties. This equates to 31% of windows assessed not meeting the BRE's recommendation for VSC and 11% of rooms assessed not meeting the BRE guidance for the NSL. These exceedances of the BRE guidance, and the negative impact they would have on neighbour amenity, should be given some weight in determining the application.
149. However, when interpreting the daylight losses, regard must be had to the existing, underdeveloped nature of the site, as well as its location within a medium-high scale mixed use and commercial environment within Central London. Where there are reductions in excess of the guidance, this is largely due to windows which overlook an undeveloped site and thus experience uncharacteristically high levels of existing daylight. It is also noted that some of the most impacted properties have design features that significantly limit the existing internal light levels and low existing VSC values, as a result of which any meaningful development on neighbouring land would generate sizeable percentage losses.
150. It is also worth noting that all properties would see a material betterment to their daylight and sunlight when compared against the extant planning permission, with the exception of 14 windows within Styles House which will see a very marginal reduction of between 0% - 0.4% in their VSC which is considered to be unnoticeable. Furthermore, all windows would meet the BRE criteria for APSH.
151. 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 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. Whilst the majority of windows tested meet BRE requirements, a relatively small minority of the impacts would go beyond the recommended guidelines which are not of such significance that would

warrant a reason for refusal of an otherwise acceptable development.

Overshadowing of amenity spaces

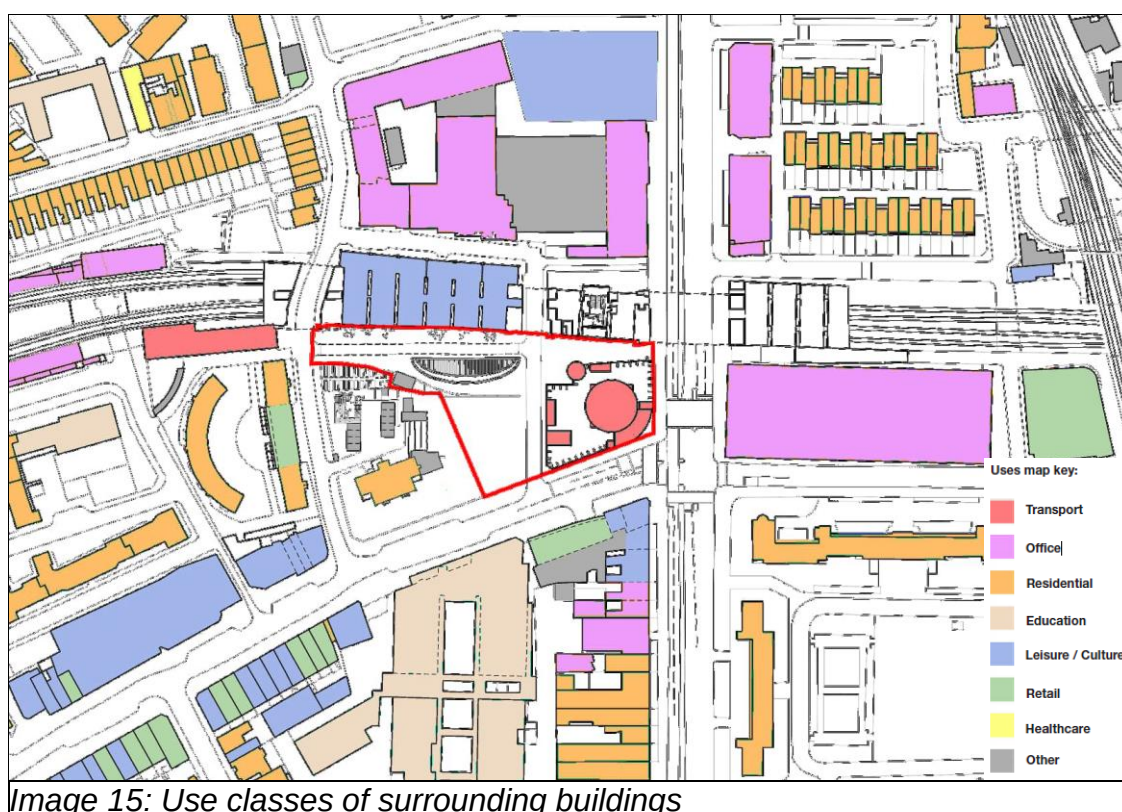
152. Section 3.3.17 of the BRE Guidelines recommend that at least half of a garden or amenity area should receive at least two hours of sunlight on the 21st of March. If, as a result of new development, an existing garden or amenity area does not meet this and the area which can receive two hours of sun on the 21st of March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21st March.
153. In this regard, the overshadowing impacts of the proposed development on the external amenity spaces located on Isabella Street and the adjoining Styles House have been considered. Approximately 98% of the amenity area at Isabella Street currently receives two hours of direct sunlight on the 21st of March. The proposed development would result in a minor reduction however, 94% of the amenity space would retain two hours of direct sunlight and therefore satisfies BRE recommendations for overshadowing. With regard to Styles House, approximately 64% of the amenity space currently receives two hours of direct sunlight on the 21st of March. Upon implementation of the proposed development, a minor reduction would be experienced, however approximately 63% of the amenity space will continue to enjoy at least two hours of direct sunlight and therefore satisfies BRE recommendations for overshadowing.
154. Overall, the direct impacts of the proposed development on adjoining amenity spaces are considered to be minor both properties identified retaining all if not most existing levels of solar access to these areas. Whilst it is acknowledged that the adjoining outdoor amenity spaces of Isabella Street and the Styles House will be impacted, this accounts for a minor reduction in sunlight to these areas in March which would not affect compliance with the BRE Guidelines. As such, the proposed impacts are considered acceptable and would not be unduly harmful to the outdoor amenity of adjoining residents.

Solar Glare

155. Various nearby viewpoints have been considered for impacts as a result of solar glare. This analysis has identified instances of solar glare that may occur throughout the year at various times of the day depending on the exact point of observation.
156. Due to the partially solid nature and design of the building facades, Sunlight will be typically reflected into the eyes of the driver by no more than one window at any one time or very thin strips of the glazed terracotta cladding. As such instances of solar reflection would be of short or very short duration and limited when seen from a moving vehicle. It is therefore concluded that there will be no significant impacts resulting from the proposed development with regards to solar glare.

Outlook and privacy

157. With regard specifically to preventing harmful overlooking of dwellings, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:
- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings; and
 - a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
158. The image below shows the breakdown of the surrounding buildings. This shows that the majority of the adjacent structures are mixed use properties comprising office and retail buildings and some residential buildings. It is noted that Southwark College is also located directly opposite the site.



159. The distance between Palestra House to the east and the western elevation of the PBSA Building, fronting Blackfriars Road is approximately 25m. While the distance between the mixed-use buildings to the south at No. 1 The Cut and Nos. 3-11 The Cut, and the southern elevations of both the PBSA and Residential Buildings, which front the Cut, would be 13m.
160. With regard to the separation distance to the adjacent Styles House to the west which has balconies and windows which face the site, a minimum 17m would be maintained between the closest windows increasing to 20m with more recessed apartments fronting The Cut.
161. It is noted that there would be a close relationship between the proposed PBSA Building and Residential Building where the respective facades would be

separated by a minimum of 9m. However, the layout and design of Residential Building has ensured that windows facing Joan Street are associated with bedrooms and/or dual aspect living rooms and are also recessed into the façade to minimise privacy impacts with the proposed PBSA rooms which also face Joan Street.

162. Given the distances involved, being above the required 12m as set out Design Standards SPD, and given new windows facing Joan Street have been sensitively located and designed, it is considered that any increased overlooking or loss of privacy as a result of the proposed development would be minimal.
163. The proposed development would therefore have an acceptable impact upon the living conditions of the adjacent properties with regards privacy and overlooking.

Noise and vibration

Plant Noise

164. Plant (power, heating and cooling machinery) would be contained within six rooms on the ground floor level of the Residential Building and five rooms at the basement level, two rooms at the ground floor level and three rooms at the first-floor level of the PBSA Building.
165. A noise and vibration report was submitted with the Application demonstrating that noise emissions from plant rooms will make no contribution to the existing background noise levels on the site.
166. Notwithstanding, 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

167. It is noted that some of the objections received, mention the potential impact from the increased number of people on the site. While there would be more activity from people, the Applicant's Noise Assessment notes high background noise levels principally associated with the proximity of the site to the railway lines to the north and highway to the south. In addition, the Student Management Plan references that the operator would maintain continual presence on site to work with the public and students to make sure there is harmonious co-existence. Through the legal agreement, a more substantive management plan would be required for approval, detailing how the student accommodation would be managed to limit impact on neighbours, the code of conduct students would need to adhere to, how neighbours can complain if they are disturbed and what action would be taken.

Vibration

168. A condition is recommended requiring an assessment of vibration and reradiated noise to be submitted for the Council's approval following piling but prior to commencement of above-ground construction. The purpose of the assessment is to ensure that adjoining occupiers would not be exposed to vibration or re-radiated noise in excess of the Council's recommended maximum levels, those 0.13 m/s VDV in the case of vibration during the night-time period, and 35dB LASmax in the case of re-radiated noise.

Public Realm

169. London Plan Policy D8 states that development proposals should encourage and explore opportunities to create new public realm where appropriate and ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable.
170. SP Policy P13 (Design of places) requires proposals to ensure buildings and spaces are well-positioned for their function and use. High-quality public realms that encourage walking, cycling, and are safe and attractive are essential, along with appropriate landscaping and green infrastructure. The policy also mandates inclusive design accessible to all ages and disabilities, formal and informal play opportunities, and adequate outdoor seating.
171. Site allocation NSP20 (Southwark Station and 1 Joan Street) of the Southwark Plan (2022) requires redevelopment of the site to provide an enhanced accessible tube station, including public realm improvements.
172. The proposed development includes a range of public realm amenity improvement works, designed to enhance the overall aesthetic and functionality of the site. One of the key elements is the retention of Joan Street and road improvements which include retaining the full extent of the public highway but narrowing the vehicular element to a single north bound carriageway and widening the pavements to a minimum 2.5m on each side. Along with enlarged crossings at the southern and northern ends, this will improve pedestrian movements by connecting the two sides of Isabella Street and The Cut. The remainder of Joan Street is proposed to be resurfaced to accommodate designated bays for service vehicles. Joan Street was due to be built over in the consented office proposals and its retention is considered a positive aspect of this new scheme.



Image 16: Perspective of the proposed public realm and landscaping works

173. The development also seeks to reinforce the existing planting along the western part of Isabella Street, with increased greening around the 'Eyelid' and denser planting under the existing trees between Isabella Street and Styles House. In addition, soft landscaping is introduced into the eastern part of Isabella Street within a new planter running most of the length of the PBSA building, to further improve urban greening and consolidate the level difference between Joan Street and the top of the Station 'box' and Blackfriars Road.
174. In addition to the onsite landscaping, new gardens and pathways are proposed within the southern two thirds of the space between Styles House and the new residential building. This will provide an opportunity for spill out space from the community facility. The northern part of this land between the existing TMO office and the new residential building is proposed to become a children's play area with the provision of new play equipment. An indicative lighting strategy has also been provided with the Application to ensure good visibility and safety for pedestrians and cyclists along routes and in public spaces, whilst also ensuring minimal disturbance to residents living in the surrounding buildings.
175. In total, the Proposed Development will deliver 2,309sqm of publicly accessible space. This will provide a high quality well-connected, green place which promotes pedestrian movement, a sense of safety and security and a much-improved sense of place in accordance with SP Policy P13 and the requirements of Site allocation NSP20.

Children's play space

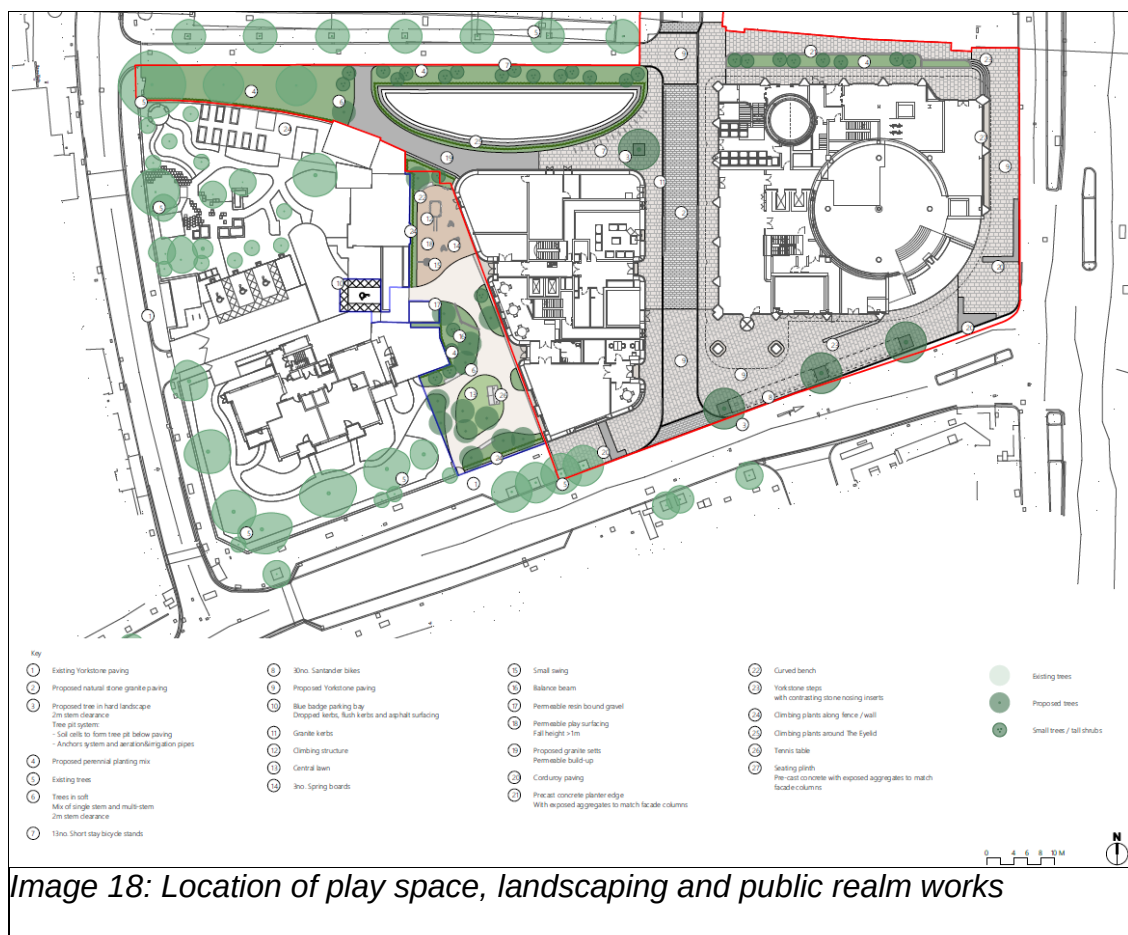
176. London Plan Policy S4 (Play and informal recreation) requires developments to enhance play opportunities and independent mobility for children, ensuring residential developments provide at least 10 square metres of good-quality, accessible play space per child. Play space should be stimulating, safe,

integrated into the neighbourhood, incorporate greenery, be under passive surveillance, and not segregated by tenure.

177. The proposed development includes the provision of 516.8sqm of children's play space located to the west of the Residential Building, within the shared community garden of Styles House. The playground features a variety of equipment for children of all ages to respond to various 'courage levels' and offers a range of experiences for calm or daring children. In terms of treatments and surfacing, a wet pour is specified for the required fall heights and will have an undulating terrain in a variety of colours. The provision of play space is located in a secure area of the Styles House garden, will be well-lit and overlooked, and will feature a seating area for parents and carers. The play space should also provide for wet play, and this could be through the provision of something as simple as a tap in order to contain maintenance costs. The details of the play space will be secured by condition to ensure the aspirations illustrated below are delivered. As such, it is considered that the play space is appropriate for the site and will ensure that families are able to access this space safely and children able to enjoy a high quality and imaginative space.



Image 17: Visual representation of proposed play space



178. The quantum of play space provision is shown in the table below calculated using the GLA Playspace Calculator under LP Policy S4.

Age Group	Policy Requirement (sqm)	GIA Proposed (sqm)
Ages 0 – 4	204.9	204.9
Ages 5 – 11	168.9	168.9
Ages 12 – 15	93.9	143
Ages 16 & 17	49.4	
Total	516.8	516.8

Table 4: Play space requirement and provision

179. The Proposed Development will provide a policy-compliant level of play space on-site for 0 – 17 years as demonstrated in the table above and will deliver a total of 516.8sqm of high quality play space, as required under LP Policy S4.

Urban Design and Heritage

180. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a Conservation Area and its setting and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

181. The NPPF (2024) provides guidance on how these tests are applied, referring in paras 212-215 to the need to give great weight to the conservation of the heritage asset (and the more important the asset, the greater the weight); evaluate the extent of harm or loss of its significance; generally refuse consent where the harm is substantial; and, where necessary, weigh the harm against the public benefits of the scheme. Para 216 goes on to advise taking into account the direct and indirect effects of a scheme on the significance of a non-designated heritage asset. This would include locally listed buildings.
182. The planning submission includes a Heritage and Townscape Visual Impact assessment (HTVIA, September 2024) that provides verified images of the development when viewed from 15 locations in and around the Blackfriars Road.
183. In general, despite being approximately 30m and 55m in height, the proposed tall buildings are less widely visible than the heights suggest. This is partly because of the tight urban grain within the area and the presence of other large and tall buildings within the Blackfriars Road and vicinity of the site that often mask the development from wider views. Nonetheless, the building does remain visible in a number of nearby and middle-distance views, particularly along Blackfriars Road and where local roads axially align with the site, where it sits within the settings of a number of designated heritage assets.

Impacts on conservation area

184. The site is not within a conservation area. However, there are several conservation areas within the wider area. They include the Valentine's Place conservation area, which is 185m to the south of the site at its nearest point; and the King's Bench, which is 200m to the southeast, both of which are in the LB Southwark. Those of LB Lambeth are closer by, comprising the Roupell Street conservation area, which lies 110m to the northwest; and the Mitre Road and Ufford Street conservation area, which is 180m to the southwest.
185. Beginning with the LB Southwark conservation areas, the Valentine's Place conservation area features a tight urban form, comprising narrow roadways and closely spaced four and five-storey residential and former warehouse/ industrial buildings. This form and general alignment of its streets that angles southwest-northeast to one side of the site is likely to result in no or only marginal visibility of the development, preserving its setting.
186. Not dissimilarly, the King's Bench conservation area is defined by modest-height, mansion blocks and former industrial buildings set at the back edge of the pavement within narrow streets. In this instance, however, the street pattern runs southeast-northwest towards the site. Pakeman House in Pocock Street will mostly screen the development from views within the conservation area, although the upper floors and crown of the PBSA buildings will likely be visible above its roofline in the backdrop when viewed along the full length of Rushworth Street and King's Bench Street (see View 10). However, it will sit in front of

Columbo House, whose uppermost floors are presently seen in the view, obscuring the 1960s commercial tower and terminating the vista with a building of improved elevational architecture and engaging roofline. The effect will be moderately beneficial to the townscape and setting of the conservation area.



Image 19: View 10 (Webber Street / Rushworth Street)

187. View 12 of the HTVIA shows the effect on the Mitre Road and Ufford Street conservation area in LB Lambeth. The street and wider conservation area are characterised by terraces of three-storey period houses in London stock with stucco detailing that make for a coherent and appealing domestic townscape. The affordable housing block would remain hidden from view below the ridgeline in this view, although the taller PBSA building would be seen, briefly popping into view among the chimneys. The stepping form and light material finish of its crown would minimise its visual affect, while its appearance will be modest compared to other buildings within the backdrop, including Southwark College and Palestra. As such, the impact on the setting would be neutral.

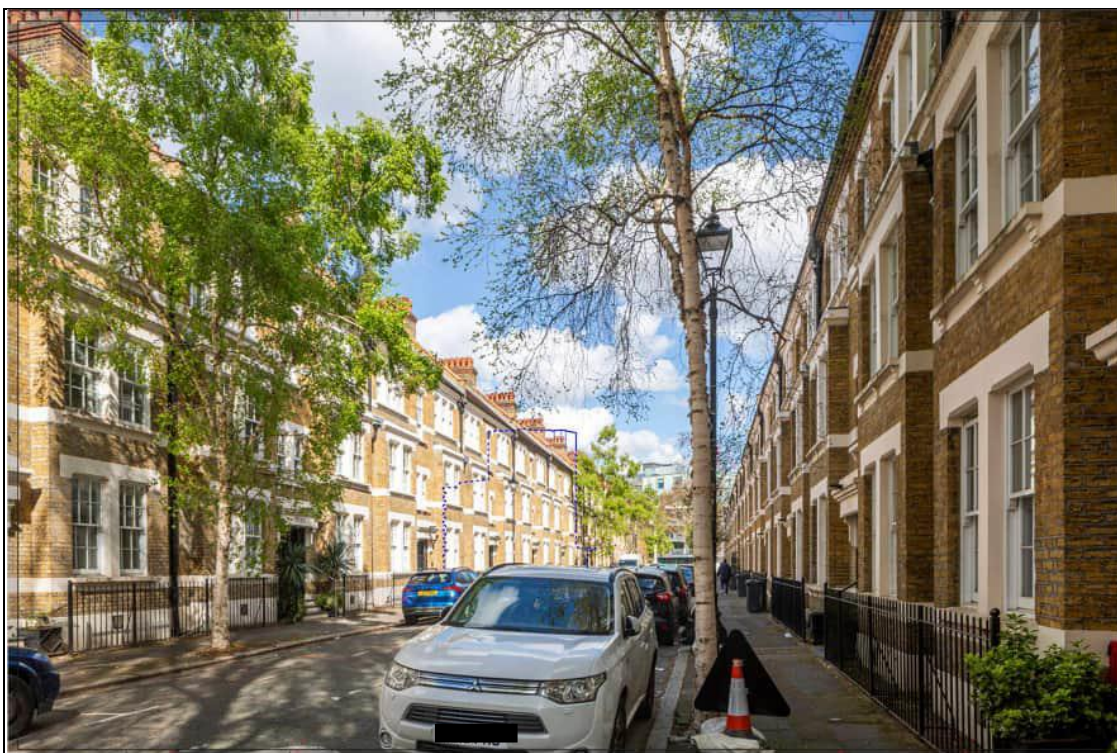


Image 20: View 12 (Webber Street / Mitre Road)

188. No views are presented from the Roupell Street conservation area, which is primarily residential in character and dates from the late 18th/early 19th century. It is generally low-rise in scale, but contains a mix of building types, including terraced housing, converted warehouses and philanthropic mansion blocks, and is mainly east-west in orientation. There is likely to be views of the development at its eastern end onto Hatfields and of both buildings, although they will be read within the context of Styles House and Colombo House, which are similarly scaled to the affordable housing block and PBSA block, respectively. As such, where glimpsed, the outcome is likely to be neutral.

