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Item No. 7.2	Classification: Open	Date: 15 November 2021	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 21/AP/0179 for: Full Planning Application Address: 26-34 UPPER GROUND, LONDON Proposal: Construction of a part two, part five storey extension to provide additional office accommodation (E(g)(i) Class) and associated cycle parking and refuse storage		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning		
Application Start Date	20.01.2021	PPA Expiry Date 20/05/2022	
Earliest Decision Date	17.03.2021		

RECOMMENDATION

1. That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 20 May 2022, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 102.

EXECUTIVE SUMMARY

3. The application is for decision by the planning sub-committee as it is a major application for which five or more objections have been received.
4. The application is for the construction of part two, part five storey extensions and an increase in the footprint of the existing building. The office floor space on site would increase from 2460.1sqm to 4252sqm creating space for approximately 126 office workers. Two trees and landscaping would be removed to the south elevation and it is proposed to stop up a section of the footpath to the north of the site by infilling part of the colonnade to the Barge House Street elevation.
5. The principle of additional office space would be appropriate within the Central Activity Zone (CAZ) and the provision of 179sqm affordable workspace on the ground floor would be in line with emerging policy P30 Affordable Workspace of the New Southwark Plan.
6. The historic street pattern is a close knit street network with virtually no setback

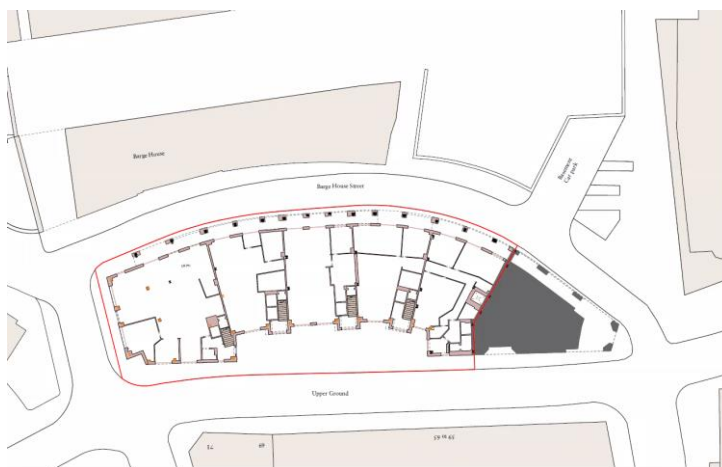
from the back edge of the pavement and in this context the proposed increased footprint of the building would be acceptable. The scale and massing of the proposal would be acceptable as the development would continue to respect the hierarchy of surrounding buildings which are 4 to 5 storey and would step up to the Oxo Tower and Thames frontage. The setback to the upper storey would create a simpler top storey, diminishing away from the facades below, similar to the other buildings in the area.

7. The proposal would not result in a significant impact on daylight or sunlight on the surrounding properties and would not result in any significant transport impacts on the surrounding highway network.
8. Planning obligations would secure a carbon offset payment, the provision of affordable workspace, a payment to mitigate for the loss trees, highways works and an archaeological monitoring payment.
9. Proposed conditions are recommended to secure a sustainable, high quality development, the protection of amenity of neighbouring properties and future occupiers and the environment.

BACKGROUND INFORMATION

Site location and description

10. The site comprises a three storey brick and stone faced modern office building located between Bargehouse Street and Upper Ground. The building is in part set back from the Upper Ground elevation creating a small relief in the street by way of landscaping, trees and off-street parking for two cars. The building has a colonnade along Barge House Street and the site is part of larger building which rises to four storeys to the east, comprising offices at number 24 Upper Ground.
11. The site is within the Old Barge House Alley conservation area, but is not listed, nor are there any listed buildings in the vicinity of the site.
12. Existing site layout plan

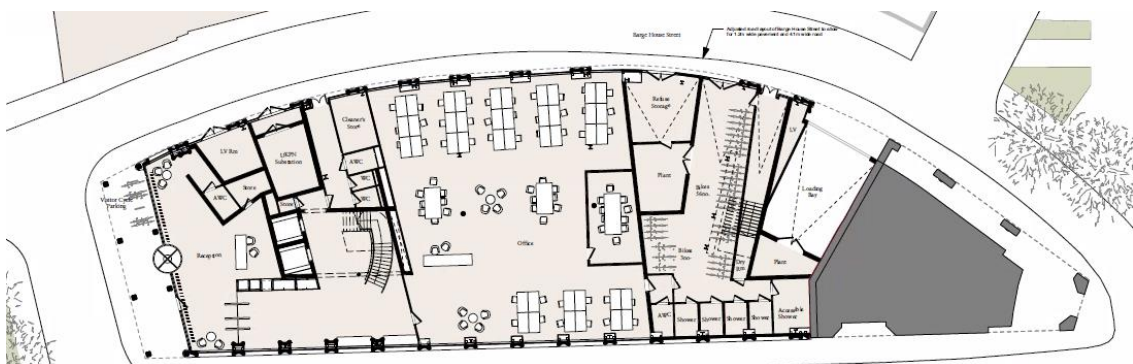


13. Existing building photo – view from the west



Details of proposal

14. A part two, part five storey extensions is proposed. It would raise the overall height of the building to a consistent five storeys and would increase the footprint by infilling the colonnade to the Barge House Street elevation and the setback from Upper Ground. The fourth storey would be set back to provide north and south facing roof terraces. The exterior of the building would be refitted with a glazed off-white terracotta, with yellow-gold painted metal louvres and panels set between the glazed elements. A green/brown roof and photovoltaic panels are proposed as part of a bio-solar roof.
15. The extensions to the existing office building would facilitate an increase in the quantum of office floor space from 2460.1sqm to 4252sqm, a total uplift of 1792sqm that would creating space for approximately 126 additional officer workers.
16. It is proposed to remove two Japanese Cherry trees, respectively category B and C trees, on the Upper Ground street elevation.
17. The proposal would also stop up a section of the footpath to the north of the site to facilitate the infill of part of the colonnade to the Barge House Street elevation.
18. Proposed ground floor layout