Impacts on listed buildings and structures

189. The site does not contain any listed buildings or structures (see below). However, it is within the vicinity of a number of heritage assets, with the HTVIA recording some 38 listed buildings and structures within a 350m radius of the site. The most notable and highly rated of these are the Grade II* heritage assets of the Old Vic Theatre (LB Lambeth), some 320m to the southwest; the Kirkaldy Testing Building, a similar distance to the northeast; and the obelisk at St George's Circus, some 560m to the south.
190. The development would be seen to one side of the Old Vic Theatre, across the street, when viewed from Waterloo Road. It would be read in the distance within the context of Styles House and Colombo House, which are similarly scaled to the affordable housing block and PBSA block, respectively. The scheme would have a neutral impact on its setting, as reflected in similar view from outside the theatre (view 15).



Image 21: View 15 (The Cut, looking east from outside the Old Vic)

191. Regarding the Kirkaldy Test building, the development would be unlikely to appear within the backdrop to the building, given the intervening distance and the scale and position of the listed mid-terrace building. It would, however, be visible when viewed from the obelisk at the centre of St George's Circus, as illustrated in view 5. It would sit slightly above its immediate neighbours on the west side of Blackfriars Road but appear no taller than the buildings that line the street in the foreground of this vista and would have a neutral impact on the setting of the listed structure.



Image 22: View 5 (St Georges Circus Obelisk, looking N along Blackfriars Road)

192. Regarding the Grade II listed buildings and structures, they include:

- 1-18 Aquinas Street
- Christ Church, 74, 75-78, 81-83 and 85-86, 176, and the Peabody Estate in Blackfriars Road
- Clandon House and Albury House in the Boyfield Street Estate
- 22, 23 and 25 Cornwall Road
- Rochester House in Dolben Street
- Drapers Almshouses in Glasshill Street
- 15-17 Hatfields
- 67 Hopton Street
- Blackfriars settlement (44-47) Nelson Square
- Former Clay's Printing Works, Paris Gardens
- The Kings Arms Public House; St Andrew's House; St Andrew's and St John's CoE Primary School; 1-23, 43-61, 73, 26-42 and 62-72 Roupell Street
- Rushworth Street Estate (Chadwick, Ripley, Merrow Buildings)
- Royal National Theatre Studio (83-101) the Cut
- 1-29 Theed Street, and
- 5-21, 23, 37, 2-18 and 20-30 Whittlesey Street.

193. Of these, the closest are the groups of terraced houses along Blackfriars Road (Nos. 74, 75-78, 81-83 and 85-86), which are late 18th and early 19th century remnants from when Blackfriars Road was first laid out, and the Former Sons of Temperance Friendly Society Building' (No. 176) opposite. They sit between 25m

and 125m to the south of the site. View 17 shows the listed terrace lining the west side of the main road, running towards the railway viaduct, with Colombo House rising above its roofline. The increase in building scale along Blackfriars Road beyond the viaduct is evident.



Image 23: View 17 (Blackfriars Road, N of Surrey Row)

194. The proposed PBSA would be seen above the latter half of the terrace, with its light material finishes and undulating bay facades. Its appearance is emphatic but would be softened to an extent by the avenue of mature street trees that would partly obscure its appearance when in leaf. It adds interest and legibility to the townscape, denoting the Cut and underground station. The presence of Colombo House and other tall buildings within the immediate context tempers its impact on the setting of the terrace, which causes less than substantial harm to the heritage settings and of a low order. This harm is no more impactful than that caused by the extent office scheme. Furthermore, it is more than offset by the townscape benefits of a well-designed development that completes the street block and brings welcome legibility to an important nodal point.
195. In other instances, the development is orientated away from the listed building or at sufficient distance and read alongside Colombo House and Palestra not to cause any undue harm to the settings of the listed buildings. Examples illustrated in the HTVIA include the Royal National Theatre studio in the Cut (view 15) and the Ripley Building in Rushworth Street (view 10). Overall, the development would preserve the settings of these buildings.
196. Lastly, in terms of heritage, there are several locally listed buildings within the vicinity of the site within Southwark, the nearest being: the railway viaduct onto Blackfriars Road with its traditional painted signage; the 1930s Southbank

Telephone Exchange in Hatfields; the Albert Institute, Baths and Washhouse in Chancel Street; the White Hart public House in Bear Lane; the screen wall to the Grand Vitesse Depot in Great Suffolk Street; the Embassy Tea House at 195-205 Union Street; 107 Boundary Row; and the Crown public house at 108 Blackfriars Road. In Lambeth, the Hope and Anchor public house and Windmill public house and Tait House in Greet Street are also locally listed. In most instances the intervisibility is limited and/ or of negligible consequence, particularly given the urban context, and as such the settings are preserved.

Heritage status of underground station

197. As referenced above, presently the site does not contain any heritage assets. However, officers are aware that Southwark Underground Station is currently being assessed by Historic England for statutory listing, the Council and scheme architects having been notified of the process in August 2024.
198. In response to the current planning application, Historic England confirmed in its consultation response letter of 7 November 2024 that it did not wish to raise any significant concerns regarding the impact of the proposals on other heritage assets and advised that the council seek the views of its Conservation officers in determining the application. However, it noted the alterations to the underground station and that its views of the proposals could change, depending on the outcome of listing process. It is understood that Historic England is presently concluding its assessment of whether the station should be listed for reporting to the Department of Culture, Media and Sport for decision-making.
199. It is notable that should the station become statutory listed, the development proposals or any subsequent amendments would require the submission and approval of a listed building consent application. Historic England would be consulted as part of this process, allowing its consideration of the direct heritage impacts of the alterations.
200. It is also noted that Twentieth Century Society have submitted a consultation response to the current application which is referenced and discussed at the end of this report and would be consulted as part of any listed building application process, should the need arise.

Height, form and massing

201. Policy P13 (Design of Places) sets out that development must "ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context".
202. Policy P14 (Design Quality) sets out that development must provide "High standards of design including building fabric, function and composition" and "Innovative design solutions that are specific to the site's historic context, topography and constraints".
203. Beginning with the affordable housing, the residential building is broadly a

trapezoid in its footprint, slightly narrower at its southern end onto The Cut and broadening towards its northern end; shaped to align with Joan Street and to optimise space towards the rear, while maintaining a reasonable distance from Styles House for good amenity. The new building is nine storeys above grade with an additional level setback plant, with an overall height of 33m above pavement level and a rooftop parapet level just over 30m. It sits slightly lower than the 11-storey Styles House, which is 33m to parapet and 36m overall; the new building benefitting from improved floor-to-ceiling heights. The relatively marginal difference in height ensures that the new building sits well with its immediate neighbour.

204. In addition, the building features an eight-storey shoulder height, approximately 27m at its southern end, which is welcome in stepping the building down towards The Cut and to a broader context of four to six storey buildings, easing its wider townscape fit. This is assisted by the design's rounded corners, strong horizontality and cut-away corner balconies, which articulate and soften the built form.
205. By contrast, the proposed student housing block has a more orthogonal triangular footprint, mainly necessitated by loading capacities of the station, but which offers the opportunity for a building of landmark quality, highlighting the underground entrance. The building presents its main bulk onto Joan Street and the railway viaduct, with its flatter elevations making for a coherent street form. Its massing towards the front curves to form a single storey plinth that complements the station below and doubles as a load transfer deck, while the main bulk of the building above runs broadly diagonal across the plinth, with its east-facing elevation set well back from the station's corner entrance. The effect is to bring a stronger presence to the otherwise underwhelming station entrance, while easing the sense of scale of the new building onto Blackfriars Road.
206. In terms of height, the student block is 15-storeys above grade, including the station, but with the base of the building read over two storeys. At just under 59m at its maximum (52.3m AoD), the new building sits moderately taller than the Palestra Building opposite (44m to parapet), although the large scale and cantilevered form of the latter will continue to dominate the townscape within this part of the Blackfriars Road. The new height, however, is similar to Colombo House that neighbours to the north, immediately beyond the railway viaduct, and which is 56m to parapet and 58m overall. As such, the new development will form part of a cluster of buildings on Blackfriars Road at its junction with The Cut and railway viaduct.
207. A notable feature of the design, however, is the building's articulation towards Blackfriars Road and The Cut, with the massing set back and folded into a series of rounded vertical bays that work well to give a strong vertical emphasis and slender proportion to the building, as well as soften its form. This lends an elegance and strong visual interest to the design, and establishes a language of soft, rounded corners shared with the affordable housing block and a wider architectural dialogue with the more curved built forms of Tait House and Benson

House in Hatfields, beyond.

208. Lastly, the parapets of the five bays evenly cascade in height by 780mm from the outer bay onto the Blackfriars Road (adjacent to the viaduct) down to approximately 55m for the outer bay onto The Cut. The design is clever, exaggerating the bay form and adding a distinctive roofline and crown to the building that falls in height, reflecting the urban hierarchy of the major thoroughfare and main road. The parapet remains consistent in height along the building's north (railway-side) elevation, presenting a more orderly roofline, before cascading north-south in seven even steps on the building's west (Joan Street) elevation in a more subtle manner. Overall, the scale is well-considered, responding well to the structural limitations of the host building and to the local townscape context and its opportunity for height and landmarking.

Tall building matters

209. At 33m and 59m above grade, both the Residential Building and PBSA Building are regarded as a tall building for the purposes of P17 of the Southwark Plan and Policy D2 of the London Plan.
210. Briefly running through the policy requirements for new tall buildings, in terms of general location, the development is within the Central Activities Zone and the Borough, Bankside and London Bridge Opportunity Area, which are considered generally suitable for tall buildings. The site is an Allocated Site (NSP20) that specifies the opportunity for a taller rather than tall building. However, the extant permission for the 17-storey commercial building on the site is a key consideration, as is Policy D3 of the London Plan, which seeks to optimise the capacity of underutilised brownfield sites through a design-led approach that can include a tall building, where appropriate.
211. In terms of the specific location, the development readily complies with Policy 17.2, Part 1 of the Southwark Plan, being at a point of landmark significance: The site is located on the junction of a major arterial route into Central London and important east-west route linking London Bridge with Waterloo. The taller of the two buildings sits directly above Southwark Underground Station, which is on the Jubilee Line and is an interchange for Waterloo East suburban rail services. They would also form part of a small, loose cluster of tall buildings in the vicinity.
212. The proposed heights are considered proportionate to the significance of the location, with the lower residential building sitting slightly below the height of neighbouring Styles House and stepping down in massing towards the more modest building scales within The Cut, which is a district shopping centre; while the tallest of the pair sits above the station itself, stepping in height onto the wide boulevard of Blackfriars Road. Both buildings are relatively moderate in height as tall buildings, with neither dominating the urban context nor appear overbearing within the streetscape. That said, the building silhouettes of the proposed buildings will be distinctive, with the bay form and stepped crown of the student tower making a particularly positive contribution to the skyline, easily

recognised and adding legibility to the station below, albeit more on a district rather than strategic perspective.

213. It is also of note that each of the proposed buildings are not as tall as the extant planning permissions for the office and residential buildings, respectively.
214. Importantly, the site is not within the protected strategic views of St Paul's Cathedral or the Palace of Westminster or their backdrops, and similarly not within any of the Borough Views. The development would be occasionally glimpsed within the designated riverside prospects, as set out in the LVMF framework, but would not be of a size or appearance to cause any harmful disruption to the protected views.



Image 24: View 1 (LVMF 15B.1 Waterloo Bridge: The Downstream Pavement)

215. In terms of the local townscape, the development would make a highly positive contribution to the local context, not only in finally resolving an underwhelming street corner on an important road junction, but also in providing two buildings of an appealing architecture that will add to the sense of place. In particular, the design for the student tower is a well-crafted and distinctive response to the site's specific conditions and constraints that would frame the street corner and provide greater legibility.
216. It would also deliver a widened pavement onto this section of The Cut, as well as onto Joan Street at the rear, the latter redesigned more as a shared highway space. In addition, the public realm around the Eyelid will be re-landscaped as gardens with a public pathway, optimising its amenity for those working or visiting the immediate area or connecting through to Isabella Street and Hatfields. As such, the proposed public realm improvements are considered commensurate

with the scale of development.

217. The scheme may not provide for new publicly accessible space at or near the top of the two buildings. However, the designs do provide a replacement community hall at the base of the residential building and new communal student amenity rooms at the base of the new PBSA tower, as well as throughout its upper floors, which is considered a more appropriate response, and as such satisfies the policy requirements.
218. The architectural and functional qualities of the development are high and, depending on the delivery of the proposed detailing and material finishes likely to be of exemplary standard. The massing and profiling of the buildings have an appealing fluidity and good secondary scale, with an evident rhythm and order to the elevations and clear sense of base, middle and top. They work well as a pair, while the PBSA works well to deliver a notable corner building. Their positioning and design are confirmed as not causing any undue environmental effects, with no harmful overshadowing of neighbouring properties or downdrafts.
219. The site layout and design of the buildings' ground floors ensure a positive relationship with the public realm, with the delivery of widened and relandscaped public space, new street tree planting, good connectivity. The adjoining public realm is well-animated and overlooked by the buildings' ground floor uses, with the corner retail use onto the Low-line and the large window of the community hall onto The Cut particularly welcome, satisfying policy requirements.
220. Wider afield, views 1 and 3 indicate that while the development would be visible in the protected riverside panoramas downstream from Waterloo Bridge (LVMF 15B.1) and from Cleopatra's Needle on Victoria Embankment (LVMF 20B.1), it would be glimpsed in the distant background only, with negligible impact on the views, particularly given the scale and character of buildings along the Southbank.



Image 25: View 1 (LVMF 20B.1 Victoria Embankment: At Cleopatra's Needle)

221. Regarding the local townscape in general, and particularly outside of the conservation areas, the scheme makes a highly positive contribution to the street scene. The development provides two new attractively designed buildings that would add a strong sense of place to the townscape. In particular, the PBSA building would work well, filling the street corner and completing the urban block with a highly engaging architecture, while meeting the structural challenges of building above Southwark Station. It would bring a landmark quality to the site and a much-needed legibility to Southwark station, which presently appears distinctly underwhelming within its urban context. This is well illustrated in view 9, eastwards along the Cut; view 17, northwards along Blackfriars Road; and view 19, southwards along the Blackfriars Road, becoming more effective closer to the junction, where the new building would offer a more elegant foil to the rather formidable Palestra building opposite.



Image 26: View 9 (The Cut / Greet Street)



Image 27: View 19 (Union Street / Nelson Street)

222. Overall, the proposals satisfy the criteria for a tall building development. Regarding the London Plan, the criteria for its tall building policy (D2) are not dissimilar to those of Southwark Plan policy P17 regarding the architecture and urban design quality, and therefore a similar conclusion for policy D2 is reached. The remaining factors are functional, relating to safety, transport capacity, servicing, employment and construction which are discussed elsewhere in this

report.

Architectural detailing

223. Policy P13 (Design of Places) sets out that development must "better reveal local distinctiveness and architectural character; and conserve and enhance the significance of the local historic environment".
224. Policy P14 (Design quality) sets out that development must provide "high standards of design including building fabric, function and composition".
225. The proposed designs are of a high architectural quality both in terms of building functionality and aesthetic quality. Looking at the residential building, the 44 new homes are well-arranged, with a far more efficient floorplan than the previously consented scheme. Each floor provides for the most part six flats per floor, with good sized units and layouts that achieve dual-aspect for just over 80%, with the remainder still enjoying enhanced single-aspect that is not north-facing. With good floor-to-ceiling heights of 2.5m for habitable rooms and all flats with access to private balcony spaces, the accommodation is well-appointed. In addition, the residents will have direct access from the foyer to the communal gardens at the rear, as well as the benefit of the community hall. The community hall is well-lit, multi-purpose space with a separate smaller meeting room and dedicated amenities and has direct access through b-folding doors to a small courtyard garden space at the rear.
226. Looking at the new student block, the layout provides 34 studio rooms per floor, each with an en-suite bathroom and kitchenette facility. The 429 rooms are well-sized, with a mix of small, medium and large studios, and benefit from residential-standard ceiling heights and fixed windows with operable side panels for ventilation. The corridors are reasonably short in length at 30m and feature end windows, providing natural daylight. The students have access to communal amenity spaces on all floors, which are cleverly designed as double-height spaces, with mezzanine floors, providing an opportunity for a variety of social spaces (e.g., gym, co-working, events space, winter gardens). The students also have access to laundry facilities and off-street cycle parking. Lastly, while the retail units are modest in size, they benefit from good internal ceiling heights and extensively glazed frontages.
227. Regarding the elevational designs, the buildings share a distinct architectural language of soft building corners and curved recesses, highlighted by ribbed material profiles that are used to create a strong horizontal expression for the residential block and contrasting strong vertical expression for the student block. The language is especially effective on the taller student block, where it works well to emphasize the receding line of five curving vertical bays across the building's elevations onto The Cut and Blackfriars Road. It also works well on the building's fuller north and west elevations, where a gentle inward curving detail is introduced between pairs of windows, articulating the elevations into a series of vertical piers and subtle bays and providing a coherent elevational architecture to the building. Initial bay studies showing the detailing of the elevations have

been included as part of the application submission for reassurance. Nonetheless, the final details of the elevational designs should be confirmed by condition to maintain the design intent and its high quality of finishes during the scheme's progression to full construction details.

228. The designs have an Art Deco style, which is complemented by the treatment of the ground floors in stone or precast stone with a heavy, robust quality, and by the lighter tonal finishes of the upper floors. The use of a consistent tonal palette further unifies the designs, allowing the two buildings to read as a pair. For the residential this comprises a mix of greys and cream tones for the elevation, with verdi gris metalwork for the doors, window frames, window reveals and balcony walls. The concern is that a sufficiently high quality of materials is used for the elevations that avoids the use of render and GRC, though this can be confirmed by condition. Similar colours are used for the student building but using a mix of precast stone and terracotta for the elevational finishes, which bring a robust, high quality to the elevations and a richness of material finishes that have a strong aesthetic quality and speak to the traditional glazed ceramic finishes of London Underground stations, as well as the attractively glazed terracotta building at no.209-215 Blackfriars Road. Overall, the architectural design of the proposed development is considered to be high quality.

Access and site layout

229. As mentioned above, the scheme presents as two new buildings: A 15-storey PBSA building, with basement and additional roof plant and that includes two small retail shops; and a part 8 / 9-storey residential building that includes a ground floor community hall. The student block is located towards the front of the site, sitting directly above the station as an over-station development. It grounds on either side of the station entrance, where it provides two new retail units; and to the rear, where it contains a large student foyer and communal amenity space.
230. Joan Street is retained as a public route, maintaining local connectivity and supporting good site permeability, with connections to the Low-line route and Hatfields. The new housing block sits immediately west of Joan Street. It fronts directly onto the pavement and backs onto the existing housing estate, its communal outdoor space combining with the estate's existing gardens.
231. Separating the two main uses into two buildings that sit either side of Joan Street Works well to support good amenity, with the more intensive student housing facing towards the busier Blackfriars Road. The layout effectively completes two small urban blocks, with the ground floors activating the adjoining public realm. Importantly, the layout maintains clear sight of corner public entrance to the underground station, which is uncluttered by the development, acknowledging its focal role within the townscape. Retail units sit alongside the entrance, further enlivening the building's main frontages. The new retail unit on the building's northeast corner returns briefly onto the passageway that runs between the viaduct and new building, providing welcome activation and good informal surveillance along this stretch of the Low-line. The main student entrance is

located towards the building's southeast corner and presents as a slight undercut in the building and with a projecting canopy. It is also supported by a widened pavement and should provide good activation onto The Cut. The building's servicing bay is arranged on the quieter northeast corner of the building accessed from Joan Street.