Amendments to the application

19. The Barge House Street / north elevation and ground floor layout plan has been amended to retain a loading area on the ground floor. The proposed roof plan has been amended to show details of the proposed green/brown roof and additional photovoltaic panels.

Consultation responses from members of the public and local groups

20. 2 comments of support have been received and the matters supported include:

Removal of the colonnade to the Barge House Street elevation underpass would make streets safer.

21. 8 comments of objection:

- Principle of additional office space not justified due to reduced need.
- The height and detailed design would be out of keeping with the character of the area and the site would be overdeveloped.
- Noise nuisance, loss of light and privacy and close proximity to neighbours.
- Inadequate parking provision, loss of parking, increase in traffic and inadequate access.
- Loss of ecology, open space and landscaping.

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

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

23. 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
- 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

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

Legal context

25. 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 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. 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.
26. 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

27. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.
28. The site is located within the:
- Central Activities Zone (CAZ)
 - Bankside and Borough District Town Centre
 - Bankside, Borough, London Bridge Strategic Cultural Areas
 - Bankside, Borough and London Bridge Opportunity Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Old Barge House Alley conservation area
 - Thames Policy Area
 - Air Quality Management Area

ASSESSMENT

Principle of the proposed development in terms of land use

29. Objections were received to the increase in the quantum of office floor space stating that there would be no demand for it due to the legacy of the covid-19 pandemic. The applicant submitted information from a local property advisor showing a demand for new or fully refurbished offices, a marked increase of take up as restrictions ease and occupiers are seeking greater space for their employees to come back to, which is at a typically lower occupancy ratio (more space per person) and some clients only considering options with sustainable credentials. Research shows that although working from home has been a theme intensified by covid-19 restrictions, it is clear the desire from businesses is for the split of time during the working week to be more in the office than at home. Officers consider that the proposed development would not raise any land use issues as additional office space would be appropriate within the CAZ.

Affordable workspace

30. Draft Policy P30 (Affordable Workspace) of the New Southwark Plan requires major development proposals to deliver at least 10% of the gross new employment floorspace as affordable workspace, on site at a discounted market rent for a period of at least 30 years.
31. The gross internal floor area would increase by 1,792sqm, from 2,460sqm to 4,252sqm. It is proposed to provide 179sqm affordable workspace on the ground floor. This would be in line with policy P30 Affordable Workspace of the New Southwark Plan and would be secured in the S106 legal agreement.

Environmental impact assessment

32. The scale of development proposed by this application does not reach the minimum threshold established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant impacts in this urban setting. An EIA for this proposed development is not required.

Design quality

Site context

33. The surrounding area is varied in terms of land use, as would be typical of a district town centre. The pre-dominant uses in the area appear to be commercial office blocks and residential properties. The site overlooks Bernie Spain Gardens to the west, a public park on the Lambeth side of the Borough border.

34. Aerial photo – view from the west



Site layout

35. Objectors raised concerns with regards to the over development of the site reflected in the loss of the landscaped open space along Upper Ground and infilling of the colonnade on Barge House Street.
36. Layout in context