232. The entrance to the residential block fronts onto Joan Street, activating the local road. The entrance foyer is double-fronted, offering residents direct access to the rear gardens and estate. The community hall is similarly access from Joan Street, as well as enjoys a connection through to the rear gardens, providing the opportunity for spill out space. The community hall wraps round onto The Cut where it features a large picture window, animating the local street scene and supporting good legibility for the communal space.
233. Lastly, the new buildings themselves are well positioned within the development plot, with their footprints and massing in good alignment with the wider building context, comfortably framing the adjacent streets and spaces. The extent of public realm remains unchanged onto Blackfriars Road, while a generous pavement is provided onto The Cut. Joan Street retains its narrower, more intimate character, but with the buildings sufficiently setback to align with the pedestrian underpasses through the viaduct. Overall, the layout and arrangement of uses make for a high quality of urban design.

Southwark Design Review Panel (DRP)

234. Finally, the proposals were considered by the Council's DRP at the pre-application stage in April 2024. The panel acknowledged the significant constraints of delivering a development above an existing station and generally supported the urban design approach for the site, recognising the opportunity for a prominent corner building and of landmark scale. It also welcomed the retention of Joan Street. It did, however, question the detailed ground floor layouts, highlighting the small, inset residential entrances, the inefficiency of having separate entrances for affordable and intermediate housing, and the need to activate the northeast corner of the site. It also considered the landscaping around the 'eyelid' fractured and lacking sufficient purpose.
235. The DRP did not have a problem with the scale of development and considered the articulation of the massing of the student building to be engaging. It nonetheless thought the massing and detailed architecture needed further progress, highlighting the north and west elevations of the student building, as well as the abrupt appearance of its crown. It thought the designs of the two buildings could do more to relate to each other. It did, however, welcome the use of terracotta, being high quality finish.
236. The scheme architects took on board the findings of the DRP in progressing the designs, assisted by the wider decision to make the residential building all affordable social homes. The main entrances to the residential foyer and community hall, and to the student foyer were more emphatically expressed, and

a retail unit added to the northeast corner of the site. The massing was further refined, and the elevational detailing progressed, with closer attention paid to the north and west elevations and to the crown of the student block, including exploring a range of stepped parapets. Lastly, the landscaping was revisited, with a simplification of pathways and planting beds, although a key change has been the amalgamation of landscaping with the adjoining estate.

Design conclusion

237. The application scheme is a design-led proposal for a large mix-use development, providing two new tall buildings on an underused site of landmark importance, being located on the junction of Blackfriars Road and The Cut / Union Street and containing Southwark underground station. The development is for social rent housing and PBSA and includes a replacement community hall and new retail. The site has the benefit of an extant consent for a large, tall office building that covers both plots and results in the closure of Joan Street. The revised scheme is well-considered and engaging in terms of its architecture and urban design, and in its response to a challenging brief for building above the underground station, which is to remain operational during construction works.
238. The development has a finer grain of urban form that retains Joan Street as a public route, providing good permeability, and connects well with Isabella Street and the Low line. It offers ground floor layouts and uses that activate and animate the adjacent public realm and building forms that frame the streets in an appropriate manner. Its architecture is of high quality, both aesthetically and functionally, providing well-designed homes and student accommodation in attractive buildings and with a strong sense of place. As tall buildings, the design quality is exemplary, subject to conditions ensuring the design intent and material finishes that should be of similar high quality for both buildings. The PBSA is notable for its particularly engaging quality, driven in part by the structural limitations, and cleverly designed to bring an elegance of tall slender, stepped bays that should deliver a building of landmark quality.
239. Overall, the development makes a highly positive contribution to the townscape and preserves the settings of heritage assets, with its design and public realm improvements more than offsetting the less than substantial harm to the nearby Grade II listed terraced housing in Blackfriars Road. As such, it is considered that the proposed scheme complies with the Southwark Plan and London Plan policies with regard to good design, tall buildings and heritage.

Landscaping and trees

240. The proposed development has been designed to retain all trees on site and maximise planting and greens space across the site. A total of 19 new trees are proposed, in addition to shrubs, grasses and perennials along Isabella Street, the Eyelid. Further greening is proposed to the canopy above the station entrance which is to be landscaped with new planting and green roofs. Furthermore, the proposal includes a new shared community garden for both existing and new residents on the land between Styles House and the proposed

Residential Building which will be secured with the s106 Agreement.

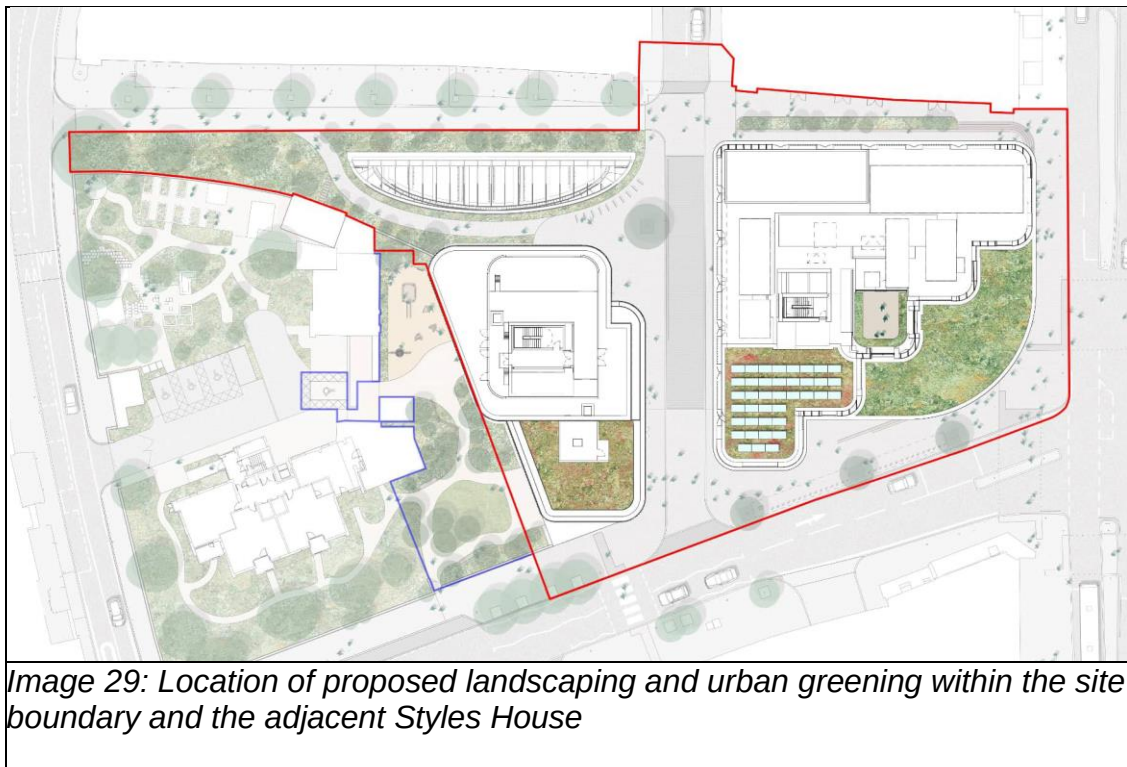
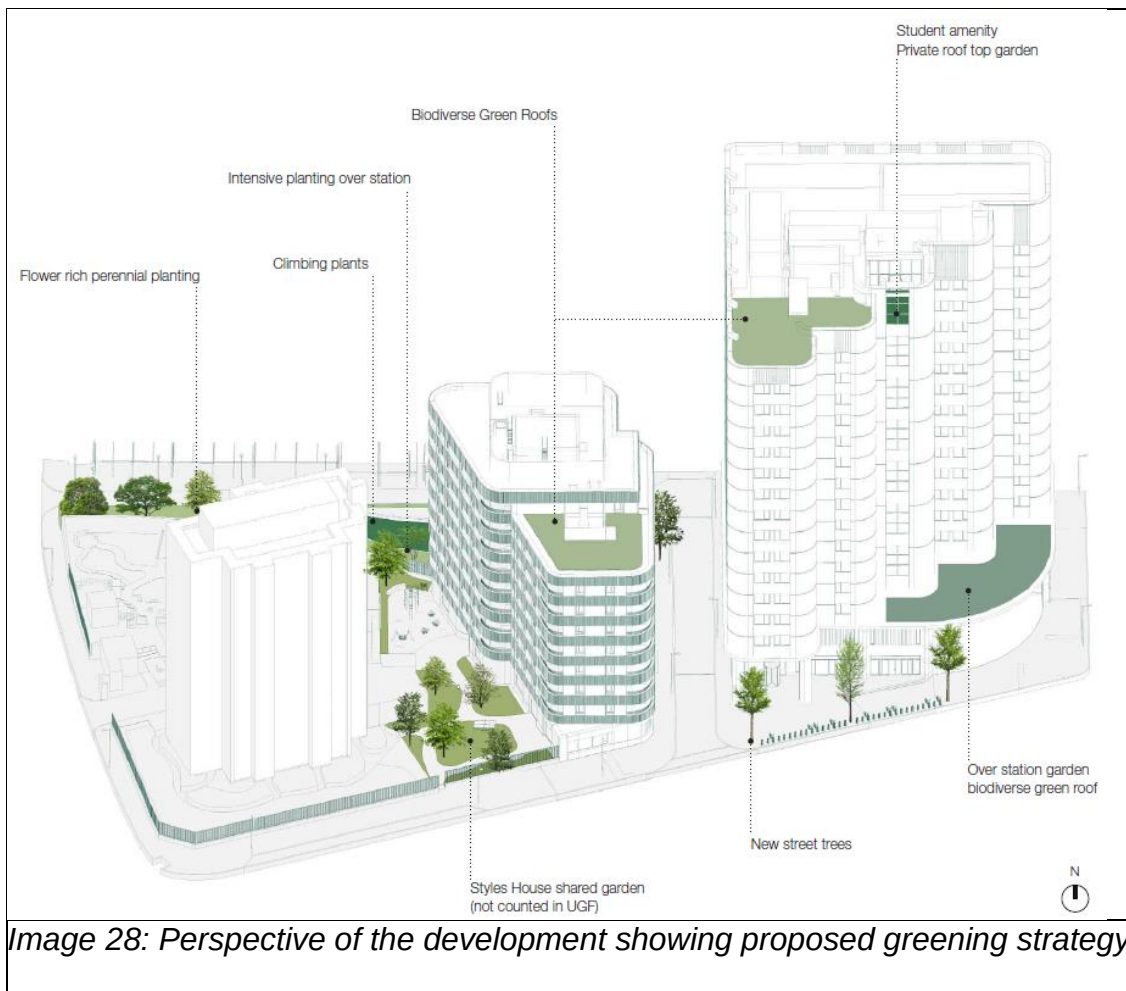
241. Planting has been specifically selected to ensure seasonal resilience, particularly for their long-lasting flowering periods and attractive seed heads and foliage that can be maintained throughout the winter season. A mix of native and non-native plants perennials are proposed which will attract pollinators and invertebrates to boost local ecology.
242. Overall, the proposed development includes the retention of high-quality trees and extensive new planting and landscaping which will achieve a biodiversity net gain of 323% (considerably in excess of the 10% required). As such, the Application complies with London Plan Policy G8, as well as Local Plan Policies P13, P15 and P61.

Green Infrastructure, Ecology and biodiversity

243. Policy G5 of the London Plan states that urban greening should be a fundamental element of site and building design. It requires major developments that are predominantly residential to achieve an Urban Greening Factor (UGF) score of 0.4 and while commercial/sui generis uses need to achieve a score of 0.3.
244. The protection and enhancement of opportunities for biodiversity is a material planning consideration. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Southwark Plan Policy P60 seeks to enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping and nest boxes.

Urban greening

245. The proposed development achieves an UGF score of 0.323 which is a combination of green roofs, tree planting, perennial planting, vertical greening, vegetation and permeable paving. The images below illustrate the location of landscaping and urban greening on the site.



246. Overall, the scheme will achieve a UGF which is consistent with the policy expectations for mixed-use developments under LP Policy G5. This will include 19 new trees and uplift in canopy area of 391m² which is considered to be a considerable improvement for the site. This is also exclusive of the new gardens that the Applicant is committed to providing on the 'rubble site' (between Styles House and the new Residential Building) and which will be secured in the s106 agreement which will result in a UGF score of 0.4. The proposed development will also achieve a Biodiversity Net Gain of 368.04% in habitat units, representing a considerable uplift above the 10% Policy requirement.

Ecology

247. The applicant's Ecological Appraisal which includes habitat surveys, searches for notable species, and a survey for potential bat roosts and nesting birds, notes that the site is of low ecological value, comprising of mainly hardstanding, with minimal areas of urban trees and ornamental plantings. The appraisal identified that opportunities for bats roosting and foraging were negligible however notes potential opportunities for low numbers of nesting birds and makes recommendation for precautionary measures during building demolition. In addition, the proposed development includes the implementation of native tree planting and wildlife friendly planting as well as green walls and roof, and the installation of artificial nesting and roosting boxes which will enhance the biodiversity of the site.
248. Overall, given the low or negligible ecological importance of the site, the Appraisal concludes that no significant impacts to designated habitats or priority habitats will occur as a consequence of the redevelopment of the site.

Biodiversity

249. Biodiversity Net Gain (BNG) is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. The National requirement is for all developments (unless exempt) to achieve a 10% uplift in biodiversity which must be demonstrated using a statutory metric tool. The 10% net gain is reflected in Southwark Plan Policies. The legislation sets out 3 ways in which the net gain can be achieved. Specifically; (and in order of priority/preference) the developer should achieve 10% onsite, if this is not possible then offsite credits can be secured and as a final resort statutory credits can be purchased. It is a validation requirement for all applications (unless exempt) to submit the statutory metric and in all scenarios a Biodiversity Gain Plan must be submitted prior to commencement of development (secured by way of a national pre commencement condition). Compliance with onsite provision, offsite provision or statutory credits should be secured in a s106 agreement.
250. The applicant's BNG Assessment found the site to have a baseline value of 0.09 onsite habitat units. The proposal would deliver biodiversity gain through the enhancement of ground level planters, green walls, new tree planting and the creation of habitats that are well suited to urban locations (including green roofs and bird boxes). As a consequence, the on-site measures propose to deliver an

increase of 0.33 area-based biodiversity units which would deliver a total of 0.42 habitable units. This equates to a net percentage gain of 368.04%, thereby exceeding the 10% net gain required under the Environment Act 2021.

251. Delivery of the habitats proposed will require monitoring and maintenance through the construction phase and implementation of mitigation measures to protect retained existing trees. As such, protection measures and delivery and maintenance of the habitats will be secured as part a detailed CEMP by way of a condition.
252. Similarly, maintenance of the proposed habitats is required to ensure the habitats maximise their biodiversity potential through the operational phase of the development. To ensure the habitats can maximise their potential, a long term (~30 year) maintenance and management plan will be secured as part of a S106 obligation for the habitats in the public realm and the green roofs associated with the proposed development.
253. Overall, the proposed development would comply with the BNG requirements of the Environment Act 2021.

Fire safety

254. Policy D12 of the London Plan expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.
255. A Fire Strategy was submitted with the application which included a matrix that assesses the scheme for compliance against the relevant parts of Policy D12. Among other things, the Fire Strategy confirms that:
 - Both buildings will be provided with two stairs for means of escape and fire service operations;
 - One firefighting shaft will be provided with a dedicated firefighting lift and as an enhancement over the minimum provisions of guidance a second lift will be provided as a firefighting lift with the addition of evacuation intercoms in line with BS 9999 Annex G.
 - The basement will be provided with smoke ventilation and will be separated from the accommodation via smoke ventilated lobbies.
 - A mechanical smoke ventilation shaft will be provided in each evacuation lift lobby.
 - Ancillary accommodation will be separated from common residential escape routes in accordance with BS9991.
 - A “stay put” policy would apply for the residential accommodation, but a “simultaneous evacuation” strategy would apply for all other ancillary areas (such as the common rooms) and non-residential accommodation (such as the retail space).
 - Travel distances are limited to between 7.5m and 9m in a single direction for residential areas and 18m in a single direction for commercial and communal amenity areas.
 - All areas of the PBSA Building and all flats in the Residential Buildings will have a fire detection and alarm system. Non-residential areas will be

provided with also be provided with detection and alarm system.

- Sprinklers will be provided throughout both buildings.
- Each firefighting stair will be provided with a dry riser that will have an outlet on each storey. All hose laying distances are within 45m from a dry riser outlet in a protected stair or within 60m of a dry riser outlet in a firefighting core in line with code guidance.

256. The Fire Strategy was produced by fire risk engineering consultancy Hoare Lea. The contents of the document have been checked and approved by a certified fire risk engineer (a Member of the Institute of Fire Engineers).
257. 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 Fire Strategy.

Secured by Design

258. The application has been reviewed by the Metropolitan Police, Secure by Design Advisor who is satisfied that, should this application proceed, it would be able to achieve the security requirements of the Secured by Design. Conditions are recommended to ensure the development will achieve these requirements.

Archaeology

259. Part D of LP Policy HC1 states that development proposals should identify assets of archaeological significance to inform the design and appropriate mitigation. In addition, SP Policy P23 sets out the requirements for archaeological findings on-site.
260. The site is located within the *North Southwark and Roman Roads* Tier 1 Archaeological Priority Area which is categorised as an area of very high archaeological sensitivity. However, the site has been subject to an earlier archaeological evaluation and the site of Southwark Underground Station was archaeologically examined during the Jubilee Line project. The subsequent development of the station removed any potential archaeology within its footprint. As such, no further archaeological works are necessary for this site.
261. As confirmed by the Council's Archaeology Officer, the proposal would not result in adverse impacts on any identified archaeological assets and as such, is considered acceptable and recommended for approval.

Transport and highways

Site Context

262. The site benefits from an exceptional level of accessibility to the London public transport network with immediate access to Southwark Underground station on the Jubilee Line as well as being within easy walking distance of Waterloo and Waterloo East stations which offers onward connections to the mainline train network. Blackfriars Road offers many bus routes and Cycle Superhighway 6 lies immediately adjacent to the site on Blackfriars Road. A cycle hire docking station

occupies a temporary location above the station box itself and provides 82 cycle parking spaces. The site sits within Controlled Parking Zone C1 which operates Mon – Fri 8 – 23:00 and Sat 9.30 – 12.30. Joan Street, which connects The Cut to Hatfields, dissects the site in a north south orientation.

Trip generation

263. 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.
264. The applicant has provided the daily trip generation profile of the proposed development, in addition to peak hour trip generation and a comparison against the trip generation of the consented scheme.
265. A total of 162 daily trips are forecast to be generated by the proposed residential and student elements of the development, all of which would be undertaken via active and public transport modes. With regards to the 123 sqm of retail / café space, all trips (other than servicing) are considered 'pass-by' trips and not 'new' to the network. The community facility would be used by residents of the affordable building along with the existing Styles House and is also not expected to generate any material trips during the network's peak periods.
266. The proposed development would result in a net reduction in overall trips in comparison to the consented office led scheme as shown in the table below. Overall, the proposed development would generate 761 fewer trips during the AM peak hour and 682 fewer during the PM peak hours. The proposed development would also result in net reduction in trips across all modes when compared to the consented multi-modal trip generation with the exception of outbound bus trips during the AM (+3 trips) and inbound in the PM (+2 trips); which is considered to be minor.

Total Person Trips	AM Peak (08:00 – 09:00)			PM Peak (17:00 – 18:00)		
	In	Out	Total	In	Out	Total
Consented	762	79	841	67	697	764
Proposed	70	80	55	27	82	70
Net Change	-752	-9	-761	-12	-670	-682

Table 5: Net change in total person trips between the consented scheme and proposed development

267. When considering the impact of the proposal on the existing public transport network, the net impact of proposed public transport trips compared to the consented scheme are noted in the table below.

Net Public Transport Trip	AM Peak (08:00 – 09:00)			PM Peak (17:00 – 18:00)		
	In	Out	Total	In	Out	Total
Bus	-109	+3	-106	+2	-98	-96

Underground	-238	-2	-240	-1	-214	-216
Rail	-302	-5	-306	-2	-272	-274

Table 6: Net change in public transport trips across mode between consented scheme and proposed development

268. It is noted that a bus stop accessibility audit was undertaken during the course of the Application and as a result a payment requested from TfL for bus infrastructure improvements which will be secured in the S106 Agreement. Overall, the proposed development would offer an improvement in terms of public transport trips and therefore, it is considered the public transport network surrounding the site is sufficient to accommodate the demand generated by the proposed development.

Student move-ins and move-outs

269. Students moving in and out of PBSA can generate a significant demand for loading space nearby. A capacity assessment has been undertaken to demonstrate that there would be sufficient space on Joan Street to manage the arrival of students. The procedure for managing student arrival and departure periods at the start and end of term will also be set out within a standalone Student Management Plan to be secured by obligation, and this will be expected to align with the principles in the application-stage documents. The key elements proposed at this stage within respect to move-ins are:
- It is projected that up to 25% of students (108) may be dropped off via car with the remainder arriving by other modes of transport.
 - Arrivals / drop-offs will take place over two weekends (4-days) over a 10-hour window (09:00-19:00) i.e. 40 hours total.
 - Vehicles would be permitted to stop to unload on Joan Street for 20-minutes before being moved on.
 - Joan Street has 30m of kerbside space available for loading. On moving days, 12m would be dedicated for arrivals (12m = 2 cars). The remaining kerbside space would be available for the daily servicing requirements associated with the PBSA and adjacent residential block.
 - Hourly parking/unloading capacity = 6 vehicles (2 bays turned over 3 times per hour).
 - Student leases would be for 51 weeks (annual) but with the option to utilise the space for summer school outside of term time. It is therefore, anticipated the PBSA occupancy would reduce in the holidays.
270. The results of the capacity assessment and the key elements above are summarised in the table below. In total, there is identified capacity for 240 students to be dropped off by vehicle (private car or taxi), in line with the management strategy, whereby timed slots would be allocated. This would equate to 56% of the student population and is considered more than sufficient given the majority of students would be anticipated to arrive via public transport.