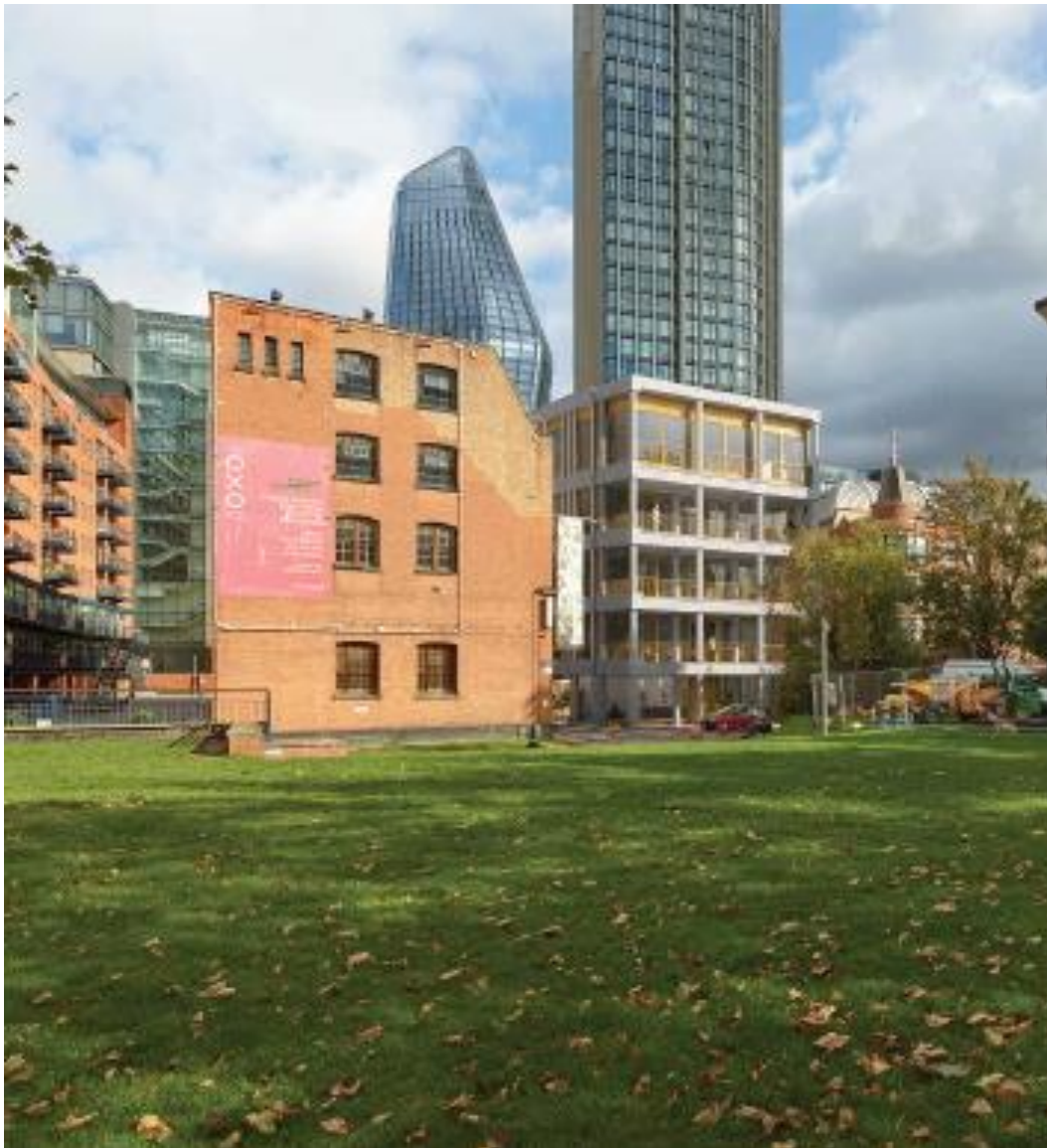


37. The historic street pattern is a close knit street network of warehouse or light industrial buildings fronting narrow streets. The buildings to the south on Upper Ground are of larger floorplate and contemporary detailing. Bernie Spain Gardens, opposite the site to the west, and the park to the south of Upper Ground provides a soft landscaped area with a large number of trees. In this context the proposed loss of the trees and two off-street car parking spaces to

the southern portion of the site would be acceptable as the built-up streets in the area do not have landscaping fronting the pavement.

Height scale and massing

38. Proposed west elevation



39. The surrounding buildings are 4 to 5 storey and step up to the Oxo Tower and Thames frontage.
40. The scale of the proposal would continue to respect this hierarchy and massing and is therefore supported. The setback to the upper storey is welcome and would create a simpler top storey, diminishing away from the facades below, similar to the other buildings in the area. The height, bulk and scale of the proposals would meet the requirements of policies 3.13 quality in design, 3.14 urban design, 3.15 conservation of the historic environment, 3.16 conservation areas of the Southwark Plan and the national guidance in chapters 12 and 16 of the NPPF.

Architectural design and materials

41. Bargehouse Street – view to the west



42. Objectors raised concerns with regards to the design solution of infilling of the colonnade on Barge House Street as a more developed street frontage is expected.
43. The infilling of the colonnade would be appropriate in the street scene, but it is recommended that permission be subject to a condition of details of the design of the ground floor façade to ensure that this (north) elevation express the activity of the internal spaces. It is considered that this could be achieved by variations in column or transom design and detailing or plinth height.
44. Objectors also stated that the proposed external design would be incongruous as it would not reflect the existing architectural fabric of the conservation area and would not be in keeping with neighbouring buildings or the local area. Particularly concerns were raised about the colour palette, exposed concrete frame, the creation of large areas of glazing and the emphasis on the horizontal axis.
45. The detailing of the west façade, with regular shaped windows separated by terracotta clad columns in longer views would sit comfortably, if more prominent with the surrounding development, including the historic buildings to the north, the South Bank Tower, and the mix of former warehouses and modern apartment blocks to the south. Terracotta cladding would form much of the architectural detailing and would relate to the variety of finishes in the area. However, a brick or clay coloured cladding would be preferred to reference the other baked coloured clay products in the area, and further detailed design expression on the column and transom design is required. These details would

be secured by an appropriate condition.

Landscaping, trees and urban greening

46. Objectors raised concerns with regards to the loss of the landscaped open space along a section of Upper Ground. Objectors state that this open space provides an appropriate transition between the building and the public realm and the proposal would remove this feature by taking the building right to the rear of the footpath on Upper Ground. This area also includes two Japanese Cherry trees which would be removed.
47. This area also include two off-street car parking spaces and the historic street pattern is a close knit street network of warehouse or light industrial buildings fronting narrow streets. In this context the proposed loss of the trees would be acceptable as the built-up streets in the area do not have landscaping fronting the pavement and the proposed development would be an efficient use of the site.
48. As the footprint of the building would increase there would not be an adequate area to plant new trees that would allow trees to thrive and grow to maturity. Therefore the proposal would mitigate the loss of trees by a payment in lieu of replanting these trees. A Capital Asset Valuation of Amenity Trees (CAVAT) Valuation of £24,845, based on the loss of 2 trees with a combined girth of 191.63cm and individual values of £11,680 and £13,165, would be secured by way of section 106 agreement. Due to the proximity to Lambeth Council and the lack of publicly owned land within the immediate vicinity officers would use the tree contribution to increasing canopy cover across the borough.
49. It is recommended that permission be granted subject a condition of a detailed Arboricultural Method Statement to avoid damage to any other existing trees in close proximity of the site which represent an important visual amenity in the area.