Days	Hours Per Day	Hours Total	Hourly Parking Capacity	Total Turnover
4	10	40	6 vehicles	240 Vehicles

Table 7: Net change in public transport trips across mode between consented scheme and proposed development

271. Overall it is considered that the anticipated trips generated by the student component of the proposed development would be modest and that these would be adequately managed by the standalone Student Management Plan such that no harm would be caused to the local highway network or surrounding residential amenity. The proposed obligation relating to the standalone Student Management Plan will be worded to expressly require inclusion of measures in respect of the move in and move-out process.

Servicing and deliveries

272. 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. A total of 56 two-way daily delivery and servicing vehicle trips are forecast to be generated by these elements, however 46 trips are projected to be mainly motorcycles and cycle couriers.

Servicing/delivery trip generation

273. The applicant's Transport Assessment predicts a total of approximately 70 daily two-way trips accounting for 12 deliveries to the student housing, 56 to the residential housing and 2 to the retail units. It is noted that majority of the deliveries (46 trips) to the Residential Building are projected to be motorcycles and cycle couriers. The Council's Transport Policy Team agrees that these estimates are realistic and is of the view that these numbers would neither place undue strain on the highway network nor impact upon the amenity of nearby residential occupiers. Furthermore, it is understood that deliveries will be scheduled to avoid peak hours. A Delivery, Servicing and Waste Management Plan will be secured via a S106 agreement.

Car parking

274. The proposed development would be largely car free with the exception 1 blue badge space which is proposed for the Residential Building. As the site is in PTAL 6b, with excellent connectivity, the proposed car-free development is acceptable and in line with the London Plan.
275. As per London Plan Policy T6 and Southwark Plan Policy P54, a minimum 3% provision of blue badge parking spaces is required. Whilst the location of the blue badge space is acceptable an additional space was requested given the number of affordable residential homes proposed. On the basis that the proposed Residential Block would be managed by the existing Styles House TMO and that there are 3 existing, Blue Badge bays which would help mitigate the provision of only 1 space as part of the development, on balance this is considered acceptable. It is considered that the quantum of parking proposed is appropriate to serve the requirements of a site of this scale in this location in Central London and would comply with London Plan Policy T6. Furthermore, the development

includes the provision of an Electric Vehicle Charging Points (EVCPs) for the blue badge bay in Styles House which is considered positive improvement in supporting the Council's sustainable development objectives.

276. As per Southwark Plan Policy P54, on-street parking permits will not be available for residents, students or businesses in current or future CPZs.
277. Lastly, car club membership will not be offered to students. However, Residents of the affordable units, upon first occupation, will be eligible for free 3-year membership to a local and easily accessible car club within 850m of the site. It is noted that there is a hire car company which operates within 5 dedicated bays within a 500m radius to the site. The funding for the car club membership will be secured via S106 agreement. This is considered acceptable in terms of reducing private car usage and promoting multi-modal forms of transport.

Cycle parking and cycling facilities

278. The proposed development would comply with the cycle parking standards prescribed under the London Plan which require 322 cycle spaces for the student accommodation, 81 long stay cycle parking spaces for the residential homes, and 2 cycle spaces for the community and retail uses in addition to accessible and external visitor spaces. 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
Student Accommodation	0.75 spaces per bedroom	1 space per 40 bedrooms	322	11	322	11
Residential (C3)	1 space per studio or 1 person 1 bedroom Dwelling 1.5 spaces per 2 person 1 bedroom dwelling 2 spaces per all other dwellings	5 to 40 dwellings: 2 Spaces Thereafter: 1 space per 40 dwellings	81	3	81	3

Retail	1 space per 500sqm	1 space per 1000sqm	1	1	1	7
Community	1 space per 500sqm	1 space per 1000sqm	1	1	1	3

Table 8: Cycle Parking Standards, Requirements and Provision (London Plan 2021)

279. The proposed cycle parking comprises a mix of tiered spaces, single and double racks, Sheffield stands and accessible stands. Long stay cycle stores are mostly located on the ground floor level (step free) within each building and are not directly accessible or visible to the public highway. Due to the ground floor constraints associated with the site servicing and Southwark Station, some of the cycle parking is located at first floor level. Short stay visitor cycle parking is provided within the proposed new public realm to the north of Joan Street, near the 'eyelid'. It is noted, additional visitor cycle parking provisions have been accommodated for the proposed retail and community uses at the request of officers.
280. The proposed development includes the re-provision of a Santander docking station with 30 cycles on the corner of Joan Street and a micro-mobility bay for operators such as Lime and Forest as well as reusing an on-street parking bay with an e-bike scooter bay with capacity for up to six e-bikes or 12 e-scooters. Overall, the proposed cycle docking station and micro-mobility bay are supported and would encourage the use of active forms of transport in line with the Council's sustainability principles. The re-provision of the cycle docking station would also align with the S106 Agreement associated with the consented office led scheme on the site.
281. Detailed plans have been provided regarding the proposed cycle store layouts. While generally acceptable, Council's Transport Policy Officer notes cycle store layouts including relevant dimensions demonstrating minimum clearance heights, aisle widths, stand specifications, accessible clearances as well as details regarding lighting and weatherproof will need to be provided as part of detail cycle parking plan. A condition is therefore recommended for an updated cycle store layout plan to be provided which demonstrates compliance with the relevant cycle parking specifications. Given the principle and provision of the cycle parking is acceptable and given the available space dedicated to cycle storage, it is considered reasonable in this instance for this information to be confirmed by way of a condition.

Pedestrian movements / Access

282. A payment towards improving pedestrian and cycling routes on Joan Street, which is a key connection to the development will be secured in the S106 Agreement. These will contribute to creating better permeability for pedestrians and cyclists accessing the development from The Cut, Isabella Street and Cycle Superhighway 6. Enhancing permeability throughout the site will also improve public safety for the future residents of the development. Furthermore, improvements on Joan Street will enhance connectivity to the site and create better movement patterns in the wider area by reducing pedestrian and cyclist

congestion on Blackfriars Road. Overall, the proposed development has been designed to maximise pedestrian and through site access and will contribute to greater connectivity with the surrounding area.

Conclusion on Transport and Highways

283. The scheme would minimise vehicle movements by prioritising use of public transport, walking and cycling, and by encouraging consolidation of deliveries. The increased activity of the site is not considered to give rise to any adverse impacts on the surrounding area and the proposals are considered to be acceptable in transport and highways terms.

Environmental matters

Construction management

284. The proposed development includes demolition works to the ground and basement therefore will be subject a construction environmental management plan (CEMP) and demolition environmental management plan (DEMP). No development shall take place, including any works of demolition, until a written CEMP / DEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP / DEMP 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.

Waste Management

285. The 44 residential flats are estimated to generate a total of 17,145 L of waste per week, with storage designed for mixed recycling, residual and organic food waste collection in line with local guidelines. The 429 student units are estimated at 37,538 L of waste generation per week, managed through communal bin stores. Retail waste generation has not been calculated given the size of the units however, waste would be stored within the units with specific arrangements for private collection to be made by the tenant.
286. Plans have been provided which demonstrate that a 26-tonne waste collection vehicle can enter and exit the site to service the Residential and PBSA Buildings and that sufficient waste storage areas for recycling, residual and food waste have been provided in each building with sufficient drag distances and access arrangements via Joan Street. Plans have also been provided demonstrating that the TFL bin store has been relocated adjacent to the PBSA bin store with access directly adjacent on Joan Street.
287. Overall, sufficient waste storage and appropriate management would be provided in accordance with the requirements of the development plan and relevant guidance. The measures and strategies set out in the draft waste management plan are considered generally acceptable and compliance with a detailed operational waste management plan will be securing by way of condition.

Water resources

288. Thames Water have confirmed that there is sufficient capacity on the network for the proposed development. They have in their comments recommended standard conditions and informative relating to piling, ground water discharges, sewage flooding, proximity to assets and surface water drainage. Recommended conditions have been attached accordingly.

Flood risk and drainage

289. The site is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding. Paragraph 165 of the NPPF advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. In line with the NPPF, the Council has a Flood Risk Assessment which acknowledges that development within flood zone 3a is required and is allowed with the application of the Exception Test set out the NPPF.
290. Paragraph 167 of the NPPF states that the need for the exception test will depend on the potential vulnerability of the site and of the proposed development, in line with the Flood Risk Vulnerability Classification set out in national planning guidance. The development does not contain any ground floor homes which are classified as 'more vulnerable' uses under the NPPF.
291. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, and that a site-specific flood risk assessment must demonstrate that no adverse impacts would occur. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.
292. The Proposed Development would constitute redevelopment of a previously developed site and include flood mitigation measures in the form of sustainable drainage systems (SuDS) and separate foul and surface water drainage to ensure that the sustainability benefits outweigh the flood risk. The proposed SuDS has been designed for the whole lifetime of the building up to the 1 in 100 year + 40% Climate Change rainfall event, as well as flood resistant design measures. Surface water attenuation will be provided in the form of blue roofs to restrict the site discharge rate to 107.4 l/s for the 1 in 100-year storm event, representing a betterment rate of 51% from the existing condition. Given the overall reduction in the site discharge rate, the development is considered to be safe and will not increase the flood risk elsewhere.

293. The flood risk assessment prepared by Heyne Tillett Steel has been reviewed by the Council's Flood Risk Officer and found to be acceptable subject to full details of the surface water drainage system including SUDS being submitted and approved in writing by the Council. As such, it is considered that the Proposed Development would have an acceptable impact with regard to flood risk and drainage.

Land contamination

294. A Phase 1 Land Contamination Assessment Report, prepared by RMA Environmental was submitted as part of the Application and details the historic land uses on the site and in the wider vicinity as well as providing a study of available records. Based on this research, the report concludes that the risks from contamination are moderate to low, with there being no risk of vertical migration of any potential contamination due to the London clay being impermeable, as well as there being no risk of ground gas accumulation. The report does however set out a series of recommended mitigation measures which, if followed, would ensure that the contamination risk to the proposed development and/or identified receptors would be negligible.
295. The report was reviewed by the Council's EPT Officer who recommended that an intrusive phase 2 report be prepared prior to commencement of the development to fully characterise the nature and extent of any contamination of soils and ground water on the site and provide a remediation strategy if required. It is therefore recommended that further contamination investigation and risk assessment be undertaken for the site and secured as part of any future planning consent.

Air quality

296. The application was accompanied by an Air Quality Report, prepared by Cogan which confirms that the proposed development, during construction, operation and cumulatively, will have negligible impacts upon the local area. This is primarily due to very limited car parking on site and use of electrically driven heat pumps rather than burning of fossil fuels which result in the proposed development being air quality neutral in terms of both building and transport related emissions.
297. While it is noted that during construction works there is the potential for dust to be created, a package of dust mitigation measures is proposed to minimise these impacts which will be short term. Based on suitable mitigation being implemented during the construction works which will be secured by way of condition, the air quality effects are considered to be 'not significant' and compliant with all regulatory standards.
298. Overall, 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

299. A wind microclimate assessment, prepared by GIA was submitted as part of the Application and confirms that there are no wind safety risks associated with the proposed development at either ground level or elevated levels.
300. Given the context of the area and location of the site relative to surrounding shelter and nearby tall buildings, it is considered that the proposed development will not significantly alter the local wind microclimate and long-term wind comfort conditions will be suitable for the intended use for thoroughfares, building entrances, bus stops, railway platforms and amenity spaces on and off site.
301. Overall, it is considered that the application complies with Policy D6 of the London Plan and Policies P14 and P56 of the Local Plan by ensuring adequate daylight, sunlight, and a comfortable microclimate.

Energy and sustainability

Whole life cycle and carbon capture

302. As part of the submission, a Whole Life Carbon Assessment (WLCA) prepared by AECOM has been undertaken which demonstrates that the proposed upfront embodied carbon for Block A (PBSA Block) is estimated to be 777kgCO₂e/m² while Block B (Residential Block) is estimated to be 709kgCO₂e/m². The proposed embodied carbon is an improvement on the A1-A5 GLA benchmark of 850 kgCO₂e/m². It is noted that the report includes recommended design improvements which provides further opportunities to reduce the embodied carbon of the scheme, and which could be explored at the detailed design stage. However, the assessed intensity is a market-leading outcome. Based on a comparison with other buildings of similar massing, this would put the scheme's performance on an equivalence with many mid to high rise schemes currently in planning and under construction.

Circular Economy

303. The Circular Economy Statement submitted with the Application outlines how the Proposed Development will seek to minimise and reduce 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.
304. The strategic approach and commitment targets of the Application are summarised below:
 - Minimum 95% of non-hazardous demolition waste to be diverted from landfill for reuse, recycling, or recovery
 - Minimum 95% of inert excavation waste to be diverted from landfill for beneficial use

- Minimum 95% of construction waste to be diverted from landfill for reuse, recycling, or recovery
 - Exceed 65% municipal operational waste recycling targets by 2030
 - Minimum 20% of the total value of the selected products and materials to include recycled and reused content
 - To provide a Post-Construction report to the Greater London Authority.
305. Based on the approach and methodology being implemented and monitored during construction and operation, it is considered that the Application would meet LP Policy SI7.

Carbon emission reduction

306. The Proposed Development embodies an ambitious energy and carbon reduction strategy. Through the adoption of innovative and best practice energy reduction measures, the Proposed Development will achieve an overall regulated carbon dioxide emissions of 39% over Part L 2021. 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 £223,502 (£35,478 for the residential building and £188,024 for the PBSA building) towards offsetting the carbon emissions of the Proposed Development.

Be Lean (use less energy)

307. The Proposed Development has been designed to reduce CO₂ emissions from the site beyond the standard required by Building Regulations Part L 2021 through fabric and energy efficiency measures as well as low and zero carbon energy supply options.
308. For both the Residential and PBSA Blocks, consideration has been given to passive design, fabric and services of the buildings, including the orientation and layout of the dwellings, optimised glazing ratio to reduce heat loss and limit unwanted solar gains, high performance U-values for the building fabric, best practice thermal bridging, high level of air tightness; and high efficiency lighting and ventilation systems including heat recovery.
309. The Proposed Development avoids north-facing single aspect apartments which may have limited access to daylight and sunlight. The opportunity to provide dual aspect dwellings has been maximised within the Site, aiding cross ventilation. All residential dwellings are proposed to incorporate highly efficient mechanical ventilation systems with heat recovery (MVHR). While 100% low energy fixed lighting is proposed for use within the dwellings. Lastly, the use of smart meters and sub metering will ensure data is being monitored and can be used to address the performance gap and provide data to the GLA to support the “Be Seen” policy.
310. Overall, an estimated reduction in CO₂ emissions of 5.5 tonnes/CO₂/year for the residential building, and 7.3 tonnes/CO₂/year for the non-domestic building are projected. These reductions equate to 11% ‘Be Lean’ CO₂ emission saving for the residential building, and a 10% ‘Be Lean’ CO₂ emission saving for the non-domestic elements of the Proposed Development. The total development wide saving is 10% which is in line with the domestic Be Lean target.

Be Clean (supply energy efficiently)

311. The development follows the heating hierarchy prescribed under Southwark Plan Policy P70 which outlines major developments must be designed to connect to existing energy networks, or if no existing schemes exist, investigate whether such networks are planned in the area and designing systems with the flexibility to connect to these in the future.
312. There are no proposed heat networks in the local area for connection at Day One. However, it is proposed that both the Residential and PBSA Blocks will operate heat pump led system with future connection provision to a district heat network. It is noted that due to the proposed buildings being intersected by Joan Street and having separate entities for ownership and operation of the buildings, two independent energy systems have been developed, both being capable of connecting to a district heating network, if/when available in the future.

Be Green (Use low or carbon zero energy)

313. Heating and cooling for the Residential Block will utilise an ambient loop system via reversible air source heat pumps (ASHPs) located at roof level and pipework system. This pipework shall serve local water source heat pumps (WSHPs) located within each residential unit. The WSHPs shall provide heating, cooling and domestic hot water as required. Local MVHRs shall be provided within each residential unit to provide mechanical ventilation. A common air handling unit shall provide normal and smoke ventilation to plant rooms and other basement areas. While the community space is a shell and core unit and has been designed to be heated and cooled by a standalone variable refrigerant flow system with MVHR providing ventilation.
314. Heating and Cooling to the PBSA Block will be provided by roof mounted ASHP units which will feed the student units, as well as amenity areas and back of house spaces. The ASHPs will also provide source heating to WSHPs located at basement level, which will be utilised to boost heating temperatures to provide domestic hot water for the building. Individual student units as well as the amenity spaces and back of house areas will be ventilated by local MVHR units. A common air handling unit shall provide normal and smoke ventilation to plant rooms and other basement areas. While the retail units will be self-contained, with local ventilation provided by the retail tenant, as well as local air source heat pumps for heating/cooling.
315. The Proposed Development will also incorporate roof mounted Photovoltaic (PV) panels on the uppermost roof areas that are not to be utilised for plant equipment, maintenance areas or areas significantly overshadowed. The maximum available area will be dedicated to on-site energy generation. For the Residential Block the proposed PV array will account for an estimated kWh/m² annual generation of 2.44 kWh/m² while for the PBSA Block this will be an estimated 0.66 kWh/m².
316. Overall, the Proposed Development will achieve an estimated 76% emissions saving at the 'Be Green' stage compared to the 'Be Lean' and 'Be Clean' stages for the domestic element and 14% emissions saving at the 'Be Green' stage for the non-domestic elements.

Be Seen (Monitor and review)

317. The non-residential elements of the development have been assessed using a CIBSE TM54 compliant methodology to provide an assessment of regulated and non-regulated energy consumption, for each building. The residential elements of the development have been assessed using the SAP tool.
318. A comprehensive NABERS UK design assessment will be carried out during the next design stage. They are an adopted UK variant of the original model, which is administered by BRE. They have a particular focus on ensuring that the ultimate energy performance of a building in use is aligned with its design, procurement, and construction.
319. The GLA's "be seen" reporting spreadsheet has been provided with the application. The Proposed Development will include building management systems and a metering strategy to control and monitor operational energy performance, to allow reporting on services and metering of both blocks. A planning obligation would secure the ongoing monitoring and reporting requirements, to comply with policy SI2 part A.4.

Overheating

320. The risk of overheating has been assessed throughout the development, in both residential and non-residential areas, in line with the requirements of the GLA. Overheating risk has been mitigated through a range of cooling design features including external shading, optimising window sizes and openings, insulated walls, triple glazed windows, low energy lights, maximised ceiling heights, cross ventilation, tempered cooling and use of MVHRs.
321. In summary, the overheating reports demonstrates that without any site constraints and when windows can be fully opened, all units are able to achieve a Part O 2021 compliance for overheating. Once the site constraints are considered, the most practical mitigation measure for the current design is the introduction of tempering units to the occupied rooms. The tempering solution can be manually operated and so allow the occupants freedom of choice; if, when and the duration they choose to activate the units, or alternatively accept some higher acoustic levels and use natural ventilation during cooler period and mid seasons. The Cooling Hierarchy set out under LP Policy SI4 has been followed to minimise the operation carbon of the cooling systems.

BREEAM

322. Policy P69 of the Southwark Plan states that non-residential development must achieve a BREEAM rating of 'Excellent'. The applicant's BREEAM assessment indicates that the proposed PBSA Block has been designed to achieve a rating of 'outstanding' which exceeds minimum policy requirements. A planning condition is recommended to secure this.

Digital connectivity infrastructure

323. London Plan policy SI6 on digital connectivity infrastructure requires the provision of sufficient ducting for full fibre connectivity to all end users in new developments. Southwark Plan policy P44 requires delivery of fibre to the premises broadband or equivalent technology for future occupants and users. The scheme includes provision for full fibre connectivity to ensure all commercial and residential end-users can benefit. A compliance condition is attached to ensure each building has fibre connection in line with the submitted information.

Planning obligations (S.106 agreement)

324. Policy IP3 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy IP3 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

325. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site-specific mitigation that meets the tests in Regulation 122 can be given weight. The obligations that meet the Regulation 122 tests and have been agreed are below. The NHS have requested a payment contribution of £52,756, however the impact on health services is mitigated through the CIL contribution.

326.	Planning Obligation	Mitigation	Applicant Position
	Affordable housing	a) 44 homes (150 habitable rooms – 25.9% of total) to be provided on-site as affordable housing. b) Tenure split: 100% social rent c) 100% of the affordable units to be made available before any of the PBSA units can be occupied.	Agreed
	Affordable housing payment for affordable housing	£15,685,000 (equivalent to 156 habitable rooms – 26.9% of total)	Agreed (to be a separate legally binding agreement with the Council, that will be signed at the same time as the s106 agreement)

Affordable housing monitoring	On-going reporting requirements on the delivery of the affordable housing. Financial contribution for the monitoring of the affordable housing provision on site.	Agreed
Community Facility	Construct and make available the community facility prior to occupation of the PBSA	Agreed
Energy statement and carbon offset financial payment	a) Secure agreed carbon target (uplift over Part L). b) Secure futureproofed connection to DHN. c) Energy schedule (standard wording). d) Secure carbon off-set contribution payment of £223,502 (comprising £35,478 for the residential building and £188,024 for the PBSA building).	Agreed
Be Seen – on-going monitoring and post-installation review	Post-construction monitoring and reporting of each block.	Agreed
Student Management Plan	To deal with management of students on site and potential disturbances off site.	Agreed
Wheelchair units	To secure marketing of the wheelchair units, in listed locations, and to prevent occupation of wheelchair units by non-wheelchair users until the marketing has been demonstrated to approved.	Agreed
Construction phase jobs / skills and employment requirements	Provide 46 sustained jobs to unemployed Southwark residents, 46 short courses, and take on 11 construction industry apprentices during the construction phase or meet the Employment and Training Contribution. The maximum Employment and Training Contribution is £221,200 (£197,800 against sustained jobs,	Agreed

	£6,900 against short courses, and £16,500 against construction industry apprenticeships). An employment, skills and business support plan should be included in the S106 obligations.	
Local procurement	The applicant must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction. To allow procurement opportunities for local businesses.	Agreed
Transport for London – Bus Services	Payment of £88,000 for bus infrastructure and service improvements.	Agreed
Transport for London - Legible London signage	No value provided by TfL but experience from other schemes indicate 1 x totem costs £24,000.	Agreed
Transport for London – Cycle Hire Docking Station	a) £220k towards relocating existing all 54 docking points and two terminals. 30 spaces provided on The Cut. b) £30k towards operation of the scheme – redistribution of bikes and servicing the scheme for the first year after occupation. This is to fund increased re-distribution visits to balance the scheme due to increased demand from the student accommodation.	Agreed
E-scooters	The delivery of a scooter bay for up to 12 e-scooters, within Joan Street.	Agreed
Joan Street S278 works.	a) Payment of £100,000 related to the off-site works for the Healthy Streets initiative (Discretion of the Council / LBS Highways to spend on the northern section of Joan Street) b) To enter an S.278 Agreement with LB Southwark to enhance Joan Street with the provision of 2.5m footways along either side within the boundary of the	Agreed

	highway land, together with Copenhagen style crossings at the southern and northern ends.	
Highway works and transport contributions	a) Revocation of Parking Permits for all proposed residential units (unless blue badge holder). b) Car Club provision and 3-years free Membership for the first occupant of each affordable residential unit (£60 per annual membership, £7,920 total) c) A travel plan and delivery and servicing plan	Agreed
Public realm	a) Maintenance arrangements. b) Submit a delivery strategy for approval to set out the phased delivery of the public realm across the site. c) To landscape the 'rubble site' between Styles House and the proposed residential building to create a community garden, including the provision of 517sqm of children's play space (that meet all play space requirements of the site). d) To provide an additional (1) blue badge parking space within Styles House e) To include a fallback provision for the necessary funding to be provided for LB Southwark to undertake those works (of £175,000), should the Applicant be unable to do so prior to occupation of the first student room.	Agreed
Ecology	Significant enhancement to be secured for 30 years Tree planting maintenance plan	Agreed

327. In the event that an agreement has not been completed by 05/09/2025, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:
328. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Policy IP3 Planning Obligations of Southwark Plan 2022, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

329. 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.
330. The site is located within Southwark CIL Zone 2 and MCIL2 Central London Zone. Based on the GIA provided in CIL Form 1 and planning application form, both dated 19-Sep-24, the gross amount of CIL is £5,570,324.21 (pre-relief). Subject to the correct CIL Forms being submitted on time, CIL Social Housing Relief of approximately £2,005,303.54 can be claimed for a number of types of affordable housing. Thus, the resulting CIL amount is estimated to be £3,565,020.67 (net of relief). It should be noted that this is an estimate, floor areas will be measured and checked when related CIL Assumption of Liability and Relief Claim Forms are submitted, after planning approval has been secured.

Community involvement and engagement

331. This application was accompanied by a statement of community involvement (which provides full details of the public consultation). In summary, the document confirms that the following, in-person, public consultation was undertaken by the applicant prior to submission of the application:
- 11th June 2024 – Meeting with Styles House Tenant Management Organisation (TMO)
 - 25th June 2024 – Landscaping workshop with Styles House TMO
 - 17th July 2024 – Public consultation preview for Styles House residents
 - 18th July 2024 – 1st public exhibition event
 - 20th July 2024 – 2nd public exhibition event
 - 31st July 2024 – Pop-up event was held at TfL's head office at Palestra
 - 6th August 2024 – Further meeting with Styles House TMO.

332. A dedicated consultation website was created which provided details of the proposed scheme, explained how to provide feedback and provided details of the public exhibition session. In addition, a newsletter was distributed to 1,592 local residents and local businesses with a 0.5m radius. Similarly, the leaflets included images of the proposed development, contact details, information about how to provide feedback and promoted the public consultation workshops. A hybrid approach – both online and in person – enabled members of the public to engage in a way that best suited their needs.
333. In addition to the public consultation, key political and community stakeholders' engagement was carried out. This consultation included MP's and Councillors as well as various community centres/groups and resident associations.
334. The applicant provided an engagement summary for the development consultation charter. It details the extent of pre-application consultation and demonstrates that the applicant has made acceptable efforts to engage with those affected by the proposals. As part of its statutory requirements, the council, sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.
335. Details of consultation and re-consultation undertaken by the local planning authority in respect of this application are set out in the appendices. The responses received are summarised later in this report.

Consultation responses from members of the public and local groups

336. Public consultation was initially undertaken on 21/10/2024 and again on 17/12/2024 (*for design changes, internal updates and removal of the basement level to the Residential Block*). 340 neighbours were consulted, a total of 13 comments were received:
- 2 were in support
 - 11 were in objection
337. Summarised below are the planning matters raised by members of the public and the planning officer's response. Further detail on these matters is set out within the relevant sections of this report.
338. Support:
- Residential housing offering
 - Equality, diversity, and inclusion benefits
 - Community Use (cultural and community-beneficial activities)
339. Objection comments are addressed in turn in the following paragraphs:

Height, bulk, scale and massing

340. Officer response - The site lies wholly within the designated Tall Building Area and the site-specific designation identifies that comprehensive mixed-use redevelopment of the site could include taller buildings subject to character, heritage and townscape impacts. Overall, the proposed development has been appropriately designed in terms of height, scale and massing – refer to Urban Design Section of this report.

Loss of daylight / sunlight

341. Officer response - The detailed analysis demonstrates that 69% of windows will meet the BRE's recommendations for the Vertical Sky Component (VSC) and 89% of rooms will meet the BRE guidance for No Sky Line (NSL), which is a very high level of compliance, considering the Central London location of the site. Furthermore, when compared against the extant permission, the proposed development would represent a material betterment to the daylight and sunlight that would be experienced by neighbouring residential properties. With regard to overshadowing of the external amenity spaces along Isabella St and adjoining Styles House, while the proposal does have some effect, it is marginal and both spaces will continue to exceed the BRE recommendations. Overall, the proposed development would not result in unacceptable sunlight/daylight or overshadowing impacts – refer to Sunlight/Daylight Section of this report.

Loss of privacy

342. Officer response - The proposed development is appropriately sited to ensure adequate separation distance are maintained between adjacent properties. Overall, it would not result in unacceptable privacy or overlooking impacts – refer to Privacy Section of this report.

Antisocial behaviour / noise and disturbance from PBSA

343. Officer response - The Student Management Plan provides a commitment to 24-hour, 7-day a week on-site management, complemented by security staff and CCTV. This will not only provide a safe environment for students, but their continual presence on site will ensure that any noise and antisocial behaviour can be dealt with immediately for the benefit of both other students and the wider community. The Student Management Plan and recommended measures will be secured by S106 Obligation.

No provision of local shops / café on The Cut not appealing

344. Officer response - The proposed development includes the provision of two retail/café uses as part of the PBSA Building either side of the entrance to Southwark station and have been appropriately designed to activate The Cut and Blackfriars Road. There are also a range of shops and other facilities within walking distance of the site including Tesco, Sainsbury's, cafés, restaurants and pubs, the Young Vic, the Old Vic, hairdressers, barbers and dry cleaners. The excellent accessibility of the site to both London Underground and the bus network enable easy access to the full range of shops available within London, when the needs cannot be met locally.

Community space will be retail orientated and not communal for use of residents

345. Officer response - Planning permission is being sought for community facilities which will be secured by S106 Obligation for the benefit of the residents of the proposed affordable residential building, the Styles House but also the wider community. The proposed community use will not be retail orientated.

Lack of sufficient affordable housing to meet housing target

346. Officer response - The proposed development would deliver 44 residential homes on site within the proposed residential block to the west of Joan Street, all of which would be delivered as affordable (100% social rent). This provides 150 affordable habitable rooms and equates to 35% of the total habitable student rooms (429 rooms). In addition to the provision of on-site affordable housing, the proposed development includes a S106 payment of £15,685,000 towards off-site affordable housing. This is the equivalent to a further 157 affordable habitable rooms which is equivalent to an affordable level of 71% of the proposed student accommodation which exceeds the 35% minimum requirement set by the Southwark Local Plan. In addition, 65.9% of the affordable housing provision would be two or more bedrooms, making a significant contribution towards the borough's family housing needs. This is considered to be a substantial social benefit given the demand for affordable housing in the borough.

Demand and suitability of student housing (decline in foreign students, overpriced for local student)

347. Officer response - As set out in the main body of the report there is an assessed need for student housing in the borough. The site is accessible to a number of university campuses and is in walking distance of King's College and Trinity Colleges London Campuses. Furthermore, there are only around 7,800 PBSA units and that at least 57% of the students within the Borough live in private rented accommodation. This results in most students having no choice but to go into the private rented sector which can lead to higher costs and competition with local residents for housing. Overall, the proposed student accommodation is considered acceptable - Refer to Student Accommodation Section of report for further detail.

Noise, pollution, dust and disturbance from construction

348. Officer response - A Construction Environmental Management Plan (CEMP) has been submitted as part of the application. Not only will the hours of construction be limited, but silencers, barriers and electrically powered equipment (minimising the use of generators), will be used where possible, alongside other measures. Dust will be minimised with water suppression systems, wheel washing, sheeting of materials and careful choice of equipment.

Both noise and dust will be continually monitored, with systems in place to stop activity should problems arise. There will also be points of contact established for local residents to raise concerns, so that they can be addressed immediately. It is considered that any noise and disturbance during the construction period will be temporary however will be minimised where practicable. Then CEMP and

recommended mitigation measures will be secured by S106 Obligation.

Increased use of Nelson Square Gardens, increase noise

349. Officer response - The proposed development includes both generous on-site amenity provision for students and will fund a new communal garden for those living within Styles House and for occupiers of the affordable residential building. Despite provision being made on site, it is possible that some people may use Nelson Square Gardens on occasion, but the number of people will be substantially less than would have been the case with the extant planning permission for the large office building and residential tower. Overall, it is considered that the proposal would not adversely impact Nelson Square Gardens.

Increased servicing and deliveries

350. Officer response - The proposed development would generate substantially fewer vehicle trips in both the AM and PM peaks than the extant permitted scheme. Furthermore, in this case, Joan Street is being retained and dedicated servicing bays provided within it, away from existing homes, thereby avoiding resultant problems for existing residents. Overall, the proposal has been appropriately designed to manage ongoing servicing and deliveries to student, residential and retail components – refer to Transport Section of this report.

Health impacts building close to rail line (noise and disturbance)

351. Officer response - A noise and vibration assessment were submitted as part of the Application. The detailed noise modelling undertaken has informed the design of the scheme which includes, the use of triple glazing and high-quality facades to ensure that a good internal environment for both the housing and students is achieved. Overall, it is considered that the development has been appropriately designed and will not result in adverse noise or health impacts to occupiers as a result of proximity to the rail line.

No means of blocking sunlight (shutters) – passive cooling, use of air conditioning and impact on climate

352. Officer response - Both residential and student buildings has been designed to achieve an optimum balance between achieving good levels of natural daylight within the rooms but avoiding overheating. This includes measures such as external shading, triple glazed windows, maximised ceiling heights to ensure passive cooling is maximised. Refer to Energy Section of this report for more detail.

No formal engagement with Styles House TMO

353. Officer response- The Applicant has had six separate face to face meetings/workshops with the TMO board. In addition, there was a private view for Styles House residents on 17 July and public exhibition events on 18th and 20th July. These were held in the Styles House meeting room for residents to attend. It is considered that the Applicant has adequately consulted with the

Styles House TMO prior to submission of the Application.

Lack of green space / insufficient planting

354. Officer response - The proposal delivers an increase in public realm, as well as creating new landscaped areas and green spaces which includes the planting of 19 new trees. Overall, the proposed public realm, landscaping and planting is considered acceptable - Refer to Public Realm and Landscaping Sections of report for further detail.

Compliance with fire safety requirements

355. Officer response - The proposed development has been designed to meet the relevant fire guidance. A specialist Fire Safety Report by engineers at Hoare Lea has been prepared and submitted with the application and include a wide range of fire safety measures have been incorporated into the proposal. Overall, the proposal complies with fire safety requirements – refer to Fire Safety Section of this report.

Insufficient cycle parking

356. Officer response - The proposal complies with cycle parking provision of the London Plan – refer to Transport Section of this report.

Closure of Southwark Underground Station during construction

357. Officer response - A Construction Management Plan (CEMP) prepared by MACE was submitted with the Application which confirms that Southwark Underground Station will remain operational throughout the construction of the proposed development. A detailed CEMP confirming this will be secured by way of a S106 Obligation.

Consultation responses from external and statutory consultees

358. 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.
359. GLA - Greater London Authority (Stage 1):
- Land use principles: The principle of the mixed-use residential-led development is supported.
 - Affordable housing: The proposal delivers 44 affordable housing units as 100% Social Rent, and a PiL of £15,685,000 for the PBSA. Given the PiL is not confirmed, and the scheme involves estate regeneration, the Viability Tested Route must be followed.
 - Urban design and heritage: No strategic concerns are raised to the

principle of tall buildings on the site. A low level of less than substantial harm would be caused to heritage assets which must be outweighed by the benefits of the proposal.

- Transport: Further information is required on the Transport Assessment, car and cycle parking, travel plan, delivery and servicing, and construction logistics.
- Sustainability and environment: Further information is required on energy, circular economy, whole-life cycle carbon, green infrastructure, and water.

Officer response: Points regarding land use, urban design and heritage 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.

With regard to affordable housing, the proposal exceeds a 50% affordable housing offer, including PIL payment which has been confirmed by the Applicant and will be secured in a legally binding agreement, and therefore, meets the Fast Track requirements of P1 of the Southwark Plan for not requiring a Financial Viability Assessment (FVA).

It is noted that London Plan Policy H8 E states that all estate redevelopments are required to follow a viability tested route and provide an uplift in housing as well as a replacement of existing housing. In this instance there is a significant increase in affordable social rented housing on the site as part of this estate redevelopment. In respect of the requirement for an FVA, the Southwark Plan does not require one when more than 40% affordable housing is provided on site. When two development plan policies conflict with each other then the most recent policy prevails. As such, Policy P1 of the Southwark Plan is the most up to date policy and is being met by the proposed development.

The provision of no affordable student accommodation is also considered acceptable as it maximises the affordable housing offer. Given more than 40% affordable is being provided, which meets Southwark “Fast track” threshold, a late-stage review would not be required.

360. HE - Historic England (Heritage): No objection noting that Southwark Underground Station is currently being assessed by Historic England for statutory listing and therefore, the position on these proposals could be subject to change depending on the outcome of that application.

Officer response: Noted.

361. ENVA - Environmental Agency: No objection. Recommends conditions relating to land contamination and management approaches relating to flood risk, drainage and piling to help minimise potential risks and ensure appropriate water management of the site.

Officer response: Noted and to be included as part of any planning permission.

362. NR - Network Rail: No comments

Officer response: Noted.

363. HSEFRE - HSE Fire Risk Assessment: Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. However, HSE has identified some matters that the applicant should try to address, in advance of later regulatory stages.

Officer response: Noted and recommended informative to be included as part of any planning permission.

364. NE - Natural England: No comments

Officer response: Noted.

365. TW - Thames Water: No objection subject to conditions.

Officer response: Conditions attached accordingly.

366. Transport for London (TfL): provided comments and recommendations regarding healthy streets, lighting, safety, bus stop accessibility, cycle parking, cycle hire docking station and student management plan.

Officer response: The Council's Transport Team have worked in detail with the Applicant to address these matters which has included the provision of a bus stop accessibility audit and updated cycle parking plans. With regard to healthy streets, public realm works and cycle docking station requirements, these will be secured by S106 payments as detailed in the Planning Obligations Section of this report. Similarly, a detailed student management plan will be secured by S106 Obligation.

367. TFL – Railway Infrastructure: No objection.

Officer response: Noted.

368. National Grid: No comments

Officer response: Noted.

369. Twentieth Century Society: Objection due to proposed demolition of interior fabric, including a central column, and harm caused to the high-quality interiors of the station and noting the following: "Would it not be possible to carry the load

of the OSD through the building elsewhere, without impacting so significantly of this key part of the interiors? It needs to be demonstrated that alternative locations for the supporting structure have been considered.”

Officer response: The Applicant submitted a detailed response to the matters raised by Twentieth Century Society demonstrating that redistributing the loads from the OSD structure onto adjacent station columns is not viable due to the long spans of the required structure and residual capacity of adjacent elements. It was also noted that the adjacent columns have a limited capacity and could not bear the additional load of the OSD structure. The proposed new column will be designed to be as slim as possible and this will be the subject of the Listed Building Consent application, which will be submitted when/if the station is listed.

Overall, it has been demonstrated that the proposed works to the station, are limited in scope, will be carried out as sensitively as possible and would have been required as part of the originally approved OSD scheme, that the station was designed to accommodate from the outset. Furthermore, the works will be the subject of a separate Listed Building Consent application, which will be submitted when/if the station is listed. Their acceptability is not being determined as part of this current planning application for the proposed development above.

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

Officer response: Conditions attached accordingly.

371. Metropolitan Police: No objection. Request for a payment to mitigate the impacts of the development on the demand for Policing services and infrastructure.

Officer response: Requested payment could be covered by a S106 Obligation. However, the impact on Police services and infrastructure is mitigated through the CIL contribution.

372. HUDU (NHS): No objection. Request for a payment to mitigate the impacts of the development on the demand for primary care services.

Officer response: Contributions to NHS infrastructure would be made through CIL allocations.

373. Lambeth Council: No comments received; however, the acknowledgement letter noted that the works may require Building Control consent.

Officer response: Noted.

Community impact and equalities assessment

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

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

376. 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.
377. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
378. There are a range of potential impacts on the local community during construction and operation. Potential impacts in terms of infrastructure, environmental factors, amenity, accessibility, housing, employment creation and health have been discussed in detail in the relevant sections of this 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).
379. The scheme will deliver 44 affordable homes thus presenting opportunities to enhance access to affordable residential accommodation for those with protected characteristics, in particular BAME communities as they are disproportionately affected by lack of access to affordable housing. The proposed development also includes 226sqm of community facilities which will be accessible to all members of the community and will provide benefit for those groups with protected characteristics. There will also be positive health benefits in terms of open space, play space, enhanced public realm and landscaping works. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community.

380. The proposed scheme has also been designed to ensure inclusive access for all, providing both accessible student and conventional residential homes. All public realm areas have appropriate gradients and slopes instead of steps wherever possible. The landscaped areas will incorporate appropriately designed benches and play equipment for a range of users. There is level access into the buildings and internally the design incorporates an appropriate provision of wheelchair accessible toilets, lifts, wide corridors, doors and circulation areas. A blue badge space is also provided for the Residential Building in addition to the 3 existing spaces benefiting Styles House.
381. 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.
382. 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

383. 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.
384. 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

385. 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.
386. 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.
387. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the	YES

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

CONCLUSION

388. The redevelopment of the site is supported through the site allocation. The scheme will deliver 25.9% affordable housing on site all as social rented, with a further 26.9% being provided by way of s106 PIL payment which will achieve a total affordable level of 52.8%. In addition, it provides 226sqm of community facilities and 123sqm of retail/café uses with active frontages to The Cut and Blackfriars Road as required by the site allocation. This makes a significant contribution to addressing the boroughs great need to deliver affordable housing. In addition, the scheme would provide student housing in an appropriate location which is considered to contribute positively to a mixed and inclusive neighbourhood.
389. Whilst the amount of housing proposed is greater than the indicative capacity of the site, and the site would only provide limited commercial space. As set out in the report the land use mix is considered to be acceptable and would not compromise the delivery of the Southwark Plans aspirations to create new jobs as set out in policy ST1. In addition the design, scale and massing of the development is considered to be acceptable. The development would sit comfortably in the CAZ / townscape and not cause harm to adjoining heritage assets. Whilst there would be some harms to neighbouring amenity in terms of daylight and sunlight, these are relatively limited.
390. The scheme would make contributions to mitigating its impact on local services through its CIL payments. In addition, s106 contributions would also be made to secure carbon off-set, training and apprenticeships, bus service improvements, London signage, cycle hire docking stations, s278 improvement works to Joan Street and car club provision.
391. The benefits associated with the proposed redevelopment of the site are summarised below:
- Optimise and reuse brownfield land.
 - Contribute towards the identified housing requirement with an equivalent of 215 homes to help meet the Borough's housing targets.
 - Provide 44 high quality social rent affordable homes which would be owned and managed by the council, a significant increase over the 25 council homes secured by the previous planning permission.
 - Deliver family sized housing with 15 three bedroom and 1 four-bedroom homes.