Ecology and biodiversity

50. Objectors raised concerns with regards to the detrimental impact of the development on ecology.
51. The majority of the site is covered by buildings and the increase in footprint would only impact on the landscaped area to the south elevation. The inclusion of a green / brown roof is welcomed as it would provide some mitigation for the loss of hedgerow and two trees at ground level. It is recommended that permission be granted subject to a condition of details of the green / brown roof to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

Fire safety

52. The details of means of escape, passive and active fire safety measures,

external fire spread and access and facilities for the fire and rescue service in the proposed Fire Statement would comply with Policy D12 Fire safety of the London Plan.

Access

53. An accessible WC and shower would be provided in the cycle changing area on the ground floor and two accessible WC would be provided on each typical floor. The proposal would provide a fully accessible building. The main approach to the building would be re-landscaped to create an incline up to the new finished floor level, ensuring the refurbished building is accessible to all users and visitors. All internal and external doors and the two lifts and stairs would be compliant to building control regulations and the two lifts would ensure access to all throughout the entire building.

Heritage considerations

54. The significance of the conservation area is centred round the former industrial wharf and warehouse character of the area, with the retention of the Oxo Tower Building, Stamford Wharf and the historic thoroughfares of Upper Ground and Barge House Street the principle features of the character of the area. The existing building follows a warehouse style and as the block comprising 24-34 Upper Ground was entirely redeveloped the site (including the building which lies outside of the red line, number 24 Barge House Street) has a neutral impact on the conservation area. Views of the conservation area are available across Bernie Spain Gardens and these are of interest locally from the Thames and Bankside in general.
55. The frontage to Bernie Spain Gardens would be improved and would enhance the activity on this elevation and would provide a positive response to the gardens by locating the principle entrance here.
56. The colonnade to Barge House Street is characterised by heavy architectural detail and small entrances. As a result this space is dark and its removal would improve this part of the site.
57. The proposed development would respect the context of the conservation area and would use high quality materials and would safeguard the heritage asset.

Archaeology

58. The site is located within an archaeological priority zone (APZ) and it is recommended that planning permission be subject to conditions relating to archaeological evaluation, archaeological mitigation, archaeological pre-commencement foundation and basement design and archaeological reporting. The local planning authority would also seek a section 106 planning obligation to support monitoring of archaeological matters.

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

59. Saved Southwark Plan policy 3.2 states that planning permission will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Policy P12 of the Draft New Southwark Plan requires development to be of a high standard of design with adequate daylight, sunlight and outlook for new and existing occupiers.
60. Objectors raised concerns with regards to loss of light, loss of privacy and noise nuisance during construction.

Outlook and privacy

61. Views from the proposed glazing and roof terrace would mainly be towards commercial/non-domestic properties such as offices to the south side of Upper Ground and to the east, and open gardens to the west. Although there are residential flats in Southbank Tower to the south east, all of those flats are located in the upper parts of the tower and are higher than the roofline of the proposals and so would not be affected. The only existing neighbouring residential properties that could be affected by the development are the flats within 2 Broadwall, approximately 15m to the south west and Oxo Tower to the north. However, 2 Broadwall is on the corner of Broadwall and Upper Ground and the windows serving habitable rooms do not have a direct outlook onto the site. There are only small balconies on the east elevation and apart from large windows on the north elevation, next to larger west facing balconies, the north elevation of 2 Broadwall is largely blank. The distance between the site and Oxo Tower is approximately 30m and it is considered that the proposal would present a relatively low risk to surrounding amenity in terms of privacy or outlook.

Daylight and sunlight

62. The submitted daylight and sunlight assessment considers the impact on daylight and sunlight for neighbouring residents at 2 Broadwall, an eight storey building with commercial use on the ground floor and residential above. This is the only existing neighbouring residential property that could be affected by the development. The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. The first is the use of Vertical Sky Components (VSC) which is then followed by the measurement of internal Daylight Distribution (or No-Sky Line (NSL)).
63. VSC is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
64. NSL is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction). This is also known as daylight distribution, and where windows do not pass the VSC test the NSL test can be

used.

65. 2 Broadwall:

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
14	14	100%	0	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
7	7	100%	0	0	0

66. This property is situated to the south west of the site across Upper Ground (street). The VSC results indicate that all of the 14 residential windows assessed meet the BRE guidance with retained levels within 0.8 time their former value and, in 6 cases, exceeding the 27% absolute VSC target level.
67. In this case the BRE sunlight standards do not apply as the site lies to the north of 2 Broadstairs.

Noise and vibration

68. The proposed additional office floor space would not create additional undue noise to surrounding properties. It is however recommended that permission be granted subject to a condition restricting the use of the roof terrace after 22:00 hours.
69. It is also recommended that permission be subject a construction management plan condition to deal with noise and vibration during construction, conditions relating to compliance with the noise impact assessment and plant noise.

Transport and highways

70. Objectors raised concerns with regards to inadequate parking provision, loss of parking, increase in traffic and inadequate access.