- Reduce pressure on the private rented market from students, and provide safe, well maintained and well managed PBSA.
- Activate the space either side of the Station entrance with the retail kiosks on both sides of the Station entrance helping to activate Blackfriars Road and The Cut.
- Deliver a community facility for the benefit of the Styles House residents and the local community.
- Retention of Joan Street.
- Improve pedestrian facilities with widened pavements and improved and enlarged raised crossings.
- Extend the Low Line with improvements to Isabella Street between Blackfriars Road and Joan Street, introducing planting, better addressing the change in levels and providing an active frontage at its eastern end.
- Create new public realm.
- Deliver additional greening along Isabella Street, The Cut, west of Joan Street out to Hatfield Street, on the roofs and in the new community garden shared with Styles House.
- Achieve a 368.04% Biodiversity Net Gain, in excess of the 10% required.
- Provide enlarged gardens for Styles House
- Improve Santander cycle hire docking facilities
- Deliver economic benefits with jobs within the retail units and in the running, maintenance and security of the PBSA, as well as jobs and training during the construction stage of the project.

392. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND INFORMATION

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: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Chirag Bhavan, Planning Officer		
Version	Final		
Dated	25 February 2025		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director, Finance		No	No
Strategic Director, Environment, Neighbourhoods and Growth		No	No
Strategic Director, Housing		No	No
Date final report sent to Constitutional Team			21 February 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	Mr Elliot Saunders Platinum Southwark Limited	Reg. Number	24/AP/2770
Application Type	Major application		
Recommendation		Case Number	PP-13336576

Draft of Decision Notice

for the following development:

Demolition and redevelopment to provide a purpose built student accommodation building of 15 storeys (plus basement and rooftop plant) with retail and/or café uses within Use Class E on the ground floor, and a residential building of 9 storeys (plus rooftop plant) to accommodate the required affordable housing within Use Class C3, with community uses within Use Class F1 on the ground floor; together with cycle parking, refuse/recycling storage, servicing, improvements to Joan Street, landscaping and other works.

Southwark Underground Station The Cut London Southwark

In accordance with application received on 23 September 2024 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

PROPOSED FLOOR PLANS - PBSA BUILDING LEVEL 01 22206-AHMM-AA-01-DR-A-P0101 REV P03 received 02/01/2025

PROPOSED FLOOR PLAN - PBSA BUILDING GROUND FLOOR LEVEL 22206-

AHMM-AA-GF-DR-A-P0100. REV P03 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 05, 11 22206-AHMM-AA-ZZ-DR-A-P0105 REV P02 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 03, 07, 09, 13 22206-AHMM-AA-ZZ-DR-A-P0107. REV P02 received 02/01/2025

PROPOSED WEST ELEVATION - PBSA BUILDING (JOAN STREET 22206-AHMM-AA-ZZ-DR-A-P0202 - REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - PBSA BUILDING LEVEL 14 22206-AHMM-AA-14-DR-A-P0114. REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - PBSA BUILDING BASEMENT LEVEL 22206-AHMM-AA-B1-DR-A-P0099 REV P03 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 04, 06, 08, 10, 12 22206-AHMM-AA-ZZ-DR-A-P0106 - REV P02 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 04, 06, 08, 10, 12 22206-AHMM-AA-ZZ-DR-A-P0250.- REV P02 received 02/01/2025

PROPOSED NORTH ELEVATION 22206-AHMM-ZZ-ZZ-DR-A-P0203- REV P02 received 02/01/2025

PROPOSED EAST ELEVATION (BLACKFRIARS ROAD 22206-AHMM-ZZ-ZZ-DR-A-P0201- REV P02 received 02/01/2025

PROPOSED SOUTH ELEVATION (THE CUT) 22206-AHMM-ZZ-ZZ-DR-A-P0200- REV P02 received 02/01/2025

PROPOSED WEST ELEVATION - AFFORDABLE HOUSING 22206-AHMM-BB-ZZ-DR-A-P0202 REV P02 received 02/01/2025

PROPOSED EAST ELEVATION - AFFORDABLE HOUSING (JOAN STREET 22206-AHMM-BB-ZZ-DR-A-P0201- REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 03 04 & 06 22206-AHMM-BB-ZZ-DR-A-P0103 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING GROUND FLOOR LEVEL 22206-AHMM-BB-GF-DR-A-P0100 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 08 22206-AHMM-BB-08-DR-A-P0108 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 08 22206-AHMM-BB-07-DR-A-P0107 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 02 22206-AHMM-BB-02-DR-A-P0102. REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 01 & 05 22206-AHMM-BB-01-DR-A-P0101 REV P02 received 02/01/2025

PROPOSED WEST ELEVATION - PBSA BUILDING (JOAN STREET) 22206-AHMM-

AA-ZZ-DR-A-P0202. REV P02 received 02/01/2025

Other Documents

LANDSCAPE GENERAL ARRANGEMENT PLAN SWK-SGB-ZZ-EW-PL-L-001001
received 19/12/2024

LANDSCAPE GENERAL ARRANGEMENT PLAN. SWK-SGB-ZZ-EW-PL-L-001001
received 20/12/2024

PROPOSED ROOF PLAN - PBSA BUILDING (LOW LEVEL) 22206-AHMM-AA-15-
DR-A-P0115 - REV P02 received 02/01/2025

PROPOSED ROOF PLAN - PBSA BUILDING (HIGH LEVEL) 22206-AHMM-AA-RF-
DR-A-P0116. REV P02 received 02/01/2025

PROPOSED SECTION 01 PBSA (NORTH - SOUTH) 22206-AHMM-AA-ZZ-DR-A-
P0302 - REV P02 received 02/01/2025

PROPOSED SECTION 02 PBSA (STATION ENTRANCE) 22206-AHMM-AA-ZZ-DR-
A-P0303 REV P02 received 02/01/2025

PROPOSED LONG SECTION EAST - WEST (PBSA + AFFORDABLE HOUSING
22206-AHMM-ZZ-ZZ-DR-A-P0301 received 02/01/2025

SITE PLAN - PROPOSED 22206-AHMM-ZZ-ZZ-DR-A-P0002- REV P02 received
02/01/2025

LOCATION PLAN - PROPOSED 22206-AHMM-ZZ-ZZ-DR-A-P0001 - REV P01
received 02/01/2025

PROPOSED SECTION 01 NORTH - SOUTH (AFFORDABLE HOUSING) 22206-
AHMM-BB-ZZ-DR-A-P0301 - REV P02 received 02/01/2025

PROPOSED TYPICAL BAY STUDIES AFFORDABLE HOUSING 22206-AHMM-BB-
ZZ-DR-A-P0251 REV P02 received 02/01/2025

PROPOSED RESIDENTIAL UNIT TYPES M4 (V3) 22206-AHMM-BB-XX-DR-A-
P0052. REV P02 received 02/01/2025

PROPOSED RESIDENTIAL UNIT TYPES M4 (V2) 22206-AHMM-BB-XX-DR-A-
P0051. REV P02 received 02/01/2025

PROPOSED ROOF PLAN - AFFORDABLE HOUSING 22206-AHMM-BB-RF-DR-A-
P0109 REV P02 received 02/01/2025

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of three

years from the date of this permission.

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

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

3. No development shall take place until a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials as required by the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P6 (Reducing waste) Policy P70 (Energy) of the Southwark Plan (2022).

4. Prior to the occupation of the development details of any additional measures required to prevent any of the units within these blocks from overheating 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 and Policy P15 (Residential design) and of the Southwark Plan (2022).

5. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and Drainage Strategy Report prepared by Heyne Tillet Steel (dated 28/11/2024). 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).

6. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
 - o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures.
 - o Site perimeter continuous automated noise, dust and vibration monitoring.
 - o 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.;
 - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings, etc.)
 - o 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.;
 - o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
 - o 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

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

 - o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
 - o Section 61 of Control of Pollution Act 1974,
 - o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',

- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

7. 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. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. 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>

8. Prior to any demolition hereby approved, details of a Demolition Noise and Vibration Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase.
 The development shall only be demolished in accordance with the approved Demolition Noise and Vibration Management Plan which shall include:
 - A detailed specification of demolition works including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates.
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
 - Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
 - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
 - Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

 - Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>.
 - S61 of Control of Pollution Act 1974;
 - The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
 - BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - BS 7385-2:1993 Evaluation and measurement for vibration in buildings.
 - Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting
 - Relevant 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/>

- Relevant CIRIA and BRE practice notes.

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

9. Prior to the commencement of above ground works of the development, and notwithstanding the cycle store layouts shown on the submitted drawings, full details of the cycle parking facilities (including cross sections, with aisle widths and floor to ceiling heights clearly labelled) shall be submitted to and approved by the Local Planning Authority for each Phase or Building. Provision shall be made for a minimum of 429 spaces across all Phases.

Reason - To promote sustainable travel and to ensure compliance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021) and Policy P53 (Cycling) of the Southwark Plan (2022).

10. Prior to the installation of any hard landscaping, soft landscaping, vehicular route, parking, loading bay, footway or cycleway commencing for a Phase of the development, details of the layout and design of any vehicular route, parking, pedestrian and vehicular sight lines, loading bays, footway or cycleway relevant to the development, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall show (where relevant) the alignment, widths, gradients, surfacing arrangements, kerbs, bays for parking/loading/deliveries, forward visibility sight lines and visibility splays, speed restraint measures, access controls, turning heads, emergency vehicle and service vehicle access and gradients in respect of the relevant part of the development. This shall include the layout, its width, surfacing, bays, access controls, forward visibility sight lines and visibility splays. Each Phase or Building of the development shall then be constructed in accordance with the approved details.

Reason: To ensure that the detailed design provides sufficient vehicle manoeuvring and visibility in the interest of public safety and to ensure that the

detailed design of the vehicular routes, footways, pedestrian routes and public squares would avoid vehicle/pedestrian conflict in accordance with London Plan (2021) Policies D5 (inclusive design), D8 (Public realm), T1 (Strategic approach to transport), T4 (Assessing and mitigating transport impacts) and T5 (Cycling), and Southwark Plan (2022) Policies P50 (Highways impacts), P51 (Walking) and P53 (Cycling).

11. 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 6 Bee bricks and/or invertebrate hotels shall be provided, and the details shall include the exact location, specification and design of the habitats. 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.

The Bee bricks and/or invertebrate hotels 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 invertebrate features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the invertebrate 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 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).

12. 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 3 bat tubes, bricks or boxes shall be provided, and the details shall include the exact location, specification and design of the habitats. 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.

The bat tubes, bricks or 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 roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the 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 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).

13. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of identified invasive plants on the site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of identified invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons: the spread of invasive species is prohibited under the Wildlife and Countryside Act (1981). Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

14. Details of six 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 two house sparrow terraces, two swift boxes, one open fronted bird box and one bird box with a 32mm entrance hole shall be provided. Details shall include the exact location, specification and design of the bird boxes. The boxes shall be installed in suitable locations 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)

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

16. Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.
Details of an irrigation schedule shall be provided 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.

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.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; 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 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).

17. Prior to the Superstructure works commencing, a waste and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented as approved, unless otherwise agreed in writing

by the Local Planning Authority. The development shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation, and managed and operated in accordance with the approved strategy for all uses in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) of the London Plan (2021) and Policies P50 Highways impacts, P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

18. Residential - Internal noise levels ' pre approval

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

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

Living and Dining rooms- 35dB LAeq T †

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

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

A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

19. Residential Vertical sound transmission between potentially loud commercial and residential properties on new build

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be

permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

20. Noise from amplified music from non-residential premises - pre approval
A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises, a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

21. 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 noise levels criteria outlined in the Noise and Vibration Impact Assessment Report (Ref: QA23395/NIA, Quantum Acoustics Ltd, dated 01 August 2024). 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.

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

- o Details of extraction rate and efflux velocity of extracted air
- o Full details of grease, particle and odour abatement plant
- o The location and orientation of the extraction ductwork and discharge terminal
- o A management servicing plan for maintenance of the extraction system

To ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

23. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance Note 1 for the reduction of obtrusive light (2021). Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the LPA 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 Framework 2021.

24. Site Contamination - pre-approval

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

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

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

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2021.

25. Land Contamination 1

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- 1 A preliminary risk assessment which has identified:
 - 2 all previous uses
 - 3 potential contaminants associated with those uses
 - 4 a conceptual model of the site indicating sources, pathways and receptors
 - 5 potentially unacceptable risks arising from contamination at the site
1. 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.
 2. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution, in line with the National Planning Policy Framework (NPPF) (paragraph 180).

26. Prior to each phase of development being occupied, a verification report demonstrating the completion of 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.

Reason

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 180 of the National Planning Policy Framework

27. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework. To prevent pollution of groundwater within underlying Principal and Secondary aquifers

28. Prior to commencement of any works (with the exception of demolition to ground level 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).

29. Prior to commencement of works for a relevant Phase of the development (excluding the Enabling Works Phase, Basement Levels Phase and the Listed Buildings Phase), the applicant must submit to the Local Planning Authority an

updated roof layout drawing to demonstrate that PV generation has been maximised for that Phase of the development. This should include the provision of bio-solar PV on green roof areas that are not for communal access purposes. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainable development and in accordance with London Plan (2021) Policies SI 2 (Minimising greenhouse gas emissions) and SI 3 (Energy infrastructure) and Policy P70 (Energy) of the Southwark Plan (2022).

30. No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height (5m AGL), radius and start/finish dates for the use of cranes during the Development. Upon completing the initial assessment based on the information requested, these cranes will require to be assessed against LCA's safeguarding surfaces. The information described above must be submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.

Reason: The use of cranes or tall equipment in this area has the potential to impact LCA operations and safeguarding surfaces, therefore they must be assessed before construction.

Permission is subject to the following Grade Condition(s)

31. Prior to the commencement of above grade work, details of wind mitigation measures at the ground level; to achieve suitable wind conditions for the public spaces in the central space, the Yards, the new play space and Christ Church Gardens; based on the Lawson Comfort Criteria shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the first use of these buildings and retained as such thereafter.

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).

32. 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 with proposed trees, hedging, perennial and other plants;
- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
- 4) permeable paving
- 5) tree pit design
- 6) underground modular systems
- 7) sustainable urban drainage integration
- 8) use within tree Root Protection Areas (RPAs);
- 9) typical cross sections;
- 10) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 11) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 12) types and dimensions of all boundary treatments.

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).

33. Prior to above grade construction commencing, material samples/sample panels/sample-boards of all external facing materials including finish and details of colouration, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 2021; Policy D4 Delivering Good Design of the London Plan 2021; and Policy P14 Design Quality of the Southwark Plan 2022.

34. 1:5/10 typical section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, terraces, roof gardens, entrances (inc servicing) and shopfronts to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any construction work above grade in connection with this permission is carried out. The scope of details to be submitted to the Local Planning Authority shall be agreed prior to submission. The development shall not be carried out otherwise than in accordance with any such approval given.

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

35. Full-scale mock-ups of the facades shall be presented on site and approved in writing by the Local Planning Authority before any construction work above grade for the relevant building in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The detailed scope of mock up requirements must be agreed with the Local Planning Authority in advance of the mock ups being constructed and presented on site.

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

36. To be used Prior to the commencement of above grade works, a Parking Design and Management Plan detailing how an additional (1) wheelchair accessible parking space to serve the wheelchair accessible residential units could be provided shall be submitted to and approved in writing by the Local Planning Authority. Any of the spaces which are onsite shall be safeguarded for future use by occupiers of the wheelchair accessible units if required.

Reason: To ensure that there would be adequate provision for wheelchair accessible parking spaces, in accordance with Policy T6.1 (Residential parking) of the London Plan (2021) and Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

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

37. (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) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard at as outlined within the submitted BREEAM pre-assessment report 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).

38. 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. The development hereby approved shall achieve Passivhaus certification or an equivalent independent measure of energy performance and sustainability. Post completion Passivhaus certification (or equivalent certification), issued by an independent third-party assessor, that confirms that the development has been completed in accordance with all Passivhaus performance criteria shall be submitted to the Local Planning Authority for approval within three months of first occupation of the development.

Reason: To ensure the development minimises its operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policy P70 (Energy) in the Southwark Plan (2022).

40. Prior to the occupation of the development, a Post Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The Post Construction Monitoring Report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation.

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

41. Drainage Strategy - Verification Report

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment and Drainage Strategy Report prepared by Heyne Tillet Steel (dated [28/11/2024]) 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).

42. Before the first occupation of the development hereby approved, the Blue Badge parking arrangements (compliant to current Southwark design standards) as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To meet the requirements of Policy T6.1 (Residential Parking) of the London Plan (2021) and Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022)

43. Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Reason: To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022)

44. Prior to the first occupation, a Car Parking Management Plan relating to the relevant building shall be submitted to and approved in writing by the relevant Local Planning Authority, and must include at least the following details:

(a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays. Details such as number and location shall be referenced.

(b) the provision of active Electric Vehicle Charging Points (EVCP), to every parking space in accordance with adopted London Plan. Details such as number and location shall be referenced.

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason - Car parking management must be identified prior to the first occupation of development to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policies P54 (Car parking) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

45. Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

46. a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan 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.

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 (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

47. Prior to first occupation of each relevant Phase, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures for that Phase shall be submitted to and approved by the Local Planning Authority. The monitoring should include annual protected species surveys of created receptor habitats, botanical surveys of created habitats invertebrate surveys of the gravel piles and use of bird and bat boxes. The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years. Surveys should be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30 following first occupation. Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

Reason: To comply with the Biodiversity Net Gain requirements of the Environment Act 2021. To measure the effectiveness of biodiversity enhancement measures, to see whether the measures achieve the expected biodiversity gains.

48. Prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority. 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).

49. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.
50. 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.

Permission is subject to the following Compliance Condition(s)

51. Following completion of the development, obstacle lights shall be placed on the highest parts of the buildings above the Podium Phase during the construction of those Phases (which construct above the Podium Phase) and following completion of the construction. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of regulation CS ADR-DSN Chapter Q 'Visual Aids for Denoting Obstacles'

Reason: Permanent illuminated obstacle lights are required on the development to avoid endangering the safe movement of aircraft and the operation of London City Airport.

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

Reason: To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework (2023); 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).

53. Notwithstanding the drawings hereby approved, no door shall open outwards over the public highway, public footway or any part of the publicly-accessible realm with the exception of fire escape access.

Reason: In order that the footway is kept clear of clutter to facilitate the unobstructed movement of pedestrians, including wheelchair users and the mobility impaired, having regard to the high levels of pedestrian footfall in this location, in accordance with the National Planning Policy Framework (2023); Policy P13 (Design of places) and Policy P51 (Walking) of the Southwark Plan (2022).

54. The development hereby approved shall be carried out in full accordance with the approved overheating strategy including installation of all passive and/or active measures to prevent overheating prior to first occupation of the development. The approved passive and/or active measures to prevent overheating shall be retained and maintained for the lifetime of the development.

Reason: To ensure the development is designed and operated to minimise the risk of internal overheating and is an energy efficient building in accordance with Policy SI4 (Managing heat risk) in the London Plan (2021), Policy P69 (Sustainability standards) in Southwark Plan (2022).

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

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

56. Any deliveries or collections to the commercial units shall only be between the following hours: 08.00 ' 20.00hrs on Mondays to Saturdays and 10.00 ' 16.00hrs on Sundays & Bank Holidays.

Reason

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

57. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Statement, 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 policies D5 (Inclusive design) and D12 (Fire safety) of the London Plan (2021).

58. The proposed development is located within 15 metres of a strategic sewer. 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) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be 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/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

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.

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.

Thames Water would advise that with regard to WASTE WATER NETWORK

and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, 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/planning-your-development/working-near-our-pipes>

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

59. The proposed development is located within 15m of a strategic water main. 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 water infrastructure, and the programme for the works) and piling layout plan including all Thames Water clean water assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be 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/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water.

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

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid

potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

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/planning-your-development/working-near-our-pipes>

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends 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.

60. Where any application is made to discharge a condition on a partial basis (i.e. part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous parts of, the details of which have already been determined, and subsequent Buildings/Phases as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to the Local Planning Authority as part of any partial or phased discharge of planning conditions

Reason: To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with Chapter 1 (Planning London's Future - Good Growth) of the London Plan (2021), Strategic Policies SP1-SP6 of the Southwark Plan and the NPPF (2023).

Informatives

- 0 With respect to any proposals for piling through made ground, we would refer you to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on

Pollution Prevention" (NGWCL Centre Project NC/99/73). We suggest that approval of piling methodology is further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site.