Trip generation

71. The site is within a highly accessible location, as indicated by achieving the highest public transport accessibility level (PTAL) score available, of 6b. The site is within 600m walking distance of London Waterloo East station, within 750m of London Waterloo station, within 800m of Blackfriars station and Blackfriars Underground station and within 640m to Southwark Underground station. The nearest bus stop to the site is 145m to the south of the site, along Stamford Street.
72. The proposed development would result in an increase of 47 two-way total person trips during the AM peak, 44 two-way total person trips during the PM peak and up to 378 additional total person two-way trips across the duration of a day. Given the surrounding existing transport infrastructure it is not

considered that the level of increase associated with the proposal would be material on the surrounding transport network.

73. The vehicle movements associated with the proposed development would not have any noticeable adverse impact on the prevailing vehicular movements on the adjoining roads.
74. It is recommended that permission be subject to conditions relating to a construction management plan, travel plan and a delivery and service management plan.

Servicing and deliveries

75. The proposed loading bay would be acceptable. It is however noted that the loading bay would not have sufficient space for light delivery vehicles to enter and exit it in a forward gear, but the wide vehicle entrance to the property opposite this site would assist these vehicles in manoeuvring safely into and out of the service yard, with minimal pedestrian-vehicle and vehicular conflict. It is envisaged that the infrequent delivery activities by lorries would take place on the adjacent roads.

Refuse storage arrangements

76. The proposed refuse store would have capacity for seven 1280 litre Eurobins. This would be adequate to serve the refuse and recycling needs for the proposed development. It is recommended that permission be subject to a condition showing details of the bins in the space allocated on the ground floor.

Car parking

77. The site is located within a Controlled Parking Zone and there are at least five car club bays within short walking distances of this site.
78. In the latest pre-application enquiry officers advised that a car free scheme would be acceptable given the central location and high Public Transport Accessibility (PTAL) of 6b of the site. The ground floor would provide affordable workspace, and due to site restrictions it would not be possible to include 1 on-site disabled car space as it would reduce the affordable workspace on the ground floor to less than 10%. Wheelchair / blue badge users would have good access to public transport as the site is relatively close to the Southwark station on the Jubilee underground line. It is recommended that permission be granted as on balance the benefit of providing affordable workspace would outweigh the requirement to provide 1 on-site disabled car parking space.
79. The site is within a controlled parking zone and it is recommended that permission be subject to a condition that no developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone.

Cycle parking, cycling facilities and showers

80. Policy requires that at least 20 per cent of cycle spaces should be contained in Sheffield cycle racks including a minimum of 2 disabled and 1 cargo bicycle parking spaces. The provision of 66 cycle parking spaces on the ground floor, the majority of which would be double stack cycle parking and not Sheffield cycle racks, would not meet the New Southwark Plan standard. Due to site restrictions and the requirement to provide affordable workspace on the ground floor, it is unlikely that the cycle store layout would be able to provide 20 percent of Sheffield cycle racks to meet the New Southwark Plan policy. It is recommended that permission be subject to a condition to ensure that the maximum number of Sheffield cycle racks, a minimum of 2 disabled and 1 cargo bicycle parking spaces be provided in the available space.
81. The provision of only two visitor cycles in the main entrance to the lobby would be acceptable, due to site restrictions.
82. A total of five showers, of which one would be an accessible shower, would be provided on the ground floor and would be easily accessed from the cycle parking spaces. It is recommended that the retention of the showering facilities be secured by an appropriate condition.

Highways works

83. The proposed stopping up of the footpath along Bargehouse Street would provide a 1.2m footway along the northern edge of the building (Barge House Street) and would introduce an extended raised table with pavement materials typical of a shared pedestrian/cyclist/vehicle environment along this road section to complement the restricted footway.
84. Due to the raised nature and length of the footway segment and only one existing dropped kerb on Barge House Street an additional dropped kerb would be provided to assist wheelchair users and the partially-sighted. A third dropped kerb would be needed leading to the proposed cycle store.
85. The developer would need to enter into a S278 agreement for the necessary highway works such as:
- Resurfacing of the damaged Barge House Street section around the proposed service yard access.
 - Construction of an extended raised table on Barge House Street plus repair to the kerb line abutting the north-western corner of this site on same road.
 - Reconstruction of the footways adjoining the site on Upper Ground and Barge House Street.
 - The provision of three additional dropped kerbs on Barge House Street (2 for the mobility-impaired pedestrians and 1 for the cycle store).

Environmental matters

Construction management

86. This is an extension and major refurbishment of the building which is enclosed and in a tight site between surrounding buildings, both commercial and residential (Oxo Tower, Southbank Tower). It is recommended that permission be subject to a detailed construction management plan as construction impact is expected from these works.

Flood risk

87. The proposal involves the refurbishment and extension of a less vulnerable floor and no sleeping accommodation is proposed on site. Should a flood event occur, occupants of the ground floor would have unimpeded access to the first floor and above to ensure safe refuge.
88. The Environment Agency have no objection.

Sustainable urban drainage

89. The councils flood risk team has no objection subject to more information with regards to the sustainable drainage system (SuDS), greenfield and brownfield runoff rates and the method of flow restriction is required. This information has not yet been submitted. It is recommended that permission be granted subject to a condition requiring a full maintenance strategy for the proposed SuDS features, including details of who would be responsible for the maintenance of the features.

Air quality

90. As air source heat pumps and PV panels are proposed the development would not have a detrimental impact on air quality.