- 0 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

Appendix 2: Relevant Planning Policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in December 2023 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 02 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The particularly relevant chapters from the Framework are:

- Section 2 - Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 6 - Building a strong, competitive economy
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed and beautiful places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

The London Plan 2021

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

- The London Plan is the regional planning framework and was adopted on March 2nd 2021. The most relevant policies are those listed below.
- Good Growth 1 - Building strong and inclusive communities
- Good Growth 2 - Making the best use of land
- Good Growth 3 - Creating a healthy city
- Good Growth 4 - Delivering the homes Londoners need
- Good Growth 5 - Growing a good economy
- Good Growth 6 - Increasing efficiency and resilience
- Policy SD1 - Opportunity Areas
- Policy SD10 - Strategic and local regeneration
- Policy D1 - London's form, character and capacity for growth
- Policy D3 - Optimising site capacity through the design-led approach

- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D10 – Basement development
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D13 - Agent of Change
- Policy D14 - Noise
- Policy H1 - Increasing housing supply
- Policy H4 - Delivering affordable housing
- Policy H5 - Threshold approach to applications
- Policy H6 - Affordable housing tenure
- Policy H7 - Monitoring of affordable housing
- Policy H10 – Housing size mix
- Policy S1 – Developing London’s social infrastructure
- Policy S4 - Play and informal recreation
- Policy S6 - Public toilets
- Policy E1 - Offices
- Policy E2 - Providing suitable business space
- Policy E3 - Affordable workspace
- Policy E9 - Retail, markets and hot food takeaways
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth
- Policy HC3 - Strategic and local views
- Policy 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 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 T6.5 - Non-residential disabled persons parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

Southwark Plan 2022

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

- ST1 Southwark's Development Targets
 - SP1 – Homes for all
 - SP2 – Southwark together
 - SP3 – A great start in life
 - SP4 – Green and inclusive economy
 - SP5 – Thriving neighbourhoods and tackling health inequalities
 - SP6 – Climate emergency
- P1 – Social rented and intermediate housing
- P2 – New family homes
- P8 – Wheelchair accessible and adaptable housing
- P13 – Design of places
- P14 – Design quality
- P15 – Residential
- P16 – Designing out crime
- P17 – Tall buildings
- P18 – Efficient use of land
- P20 – Conservation areas
- P21 – Conservation of the historic environment and natural heritage
- P22 – Borough views
- P23 – Archaeology
- 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
- P39 – Shop fronts
- 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

- P56 – Protection of amenity
- P59 – Green infrastructure
- P60 – Biodiversity
- P61 – Trees
- P64 – Contaminated land and hazardous substances
- P65 – Improving air quality
- P66 – Reducing noise pollution and enhancing soundscapes
- P67 – Reducing water use
- P68 – Reducing flood risk
- P69 – Sustainability standards
- P70 – Energy

- IP1 – Infrastructure
- IP2 – Transport infrastructure
- IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations
- IP6 – Monitoring development
- IP7 – Statement of Community Involvement

- NSP20 – Southwark Station and 1 Joan Street

- Also of relevance in the consideration of this application is the Sustainable Design and Construction SPD (2008) and the Heritage SPD 2021.

Appendix 3 - Planning History

1 Site History:

Ref No.	Decision/ Date	Site address	Description
24/AP/2354	19.12.2024	Southwark Underground Station	Request for an EIA Screening Opinion for redevelopment of the site for two new buildings of nine and 15 storeys with building services plant located at roof level including purpose-built student accommodation (Sui Generis), affordable housing (Use Class C3) as well as ancillary floorspace, café/retail units, associated landscaping and public realm improvements.
23/AP/0610	05.06.2023	Southwark Underground Station	Partial discharge of Condition 8 'Construction Method Statement' (for the demolition of building G (Platform Building) and building H (Chalets) only) pursuant to planning permission ref. 20/AP/1189 (Redevelopment of the site including the demolition of Nos. 49-56 Hatfields and No 1 Joan Street to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street).
23/AP/0592	07.06.2023	Southwark Underground Station	Partial discharge of Condition 7 'Site contamination parts a) to c) for the demolition of building G (Platform Building) and building H (Chalets) only, pursuant to planning permission ref. 20/AP/1189 (Redevelopment of the site including the demolition of Nos. 49-56 Hatfields and No 1 Joan Street to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office

			space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street).
22/AP/3529	25.01.2023	Southwark Underground Station	Details of condition 44 Whole Life-Cycle Carbon Assessment pursuant to planning permission ref. no. 20/AP/1189: Redevelopment of the site including the demolition of Nos. 49-56 Hatfields and No 1 Joan Street to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street.
22/AP/3281	06.10.2022	Southwark Underground Station	Nonmaterial amendment of planning permission ref. no. 20/AP/1189: Redevelopment of the site including the demolition of Nos. 49-56 Hatfields and No 1 Joan Street to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street. The amendment seeks to exclude demolition to ground level from the trigger of Condition 6.
22/AP/3095	25.01.2023	Southwark Underground Station	Details of Condition 45 ((Fire Strategy), as required by planning permission 20/AP/1189 dated 22/06/2022 for - Redevelopment of the site including the demolition of Nos. 49-56 Hatfields and No 1 Joan Street to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works

			including the closure of Joan Street.
22/AP/2919	20.09.2022	Southwark Underground Station	Non material amendment of planning permission ref. no 20/AP/1189 (Redevelopment of the site including the demolition of Nos. 49-56 Hatfields and No 1 Joan Street to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street). Changes are sought to condition 9: 'Arboricultural Method Statement' and condition 12: 'Contamination Scheme' to allow demolition of the Styles House Chalets, the Ecocycle and the Platform Building to be carried out ahead of the full discharge of condition 9 and condition 12.
20/AP/1189	22.06.2022	Southwark Underground Station	Redevelopment of the site including the demolition of Nos. 49-56 Hatfields and No 1 Joan Street to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4 retail space. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street.
19/AP/5845	21.11.2019		Screening Opinion in relation to proposals for commercial office and retail Over-Station Development (OSD)
12/AP/3022	12.11.2012	Southwark Underground Station	Replacement of existing stairway with a ramp to provide improved access to the docking station on the roof of Southwark London Underground Station.

11/AP/3351	12.12.2011	Outside Southwark Underground Station The Cut London SE1	Erection of 1 x free-standing, internally illuminated 6-Sheet Advertising Panel measuring 1472mm in width and 2746mm in height.
11/AP/1077		TFL Cycle Hire At Southwark Underground Station Adjacent To Blackfriars Road And Joan Street London SE1	Non-material amendment to planning permission reference: 10-AP-3600 dated 25/02/2011 for 'Installation of a surface mounted cycle hire docking station, for the Transport for London Cycle Hire Scheme containing a maximum of 84 docking points for scheme bicycles plus two terminals and two sets of steps with wheel channels' comprising the relocation of one of the two approved terminals (adjacent to Joan Street).

Appendix 4: Consultation undertaken

Site notice date: n/a.

Press notice date: 24/10/2024

Case officer site visit date: n/a

Neighbour consultation letters sent: 17/12/2024

Internal services consulted

LBS Highways Development & Management
 Flood Risk Management & Urban Drainage Team
 LBS Ecology Officer
 LBS Network Developments Construction Management Plans
 LBS Planning Policy [Formal Consultation] - General
 LBS Waste Management Team
 LBS Urban Forester
 LBS Transport Policy Team
 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 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 S106 Team
 LBS CCTV - Public Space Surveillance
 LBS Community Infrastructure Team
 LBS Planning Policy [Surgery]
 LBS Building Control Division
 LBS Environmental Protection Team

Statutory and non-statutory organisations

Twentieth Century Society
 London Borough Of Lambeth
 HSE Fire Risk Assessments
 Transport For London
 National Grid UK Transmission
 Environment Agency
 Greater London Authority
 HE - 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
 HSE Fire Risk Assessments

Neighbour and local groups consulted:

43B The Cut London Southwark	Street
43A The Cut London Southwark	Ground Floor 17 Short Street London
43C The Cut London Southwark	Part Second Floor St Andrews Church
51C The Cut London Southwark	Hall 4 - 15 Short Street
51B The Cut London Southwark	Ground Floor 25 Short Street London
51A The Cut London Southwark	49B The Cut London Southwark
51 The Cut London Southwark	47A The Cut London Southwark
Company Wine Bar 53 The Cut London	45B The Cut London Southwark
53A The Cut London Southwark	47C The Cut London Southwark
53B The Cut London Southwark	45C The Cut London Southwark
53C The Cut London Southwark	Flat 1 Milton House Short Street
47B The Cut London Southwark	47 The Cut London Southwark
21 Short Street London Southwark	Ground Floor 19 Short Street London
Flat 3 Milton House Short Street	Part First Floor St Andrews Church Hall
Flat 13 Theatre View Apartments 19	4 - 15 Short Street
Short Street	Flat 14 Theatre View Apartments 19
Flat 5 Theatre View Apartments 19 Short	Short Street
Street	Flat 12 Theatre View Apartments 19
St Andrews Church Hall 4 - 15 Short	Short Street
Street London	Flat 10 Theatre View Apartments 19
Basement And Rear Of 25 Short Street	Short Street
London	Flat 8 Theatre View Apartments 19 Short
49C The Cut London Southwark	Street
49A The Cut London Southwark	Flat 7 Theatre View Apartments 19 Short
45A The Cut London Southwark	Street
Flat 2 Milton House Short Street	Flat 3 Theatre View Apartments 19 Short
49 The Cut London Southwark	Street
Part First Floor And Part Second Floor St	Flat 2 Theatre View Apartments 19 Short
Andrews Church Hall 4 - 15 Short Street	Street
Flat 4 Theatre View Apartments 19 Short	St Andrews Vicarage Short Street
Street	London
Flat 1 Theatre View Apartments 19 Short	Tmo Hall Styles House Hatfields
Street	Third Floor 209 - 215 Blackfriars Road
Flat 11 Theatre View Apartments 19	London
Short Street	Unit 6 200 Blackfriars Road London
Flat 9 Theatre View Apartments 19 Short	Unit B02 79 - 80 Blackfriars Road
Street	London
Flat 6 Theatre View Apartments 19 Short	79 - 80 Blackfriars Road London

Southwark	200 Blackfriars Road London Southwark
Railway Arch 85 Scoresby Street London	Flat 3 75 - 76 Blackfriars Road London
Flat 2 Styles House Hatfields	1C Burrows Mews London Southwark
Southwark College For Further	Flat 4 6 Burrows Mews London
Education The Cut London	Flat 3 6 Burrows Mews London
Fifth Floor 209 - 215 Blackfriars Road	Flat 4 Garrett House Burrows Mews
London	Second Floor 209 - 215 Blackfriars Road
Flat 20 Vaughan House Nelson Square	London
Flat 29 Vaughan House Nelson Square	Flat 6 Vaughan House Nelson Square
Flat 50 Vaughan House Nelson Square	Flat 48 Styles House Hatfields
Flat 41 Styles House Hatfields	Flat 37 Styles House Hatfields
Flat 30 Styles House Hatfields	12 Brinton Walk London Southwark
Flat 28 Styles House Hatfields	Basement Flat 77 Blackfriars Road
Excluding Part Ground Part First Floor	London
And Sixth Floor Palestra House 197	Flat D 1C Burrows Mews London
Blackfriars Road	Flat 1 Vaughan House Nelson Square
Flat 4 75 - 76 Blackfriars Road London	Flat 40 Vaughan House Nelson Square
Flat 2 84 Blackfriars Road London	Flat 20 Styles House Hatfields
Third Floor Flat 81 Blackfriars Road	Fourth Floor 82 - 83 Blackfriars Road
London	London
8 Ring Court The Cut London	Railway Arches 97 To 99 Isabella Street
Flat 44 Styles House Hatfields	London
Flat 11 Styles House Hatfields	Fourth Floor Flat 1 The Cut London
6 Ring Court The Cut London	Flat 7 84 Blackfriars Road London
Third Floor Flat 77 Blackfriars Road	Second Floor Flat 81 Blackfriars Road
London	London
9 Brinton Walk London Southwark	Basement To Second Floor Great Surrey
10 Brinton Walk London Southwark	House 203 - 205 Blackfriars Road
Flat 42 Vaughan House Nelson Square	Flat 52 Styles House Hatfields
Flat 25 Vaughan House Nelson Square	Flat 47 Styles House Hatfields
Basement Front 82 - 83 Blackfriars Road	Flat 16 Styles House Hatfields
London	Flat 53 Styles House Hatfields
Living Accommodation 72 Blackfriars	Flat 49 Vaughan House Nelson Square
Road London	Flat 38 Vaughan House Nelson Square
Flat 37 The Cut London	7 Rotherham Walk London Southwark
2A Burrows Mews London Southwark	Unit 1 200 Blackfriars Road London
Part First Floor Palestra House 197	25 The Cut London Southwark
Blackfriars Road	Part 1 35 The Cut London
35B The Cut London Southwark	Flat 2 75 - 76 Blackfriars Road London
Third Floor 82 - 83 Blackfriars Road	Basement 75 - 76 Blackfriars Road
London	London
Flat 1 75 - 76 Blackfriars Road London	Flat 5 6 Burrows Mews London
Flat 42 Styles House Hatfields	Flat 1 Garrett House Burrows Mews
Flat 21 Styles House Hatfields	Railway Arch 84 Scoresby Street London
2 Ring Court The Cut London	Flat 2 39 The Cut London
41C The Cut London Southwark	Flat 23 Styles House Hatfields
First Floor Flat 77 Blackfriars Road	Flat 8 Styles House Hatfields
London	85 Blackfriars Road London Southwark
Flat 56 Styles House Hatfields	Flat 18 Styles House Hatfields

41 The Cut London Southwark
 Flat B 1C Burrows Mews London
 Ground Floor 82 - 83 Blackfriars Road
 London
 9 Ring Court The Cut London
 Flat 38 Styles House Hatfields
 Flat 24 Styles House Hatfields
 39 The Cut London Southwark
 Flat 13 Styles House Hatfields
 Flat 7 Styles House Hatfields
 2 Burrows Mews London Southwark
 13 Brinton Walk London Southwark
 Flat 47 Vaughan House Nelson Square
 Flat 30 Vaughan House Nelson Square
 Flat 28 Vaughan House Nelson Square
 Flat 13 Vaughan House Nelson Square
 17 Rotherham Walk London Southwark
 11 Rotherham Walk London Southwark
 10 Rotherham Walk London Southwark
 Studio Flat Ground Floor 77 Blackfriars
 Road London
 First Floor 209 - 215 Blackfriars Road
 London
 Flat 6 6 Burrows Mews London
 Flat 3 Garrett House Burrows Mews
 Fourth Floor 209 - 215 Blackfriars Road
 London
 Flat 1 Loha House 1 Burrows Mews
 Unit Lg02 79 - 80 Blackfriars Road
 London
 Basement Flat 81 Blackfriars Road
 London
 Flat 51 Styles House Hatfields
 Flat 49 Styles House Hatfields
 First Floor 33 The Cut London
 Flat 1B 1 The Cut London
 Flat 50 Styles House Hatfields
 Flat 29 Styles House Hatfields
 Flat 14 Styles House Hatfields
 Flat A 33 The Cut London
 Flat 9 Styles House Hatfields
 Flat 41 Vaughan House Nelson Square
 Flat 34 Vaughan House Nelson Square
 Flat 32 Vaughan House Nelson Square
 Flat 23 Vaughan House Nelson Square
 Flat 18 Vaughan House Nelson Square
 Basement Rear 82 - 83 Blackfriars Road
 London
 Unit 5 200 Blackfriars Road London

First Floor Front 82 - 83 Blackfriars Road
 London
 First Floor Rear 82 - 83 Blackfriars Road
 London
 Flat 2A Vaughan House Nelson Square
 Railway Arches 94 To 95 Isabella Street
 London
 Railway Arch 96 Joan Street London
 Ground Floor 85 Blackfriars Road
 London
 Flat 2 Garrett House Burrows Mews
 Ground Floor Front First Floor And
 Second Floor 1 Joan Street London
 Flat 3 Loha House 1 Burrows Mews
 Flat 2 Loha House 1 Burrows Mews
 Railway Arch 82 Scoresby Street London
 12 Rotherham Walk London Southwark
 1 The Cut London Southwark
 Flat 3A Vaughan House Nelson Square
 Flat 55 Styles House Hatfields
 Unit 2 200 Blackfriars Road London
 Flat 12 Styles House Hatfields
 Second Floor 82 - 83 Blackfriars Road
 London
 5 Ring Court The Cut London
 Flat 24 Vaughan House Nelson Square
 202 Blackfriars Road London Southwark
 Flat 46 Vaughan House Nelson Square
 Flat C 33 The Cut London
 Flat 43 Vaughan House Nelson Square
 Flat 26 Vaughan House Nelson Square
 39A The Cut London Southwark
 Flat 35 Vaughan House Nelson Square
 Flat 32 Styles House Hatfields
 Flat 14 Vaughan House Nelson Square
 Flat 4 84 Blackfriars Road London
 9 Rotherham Walk London Southwark
 Flat 1C 1 The Cut London
 Flat 12 Vaughan House Nelson Square
 Flat 36 Styles House Hatfields
 Flat 25 Styles House Hatfields
 Flat 15 Styles House Hatfields
 Flat 43 Styles House Hatfields
 First Floor Flat 1 The Cut London
 Flat 5 Styles House Hatfields
 Flat 40 Styles House Hatfields
 Flat 31 Styles House Hatfields
 Flat 3 Styles House Hatfields
 Flat 19 Styles House Hatfields

3 Ring Court The Cut London
 Second Floor Flat 77 Blackfriars Road
 London
 35A The Cut London Southwark
 Flat 9 Vaughan House Nelson Square
 Flat 8 Vaughan House Nelson Square
 Flat 51 Vaughan House Nelson Square
 Flat 21 Vaughan House Nelson Square
 15 Rotherham Walk London Southwark
 13 Rotherham Walk London Southwark
 Unit 4 200 Blackfriars Road London
 Kiosk 3 Blackfriars Road London
 First Floor Second Floor And Third Floor
 Flat 74 Blackfriars Road London
 Flat 2 6 Burrows Mews London
 4 Ring Court The Cut London
 Flat 54 Styles House Hatfields
 Flat 46 Styles House Hatfields
 Flat A 1C Burrows Mews London
 Part Ground Floor Palestra House 197
 Blackfriars Road
 First Floor Flat 81 Blackfriars Road
 London
 Ground Floor Flat 81 Blackfriars Road
 London
 7 Ring Court The Cut London
 78 Blackfriars Road London Southwark
 Flat 45 Styles House Hatfields
 Flat 35 Styles House Hatfields
 Flat 27 Styles House Hatfields
 Flat 26 Styles House Hatfields
 14 Brinton Walk London Southwark
 11 Brinton Walk London Southwark
 Flat 5 Vaughan House Nelson Square
 Flat 44 Vaughan House Nelson Square
 Flat 3 Vaughan House Nelson Square
 Flat 10 Vaughan House Nelson Square
 16 Rotherham Walk London Southwark
 Kiosk 2 Blackfriars Road London
 33 Hatfields London Southwark
 Flat C 1C Burrows Mews London
 Flat D 35A The Cut London
 Ground Floor Rear 1 Joan Street London
 Flat 19 Vaughan House Nelson Square
 3 - 11 The Cut London Southwark
 Second Floor Great Surrey House 203 -
 205 Blackfriars Road
 Unit G01 79 - 80 Blackfriars Road
 London

Unit 201 79 - 80 Blackfriars Road
 London
 Flat C 35A The Cut London
 The Ring 72 Blackfriars Road London
 Flat 27 Vaughan House Nelson Square
 Sixth Floor Palestra House 197
 Blackfriars Road
 Flat 8 84 Blackfriars Road London
 Flat 15 Vaughan House Nelson Square
 Post Office 52 Blackfriars Road London
 Flat 39 Vaughan House Nelson Square
 Flat 31 Vaughan House Nelson Square
 Flat 1 Styles House Hatfields
 Ground Floor 209 - 215 Blackfriars Road
 London
 Unit G02 79 - 80 Blackfriars Road
 London
 Unit 301 79 - 80 Blackfriars Road
 London
 Unit 202 79 - 80 Blackfriars Road
 London
 Unit 101 79 - 80 Blackfriars Road
 London
 Flat 1 39 The Cut London
 Flat 45 Vaughan House Nelson Square
 41A The Cut London Southwark
 Flat 17 Vaughan House Nelson Square
 14 Rotherham Walk London Southwark
 Flat 2 Vaughan House Nelson Square
 Flat B 33 The Cut London
 Kiosk 1 Blackfriars Road London
 Flat 22 Vaughan House Nelson Square
 1 Ring Court The Cut London
 Flat 39 Styles House Hatfields
 Flat 33 Styles House Hatfields
 Part 2 35 The Cut London
 Flat 6 Styles House Hatfields
 Flat 6 84 Blackfriars Road London
 Flat D 33 The Cut London
 Flat 4 Styles House Hatfields
 Flat 34 Styles House Hatfields
 Flat 22 Styles House Hatfields
 Flat 10 Styles House Hatfields
 37 The Cut London Southwark
 8 Brinton Walk London Southwark
 Flat 4 Vaughan House Nelson Square
 Flat 37 Vaughan House Nelson Square
 Flat 1 6 Burrows Mews London
 Flat 16 Vaughan House Nelson Square

Flat 11 Vaughan House Nelson Square
 8 Rotherham Walk London Southwark
 Basement 209 - 215 Blackfriars Road
 London
 Unit Lg01 79 - 80 Blackfriars Road
 London
 Unit B01 79 - 80 Blackfriars Road
 London
 Unit 401 79 - 80 Blackfriars Road
 London
 Railway Arch 86 Scoresby Street London
 Railway Arch 83 Scoresby Street London
 Ground Floor 74 Blackfriars Road
 London
 Flat 17 Styles House Hatfields
 Flat 1 84 Blackfriars Road London
 Flat 7 Vaughan House Nelson Square
 Ground Floor Flat 77 Blackfriars Road

London
 Unit 3 200 Blackfriars Road London
 5 Burrows Mews London Southwark
 Flat 5 75 - 76 Blackfriars Road London
 Basement And Ground Floor 33 The Cut
 London
 Flat 3 84 Blackfriars Road London
 Flat 5 84 Blackfriars Road London
 Third Floor Great Surrey House 203 -
 205 Blackfriars Road
 Microcell 47132 The Ring 72 Blackfriars
 Road
 Flat 36 Vaughan House Nelson Square
 Flat 33 Vaughan House Nelson Square
 Flat 48 Vaughan House Nelson Square
 41B The Cut London Southwark

Re-consultation:

Appendix 5: Consultation responses received

Internal services

LBS Ecology
 LBS Planning Policy
 LBS Urban Forester
 LBS Transport Policy
 LBS Design & Conservation Team [Surgery]
 LBS Transport Policy
 LBS Archaeology
 LBS Ecology
 LBS Urban Forester
 LBS Section 106 Team
 LBS Community Infrastructure Levy Team
 policy surgery comments

Statutory and non-statutory organisations

Metropolitan Police Service
 Transport for London

Neighbour and local groups consulted:

Flat 104 Rowland Hill House London
 19 VAUGHAN HOUSE NELSON
 SQUARE LONDON
 25 Pine Walk Surbiton KT5 8NJ
 222 Helen Gladstone House Nelson
 Square SE1 0QB
 85 Blackfriars Road London SE1 8HA
 Flat 76 130 Webber Street London
 25 Braque Building Ewer Street London
 10 Styles House Hatfields London
 Flat 19, Styles House, Hatfields London
 SE1 8DF
 8 STYLES HOUSE HATFIELDS
 LONDON
 139, Rowland Hill House Nelson Square
 london

47 Styles House Hatfields SE1 8DF

Appendix 2: Recommendation

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

This document is not a decision notice for this application.