External lighting

91. No issues raised in this regard but is recommended that permission be subject to an informative that any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance.

Secure by design

92. The infilling of the colonnade to the north elevation would remove any potential of antisocial behaviour on the site. The junction between the colonnade of number 24 Barge House Street and the proposed loading bay on the ground floor would create a place where antisocial behaviour could still be possible. No. 24 Barge House Street is however not under control of the applicant and a small section of colonnade along part of the street would remain.

Energy and sustainability

93. The proposed development is a mix of extending and refurbishment of the building. The proposal is in general in compliance in terms energy and climate

change. In terms of carbon reduction, as a non-residential scheme an onsite of 40% against Part L Building Regulations 2013 must be achieved under NSP policy P69 Energy, and under the London Plan policy SI 2 Reducing carbon emissions, a reduction of 35% is required. A range of energy efficient and building fabric enhancements, energy efficient ventilation, low energy lighting, air source heat pumps and photovoltaic panels (PV) are proposed. The scheme was amended following a study to identify more space on the roof for photovoltaic modules, to which 9 panels were added. The roof has limited space for additional PV due to certain constraints, namely overshadowing and loss of efficiency due to panel location. The PV array is therefore optimised to the site and any further panels would have a detrimental impact on the embodied and operational carbon associated with the array. Details of the location of the air source heat pumps are to be secured via condition.

94. The scheme has been designed in line with the heating hierarchy and the site would have space allocated for future connection to a district network. However, as office use heating and cooling would account for a small amount of energy demand localised heat pump technology would be more efficient in providing heating and cooling than a district heat network.
95. The London Plan target is for all major developments to be carbon neutral. The proposal would achieve a 61% carbon reduction.
96. In this case the zero-carbon target cannot be fully achieved on-site, and the shortfall would be provided through a cash in lieu contribution to the borough's carbon offset fund. The calculations are as follows and the total amount of £134,805.00 would be secured in the S106 legal agreement.
97. 47.3 tonnes/annum
1,419 tonnes across 30 years
Off-set payment = £134,805.00 at £95/tonne

BREEAM

98. The proposed development can achieve a BREEAM Excellent level and this would be subject to a planning condition.

Planning obligations (S.106 agreement)

99. Saved Policy 2.5 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. Saved Policy 2.5 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.

100 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.

101	Planning Obligation	Mitigation	Applicant Position
	S278 agreement	<p>Stopping up of the footpath on Barge House Street</p> <p>Resurfacing of the damaged Barge House Street section around the proposed service yard access.</p> <p>Construction of an extended raised table on Barge House Street plus repair to the kerb line abutting the north-western corner of this site on same road.</p> <p>Reconstruction of the footways adjoining the site on Upper Ground and Barge House Street.</p> <p>The provision of three additional dropped kerbs on Barge House Street (2 for the mobility-impaired pedestrians and 1 for the cycle store).</p>	
	Carbon offset payment of £134,805.00	To mitigate greenhouse gas emissions	
	Affordable workspace	To provide affordable workspace of a type and specification that meets current local demand	
	Archaeological	Monitoring of	

payment amount to be agreed	archaeological matters	
CAVAT payment of £24,845	Loss of two trees	

- 102 In the event that an agreement has not been completed by 20 May 2022, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

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 Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2016) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

- 103 The proposed development is CIL liable. 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.
- 104 In this instance, based on information provided by the applicant, an estimated Mayoral CIL payment of £328,560.00 and a Southwark CIL payment of £160,254.00 would be due. This figure is an estimate only, and would be calculated in more detail when CIL Additional Information and Assumption of Liability forms are submitted prior to implementation.

Other matters

- 105 Objectors raised concerns with regards to information missing from plans, not enough info given on application and the proposal cannot be implemented without the consent of the adjoining owners at 24 Upper Ground.

Community involvement and engagement

- 106 The applicants have provided information on community involvement and an engagement in accordance with the Councils Development Charter. The documents set out the consultation undertaken with local stakeholders and public consultation undertaken with the surrounding residents.

Consultation responses from members of the public and local groups

- 107 One round of consultation was undertaken by the council and 9

representations, of which 7 objected were received from members of the public.

Consultation responses from external and statutory consultees

108 Environment Agency

109 No objection.

Consultation responses from internal consultees

110 Archaeology

111 No objection subject to conditions relating to archaeological evaluation, archaeological mitigation, archaeological pre-commencement foundation and basement design and archaeological reporting and a section 106 planning obligation to support Southwark Council's effective monitoring of archaeological matters.

112 Environment Protection Team

113 No objection subject to condition in relation to noise and vibration, hours of use of the proposed terraces, servicing and construction management.

114 Urban Forester

115 No objection subject to a condition in relation to the proposed green roof and payment in lieu to mitigate the loss of trees.

116 Flood Risk Team

117 No objection subject to details of the proposed green roof and details of sustainable drainage and management thereof.

118 Transport Policy

119 No objection subject to the applicant entering into a S278 agreement and conditions relating to cycle parking, service management plan, travel plan and restrictions on permits within the controlled parking zone.

Community impact and equalities assessment

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

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

122 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.

123 The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

124 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.

125 This application has the legitimate aim of extending and refurbishing an existing office building. 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

126 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.

127 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.