Applicant	Mr Elliot Saunders Platinum Southwark Limited	Reg. Number	24/AP/2770
Application Type	Major application		
Recommendation		Case Number	PP-13336576

Draft of Decision Notice

for the following development:

Demolition and redevelopment to provide a purpose built student accommodation building of 15 storeys (plus basement and rooftop plant) with retail and/or café uses within Use Class E on the ground floor, and a residential building of 9 storeys (plus rooftop plant) to accommodate the required affordable housing within Use Class C3, with community uses within Use Class F1 on the ground floor; together with cycle parking, refuse/recycling storage, servicing, improvements to Joan Street, landscaping and other works.

Southwark Underground Station The Cut London Southwark

In accordance with application received on 23 September 2024 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

PROPOSED FLOOR PLANS - PBSA BUILDING LEVEL 01 22206-AHMM-AA-01-DR-A-P0101 REV P03 received 02/01/2025

PROPOSED FLOOR PLAN - PBSA BUILDING GROUND FLOOR LEVEL 22206-AHMM-AA-

GF-DR-A-P0100. REV P03 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 05, 11 22206-AHMM-AA-ZZ-DR-A-P0105 REV P02 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 03, 07, 09, 13 22206-AHMM-AA-ZZ-DR-A-P0107. REV P02 received 02/01/2025

PROPOSED WEST ELEVATION - PBSA BUILDING (JOAN STREET 22206-AHMM-AA-ZZ-DR-A-P0202 - REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - PBSA BUILDING LEVEL 14 22206-AHMM-AA-14-DR-A-P0114. REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - PBSA BUILDING BASEMENT LEVEL 22206-AHMM-AA-B1-DR-A-P0099 REV P03 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 04, 06, 08, 10, 12 22206-AHMM-AA-ZZ-DR-A-P0106 - REV P02 received 02/01/2025

PROPOSED FLOOR PLANS - PBSA BUILDING LEVELS 04, 06, 08, 10, 12 22206-AHMM-AA-ZZ-DR-A-P0250.- REV P02 received 02/01/2025

PROPOSED NORTH ELEVATION 22206-AHMM-ZZ-ZZ-DR-A-P0203- REV P02 received 02/01/2025

PROPOSED EAST ELEVATION (BLACKFRIARS ROAD 22206-AHMM-ZZ-ZZ-DR-A-P0201- REV P02 received 02/01/2025

PROPOSED SOUTH ELEVATION (THE CUT) 22206-AHMM-ZZ-ZZ-DR-A-P0200- REV P02 received 02/01/2025

PROPOSED WEST ELEVATION - AFFORDABLE HOUSING 22206-AHMM-BB-ZZ-DR-A-P0202 REV P02 received 02/01/2025

PROPOSED EAST ELEVATION - AFFORDABLE HOUSING (JOAN STREET 22206-AHMM-BB-ZZ-DR-A-P0201- REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 03 04 & 06 22206-AHMM-BB-ZZ-DR-A-P0103 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING GROUND FLOOR LEVEL 22206-AHMM-BB-GF-DR-A-P0100 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 08 22206-AHMM-BB-08-DR-A-P0108 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 08 22206-AHMM-BB-07-DR-A-P0107 REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 02 22206-AHMM-BB-02-DR-A-P0102. REV P02 received 02/01/2025

PROPOSED FLOOR PLAN - AFFORDABLE HOUSING LEVEL 01 & 05 22206-AHMM-BB-01-DR-A-P0101 REV P02 received 02/01/2025

PROPOSED WEST ELEVATION - PBSA BUILDING (JOAN STREET) 22206-AHMM-AA-ZZ-DR-A-P0202. REV P02 received 02/01/2025

Other Documents

LANDSCAPE GENERAL ARRANGEMENT PLAN SWK-SGB-ZZ-EW-PL-L-001001 received 19/12/2024

LANDSCAPE GENERAL ARRANGEMENT PLAN. SWK-SGB-ZZ-EW-PL-L-001001 received 20/12/2024

PROPOSED ROOF PLAN - PBSA BUILDING (LOW LEVEL) 22206-AHMM-AA-15-DR-A-P0115 - REV P02 received 02/01/2025

PROPOSED ROOF PLAN - PBSA BUILDING (HIGH LEVEL) 22206-AHMM-AA-RF-DR-A-P0116. REV P02 received 02/01/2025

PROPOSED SECTION 01 PBSA (NORTH - SOUTH) 22206-AHMM-AA-ZZ-DR-A-P0302 - REV P02 received 02/01/2025

PROPOSED SECTION 02 PBSA (STATION ENTRANCE) 22206-AHMM-AA-ZZ-DR-A-P0303 REV P02 received 02/01/2025

PROPOSED LONG SECTION EAST - WEST (PBSA + AFFORDABLE HOUSING 22206-AHMM-ZZ-ZZ-DR-A-P0301 received 02/01/2025

SITE PLAN - PROPOSED 22206-AHMM-ZZ-ZZ-DR-A-P0002- REV P02 received 02/01/2025

LOCATION PLAN - PROPOSED 22206-AHMM-ZZ-ZZ-DR-A-P0001 - REV P01 received 02/01/2025

PROPOSED SECTION 01 NORTH - SOUTH (AFFORDABLE HOUSING) 22206-AHMM-BB-ZZ-DR-A-P0301 - REV P02 received 02/01/2025

PROPOSED TYPICAL BAY STUDIES AFFORDABLE HOUSING 22206-AHMM-BB-ZZ-DR-A-P0251 REV P02 received 02/01/2025

PROPOSED RESIDENTIAL UNIT TYPES M4 (V3) 22206-AHMM-BB-XX-DR-A-P0052. REV P02 received 02/01/2025

PROPOSED RESIDENTIAL UNIT TYPES M4 (V2) 22206-AHMM-BB-XX-DR-A-P0051. REV P02 received 02/01/2025

PROPOSED ROOF PLAN - AFFORDABLE HOUSING 22206-AHMM-BB-RF-DR-A-P0109 REV P02 received 02/01/2025

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.
Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended.

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

3. No development shall take place until a detailed Circular Economy Statement in line with the GLA's Circular Economy Statement Guidance is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials as required by the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P6 (Reducing waste) Policy P70 (Energy) of the Southwark Plan (2022).

4. Prior to the occupation of the development details of any additional measures required to prevent any of the units within these blocks from overheating 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 and Policy P15 (Residential design) and of the Southwark Plan (2022).

5. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and Drainage Strategy Report prepared by Heyne Tillet Steel (dated 28/11/2024). 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).

6. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit

to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o 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.;
- o 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.)
- o 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.;
- o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- o 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

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

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o Section 61 of Control of Pollution Act 1974,
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery

(Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

7. 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. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. 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>

8. Prior to any demolition hereby approved, details of a Demolition Noise and Vibration Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase.
The development shall only be demolished in accordance with the approved Demolition Noise and Vibration Management Plan which shall include:
 - A detailed specification of demolition works including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
 - Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);

- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>;
- S61 of Control of Pollution Act 1974;
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings.
- Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting
- Relevant 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/>
- Relevant CIRIA and BRE practice notes.

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

9. Prior to the commencement of above ground works of the development, and notwithstanding the cycle store layouts shown on the submitted drawings, full details of the cycle parking facilities (including cross sections, with aisle widths and floor to ceiling heights clearly labelled) shall be submitted to and approved by the Local Planning Authority for each Phase or Building. Provision shall be made for a minimum of 429 spaces across all Phases.

Reason - To promote sustainable travel and to ensure compliance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021) and Policy P53 (Cycling) of the Southwark Plan (2022).

10. Prior to the installation of any hard landscaping, soft landscaping, vehicular route, parking, loading bay, footway or cycleway commencing for a Phase of the development, details of the layout and design of any vehicular route, parking, pedestrian and vehicular sight lines, loading bays, footway or cycleway relevant to the development, shall be submitted to and approved in writing by the Local Planning Authority . The submitted details shall show (where relevant) the alignment, widths, gradients, surfacing arrangements, kerbs, bays for parking/loading/deliveries, forward visibility sight lines and visibility splays, speed restraint measures, access controls, turning heads, emergency vehicle and service vehicle access and gradients in respect of the relevant part of the development. This shall include the layout, its width, surfacing, bays, access controls, forward visibility sight lines and visibility splays. Each Phase or Building of the development shall then be constructed in accordance with the approved details.

Reason: To ensure that the detailed design provides sufficient vehicle manoeuvring and visibility in the interest of public safety and to ensure that the detailed design of the vehicular routes, footways, pedestrian routes and public squares would avoid vehicle/pedestrian conflict in accordance with London Plan (2021) Policies D5 (inclusive design), D8 (Public realm), T1 (Strategic approach to transport), T4 (Assessing and mitigating transport impacts) and T5 (Cycling), and Southwark Plan (2022) Policies P50 (Highways impacts), P51 (Walking) and P53 (Cycling).

11. 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 6 Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. 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.

The Bee bricks and/or invertebrate hotels 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 invertebrate features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the invertebrate 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 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).

12. 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 3 bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats. 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.

The bat tubes, bricks or 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 roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the 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 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).

13. Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of identified invasive plants on the site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of identified invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons: the spread of invasive species is prohibited under the Wildlife and Countryside Act (1981). Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

14. Details of six 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 two house sparrow terraces, two swift boxes, one open fronted bird box and one bird box with a 32mm entrance hole shall be provided. Details shall include the exact location, specification and design of the bird boxes. The boxes shall be installed in suitable locations 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)

15. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering, 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.

16. Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority. Details of an irrigation schedule shall be provided 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.

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.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; 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 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).

17. Prior to the Superstructure works commencing, a waste and recycling strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation, and managed and operated in accordance with the approved strategy for all uses in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily

collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) of the London Plan (2021) and Policies P50 Highways impacts, P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

18. Residential - Internal noise levels ' pre approval
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

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

Living and Dining rooms- 35dB LAeq T †

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

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

A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

19. Residential Vertical sound transmission between potentially loud commercial and residential properties on new build
The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

20. Noise from amplified music from non-residential premises - pre approval
A scheme of sound insulation shall be installed to ensure that the LF_{max} sound from amplified and non-amplified music and speech shall not exceed the lowest L₉₀ 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises, a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

21. 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 noise levels criteria outlined in the Noise and Vibration Impact Assessment Report (Ref: QA23395/NIA, Quantum Acoustics Ltd, dated 01 August 2024). 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.

22. Prior to the commencement of use, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:
- o Details of extraction rate and efflux velocity of extracted air
 - o Full details of grease, particle and odour abatement plant
 - o The location and orientation of the extraction ductwork and discharge terminal
 - o A management servicing plan for maintenance of the extraction system

To ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

23. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance Note 1 for the reduction of obtrusive light (2021). Details of any external lighting (including: design; power and position of luminaires; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the LPA 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 Framework 2021.

24. **Site Contamination - pre-approval**
Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
 - b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.
 - c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the

Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2021.

25. Land Contamination 1

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- 1 A preliminary risk assessment which has identified:
- 2 all previous uses
- 3 potential contaminants associated with those uses
- 4 a conceptual model of the site indicating sources, pathways and receptors
- 5 potentially unacceptable risks arising from contamination at the site

1. 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.

2. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution, in line with the National Planning Policy Framework (NPPF) (paragraph 180).

26. Prior to each phase of development being occupied, a verification report demonstrating the completion of 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.

Reason

To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 180 of the National Planning Policy Framework

27. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework. To prevent pollution of groundwater within underlying Principal and Secondary aquifers

28. Prior to commencement of any works (with the exception of demolition to ground level 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).

29. Prior to commencement of works for a relevant Phase of the development (excluding the Enabling Works Phase, Basement Levels Phase and the Listed Buildings Phase), the applicant must submit to the Local Planning Authority an updated roof layout drawing to demonstrate that PV generation has been maximised for that Phase of the development. This should include the provision of bio-solar PV on green roof areas that are not for communal access purposes. The development shall be implemented in accordance with the approved details.

Reason: In the interests of sustainable development and in accordance with London Plan (2021) Policies SI 2 (Minimising greenhouse gas emissions) and SI 3 (Energy infrastructure) and Policy P70 (Energy) of the Southwark Plan (2022).

30. No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height (5m AGL), radius and start/finish dates for the use of cranes during the Development. Upon completing the initial assessment based on the information requested, these cranes will require to be assessed against LCA's safeguarding surfaces. The information described above must be submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.

Reason: The use of cranes or tall equipment in this area has the potential to impact LCA operations and safeguarding surfaces, therefore they must be assessed before construction.

Permission is subject to the following Grade Condition(s)

31. Prior to the commencement of above grade work, details of wind mitigation measures at the ground level; to achieve suitable wind conditions for the public spaces in the central space, the Yards, the new play space and Christ Church Gardens; based on the Lawson Comfort Criteria shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the first use of these buildings and retained as such thereafter.

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).

32. 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 with proposed trees, hedging, perennial and other plants;
- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - 4) permeable paving
 - 5) tree pit design
 - 6) underground modular systems
 - 7) sustainable urban drainage integration
 - 8) use within tree Root Protection Areas (RPAs);
 - 9) typical cross sections;
- 10) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 11) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 12) types and dimensions of all boundary treatments.

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

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).

33. Prior to above grade construction commencing, material samples/sample panels/sample-boards of all external facing materials including finish and details of colouration, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.
Reason: In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 2021; Policy D4 Delivering Good Design of the London Plan 2021; and Policy P14 Design Quality of the Southwark Plan 2022.

34. 1:5/10 typical section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, terraces, roof gardens, entrances (inc servicing) and shopfronts to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any construction work above grade in connection with this permission is carried out. The scope of details to be submitted to the Local Planning Authority shall be agreed prior to submission. The development shall not be carried out otherwise than in accordance with any such approval given.
Reason: In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework 2021; Policy D4 Delivering Good Design of the London Plan 2021; and Policy P14 Design Quality of the Southwark Plan 2022.

35. Full-scale mock-ups of the facades shall be presented on site and approved in writing by the Local Planning Authority before any construction work above grade for the relevant building in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The detailed scope of mock up requirements must be agreed with the Local Planning Authority in advance of the mock ups being constructed and presented on site.
Reason: In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework 2021; Policy D4 Delivering Good Design of the London Plan 2021; and Policy P14 Design Quality of the Southwark Plan 2022.

36. To be used Prior to the commencement of above grade works, a Parking Design and Management Plan detailing how an additional (1) wheelchair accessible parking space to serve the wheelchair accessible residential units could be provided shall be submitted to and approved in writing by the Local Planning Authority. Any of the spaces which are onsite shall be safeguarded for future use by occupiers of the wheelchair accessible units if required.

Reason: To ensure that there would be adequate provision for wheelchair accessible parking spaces, in accordance with Policy T6.1 (Residential parking) of the London Plan (2021) and Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

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

37. (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) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard as outlined within the submitted BREEAM pre-assessment report 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).

38. 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. The development hereby approved shall achieve Passivhaus certification or an equivalent independent measure of energy performance and sustainability. Post completion Passivhaus certification (or equivalent certification), issued by an independent third-party assessor, that confirms that the development has been completed in accordance with all Passivhaus performance criteria shall be submitted to the Local Planning Authority for approval within three months of first occupation of the development.

Reason: To ensure the development minimises its operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policy P70 (Energy) in the Southwark Plan (2022).

40. Prior to the occupation of the development, a Post Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The Post Construction Monitoring Report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation.

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

41. **Drainage Strategy - Verification Report**
No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment and Drainage Strategy Report prepared by Heyne Tillet Steel (dated [28/11/2024]) 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).

42. Before the first occupation of the development hereby approved, the Blue Badge parking arrangements (compliant to current Southwark design standards) as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To meet the requirements of Policy T6.1 (Residential Parking) of the London Plan (2021) and Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022)

43. Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Reason: To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022)

44. Prior to the first occupation, a Car Parking Management Plan relating to the relevant building shall be submitted to and approved in writing by the relevant Local Planning Authority, and must include at least the following details:

(a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays. Details such as number and location shall be referenced.

(b) the provision of active Electric Vehicle Charging Points (EVCP), to every parking space in accordance with adopted London Plan. Details such as number and location shall be referenced.

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason - Car parking management must be identified prior to the first occupation of development to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policies P54 (Car parking) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

45. Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

46.

- a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan 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.
- 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 (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

47.

Prior to first occupation of each relevant Phase, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures for that Phase shall be submitted to and approved by the Local Planning Authority. The monitoring should include annual protected species surveys of created receptor habitats, botanical surveys of created habitats invertebrate surveys of the gravel piles and use of bird and bat boxes. The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years. Surveys should be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30 following first occupation. Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

Reason: To comply with the Biodiversity Net Gain requirements of the Environment Act 2021. To measure the effectiveness of biodiversity enhancement measures, to see whether the measures achieve the expected biodiversity gains.

48. Prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority. 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).

49. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.
50. 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.

Permission is subject to the following Compliance Condition(s)

51. Following completion of the development, obstacle lights shall be placed on the highest parts of the buildings above the Podium Phase during the construction of those Phases (which construct above the Podium Phase) and following completion of the construction. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of regulation CS ADR-DSN Chapter Q 'Visual Aids for Denoting Obstacles'

Reason: Permanent illuminated obstacle lights are required on the development to avoid endangering the safe movement of aircraft and the operation of London City Airport.

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

Reason: To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework (2023); 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).

53. Notwithstanding the drawings hereby approved, no door shall open outwards over the public highway, public footway or any part of the publicly-accessible realm with the exception of fire escape access.

Reason: In order that the footway is kept clear of clutter to facilitate the unobstructed movement of pedestrians, including wheelchair users and the mobility impaired, having regard to the high levels of pedestrian footfall in this location, in accordance with the National Planning Policy Framework (2023); Policy P13 (Design of places) and Policy P51 (Walking) of the Southwark Plan (2022).

54. The development hereby approved shall be carried out in full accordance with the approved overheating strategy including installation of all passive and/or active measures to prevent overheating prior to first occupation of the development. The approved passive and/or active measures to prevent overheating shall be retained and maintained for the lifetime of the development.

Reason: To ensure the development is designed and operated to minimise the risk of internal overheating and is an energy efficient building in accordance with Policy SI4 (Managing heat risk) in the London Plan (2021), Policy P69 (Sustainability standards) in Southwark Plan (2022).

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

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

56. Any deliveries or collections to the commercial units shall only be between the following hours: 08.00 ' 20.00hrs on Mondays to Saturdays and 10.00 ' 16.00hrs on Sundays & Bank Holidays.
Reason

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

57. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Statement, 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 policies D5 (Inclusive design) and D12 (Fire safety) of the London Plan (2021).

58. The proposed development is located within 15 metres of a strategic sewer. 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) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be 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/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

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.

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.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, 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/planning-your-development/working-near-our-pipes>

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

59. The proposed development is located within 15m of a strategic water main. 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 water infrastructure, and the programme for the works) and piling layout plan including all Thames Water clean water assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be 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/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

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/planning-your-development/working-near-our-pipes>

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends 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.

60. Where any application is made to discharge a condition on a partial basis (i.e. part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous parts of, the details of which have already been determined, and subsequent Buildings/Phases as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies,

drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to the Local Planning Authority as part of any partial or phased discharge of planning conditions

Reason: To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with Chapter 1 (Planning London's Future - Good Growth) of the London Plan (2021), Strategic Policies SP1-SP6 of the Southwark Plan and the NPPF (2023).

Informatives

- 0 With respect to any proposals for piling through made ground, we would refer you to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" (NGWCL Centre Project NC/99/73). We suggest that approval of piling methodology is further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site.

- 0 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.

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