128 Positive and proactive engagement: summary table

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

CONCLUSION

- 129 The proposal is considered acceptable in land use terms and would include affordable workspace.
- 130 The scale of the proposal is considered acceptable within the context of similar height and taller buildings in a tight knit and densely developed part of the borough.
- 131 The proposal would not result in a significant impact on daylight or sunlight on the surrounding properties and would not have a detrimental impact on the amenity of the area. The proposal would not result in any significant transport impacts on the surrounding highway network. Overall, the scheme would be of a very high quality.
- 132 It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file TP 1227-34 Application file 21/AP/0179 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Andre Verster, Team Leader	
Version	Final	
Dated	2 November 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		3 November 2021

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	Refer to company name Meadowbridge Ltd	Reg. Number	21/AP/0179
Application Type	Major application		
Recommendation	GRANT permission	Case Number	1227-34

Draft of Decision Notice

planning permission is GRANTED for the following development:

Construction of a part two, part five storey extensions to provide additional office accommodation (E(g)(i) Class) and associated cycle parking and refuse storage

26-34 Upper Ground London Southwark SE1 9PD

In accordance with application received on 19 January 2021 and Applicant's Drawing Nos.:

Existing Plans

Plans - Existing 9_1907_P_002_ Existing site plan received
Plans - Existing 9_1907_P_005_ Existing site elevations - North received
Plans - Existing 9_1907_P_006_ Existing site elevations - South received
Plans - Existing 9_1907_P_007_ Existing site elevations - West received
Plans - Existing 9_1907_P_010_ Existing ground floor plan received
Plans - Existing 9_1907_P_011_ Existing first floor plan received
Plans - Existing 9_1907_P_012_ Existing second floor plan received
Plans - Existing 9_1907_P_013_ Existing third floor plan received
Plans - Existing 9_1907_P_015_ Existing roof plan received
Plans - Existing 9_1907_P_020_ Existing north elevation received
Plans - Existing 9_1907_P_021_ Existing south elevation received
Plans - Existing 9_1907_P_022_ Existing west elevation received
Plans - Existing 9_1907_P_030_ Existing section AA received

Proposed Plans

Plans - Proposed 9_1907_P_050_ Demolition ground floor plan A received
Plans - Proposed 9_1907_P_051_ Demolition first floor plan A received
Plans - Proposed 9_1907_P_052_ Demolition second floor plan A received
Plans - Proposed 9_1907_P_053_ Demolition third floor plan A received

Plans - Proposed 9_1907_P_055_ Demolition roof plan received
 Plans - Proposed 9_1907_P_100_ Proposed site plan received
 Plans - Proposed 9_1907_P_105_ Proposed site elevations - north received
 Plans - Proposed 9_1907_P_106_ Proposed site elevations - south received
 Plans - Proposed 9_1907_P_107_ Proposed site elevations - west received
 Plans - Proposed 9_1907_P_110_ Proposed ground floor plan A received
 Plans - Proposed 9_1907_P_111_ Proposed typical first second and third floor plan received
 Plans - Proposed 9_1907_P_114_ Proposed fourth floor plan A received
 Plans - Proposed 9_1907_P_115_ Proposed roof plan A received
 Plans - Proposed 9_1907_P_200_ Proposed north elevation A received
 Plans - Proposed 9_1907_P_201_ Proposed south elevation A received
 Plans - Proposed 9_1907_P_202_ Proposed west elevation received
 Plans - Proposed 9_1907_P_203_ Proposed A received
 Plans - Proposed 9_1907_P_300_ Proposed section AA received
 Plans - Proposed 9_1907_P_400_ Proposed typical south elevation bay received
 Plans - Proposed 9_1907_SK_205_ Proposed roof plan received
 Plans - Proposed 9_1907_SK_600_ Proposed roof details received
 Plans - Proposed 16585-WIE-ZZ-XX-DR-D-95011 P01 received
 Plans - Proposed 9_1907_D_801_I_1 received
 Other Documents received
 Site location plan 9_1907_P_001_ Site location plan received

Time limit for implementing this permission and the approved

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

3. Archaeological Evaluation

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

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

4. Archaeological Mitigation

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

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

5. Archaeological Pre-commencement Foundation Condition

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

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

6. Before any work hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, an Arboricultural Method Statement showing how the roots of the existing trees adjoining the site shall be protected will be protected, shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

7. Prior to the commencement of development a full maintenance strategy for the proposed SuDS features, including details of who would be responsible for the maintenance of the features shall be submitted to and approved in writing

by the Local Planning Authority in consultation with Thames Water.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

Permission is subject to the following Grade Condition(s)

9. Facade details

Prior to above grade works commencing, detailed design expression on the column and transom design for the entire building and plinth height of the infilling of the colonnade to the north elevation, and details of terracotta cladding shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the detailed design will make an acceptable contextual response in terms of materials to be used, achieve a quality of design and detailing and that this elevation express the activity of the internal spaces in accordance with The National Planning Policy Framework 2019, Strategic

10. PROVISION OF REFUSE STORAGE

Before any above grade work hereby authorised begins, details of the refuse storage arrangements shall be submitted to and approved in writing by the local planning authority and shall be made available for use by the occupiers of the premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

11. GREEN ROOFS FOR BIODIVERSITY

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

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

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

12. CYCLE STORAGE DETAILS

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

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan (2007).

13. BREEAM REPORT AND POST CONSTRUCTION REVIEW

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

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

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation

14. TRAVEL PLAN AND DETAILED TRANSPORT METHODS SURVEY

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 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.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of The Core Strategy (2011); and Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan (2007).

15. SERVICE MANAGEMENT PLAN

Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

Permission is subject to the following Compliance

18. Plant Noise - standard
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 plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

19. **ENERGY STATEMENT**

The development shall be constructed in accordance with the energy efficient and building fabric enhancements, energy efficient ventilation, low energy lighting, air source heat pumps and photovoltaic panels to achieve a 47.35% reduction in carbon dioxide emissions as detailed in the Planning Stage Energy Report by Taylor Project Services LLP (dated January 2021), unless an alternative energy assessment is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the proposal complies with the National Planning Policy Framework, Policy SI 2 Minimising Greenhouse gas emissions of the London Plan, Strategic Policy 13 - High Environmental Standards of the Core Strategy (2011) and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

20. **Compliance with noise impact assessment- standard**

Prior to occupation this development shall achieve full compliance with the mitigation measures as detailed in Venta Acoustics Noise Impact Assessment (ref: VA2980.191210.NIA1.1, dated: 27 Nov 2020).

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

21. **HOURS OF USE OF OUTDOOR AMENITY AREA(S)**

Other than for maintenance purposes, repair purposes or means of escape, the terraces / outdoor amenity area(s) hereby approved shall only be used outside of the following hours:

22:00 and 09:00 on Mondays to Sunday and Bank Holidays

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

22. CPZ PARKING PERMIT EXCLUSION

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason:

In accordance with Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T6 (Car Parking) of the London Plan (2021); Strategic Policy 2 (Sustainable Transport) of the Core Strategy (2011); and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan (2007).

23. SHOWERING FACILITIES

The showering facilities on the ground floor hereby approved shall be retained and the space used for no other purpose.

Reason:

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the Southwark Plan 2007.

Permission is subject to the following Special Condition(s)

16. Archaeological Reporting

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

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to

ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

17. Prior to the commencement of the faiçade development, samples of the following shall be submitted and agreed in writing by the Local Planning Authority

- i) Terracotta for the columns
- ii) Terracotta for the spandrel panels
- iii) Concrete base plinth
- iv) Glazed brick and match mortar panel (1x1 sample panel)
- v) Rainscreen cladding, including final colour
- vi) Cills and lintels where visible externally
- vii) Window and door frame sample material and colour
- viii) Balustrade sample material and colour

Reason:

In order to ensure that these samples will make an acceptable high quality contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 12 (Design and Conservation) of The Core Strategy (2011); and Saved Policies: 3.12 (Quality in Design) and 3.13 (Urban Design) of The Southwark Plan (2007)

Informatives

- 1 Any external lighting system installed at the development shall comply with Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

Planning policy

Adopted planning policy

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 212 states that the policies in the framework are material considerations which should be taken into account in dealing with applications.

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment

London Plan 2021

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

- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions

- Policy SI12 Flood risk management
- Policy SI13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6.2 Office parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy 2011

The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the core strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the core strategy 2011 are:

- Strategic Policy 1 Sustainable development
- Strategic Policy 2 Sustainable transport
- Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 11 Open spaces and wildlife
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards.

Southwark Plan 2007 (saved policies)

In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework.

Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- Policy 2.3 Enhancement of Educational Establishments
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability
- Policy 3.4 Energy Efficiency
- Policy 3.7 Waste Reduction
- Policy 5.3 Walking and Cycling
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.16 Conservation areas
- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.28 Biodiversity

Emerging Policy – New Southwark (2020)

The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP, which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the NPPF.

The relevant policies within the NSP are:

- P12 Design of places
- P13 Design quality
- P17 Efficient use of land
- P22 Archaeology
- P27 Access to employment and training
- P29 Office and business development
- P30 Affordable workspace
- P48 Public transport
- P49 Highway impacts
- P50 Walking
- P52 Cycling
- P55 Protection of amenity
- P59 Biodiversity
- P64 Improving air quality
- P67 Reducing flood risk
- P69 Energy
- IP3 Community Infrastructure Levy (CIL) and Section 106 planning obligations

Supplementary Planning Documents (SPDs)

Of relevance in the consideration of this application are:

- Sustainable Design and Construction SPD 2008

APPENDIX 3

Relevant planning history of the site

20/EQ/0101: Pre-application enquiry for the demolition of part of the building and extension to provide additional office accommodation with associated works. Closed on 7 June 2020.

19/EQ/0406: Pre-application enquiry for refurbishment and reconfiguration of the existing building, minor demolition works associated with internal and external alterations roof extension to provide additional office accommodation. Closed 19 February 2020.

APPENDIX 4

Consultation undertaken

Site notice date: n/a.

Press notice date: 04/02/2021

Case officer site visit date: n/a

Neighbour consultation letters sent: 17/02/2021

Internal services consulted

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

Statutory and non-statutory organisations

Thames Water
Environment Agency

Neighbour and local groups consulted:

G6 And G8 Oxo Tower Wharf Bargehouse Street Unit 402 Enterprise House 1-2 Hatfields Ground Floor 27 Broadwall London Fourth Floor Broadwall House 21 Broadwall Flat 711 Oxo Tower Wharf Bargehouse Street Flat 612 Oxo Tower Wharf Bargehouse Street Unit 204 Oxo Tower Wharf Bargehouse Street Flat 406 Oxo Tower Wharf Bargehouse Street Flat 312 Oxo Tower Wharf Bargehouse Street The Stamford Arms 62 Stamford Street London	Apartment 1003 55 Upper Ground London Unit 112 To 114 Oxo Tower Wharf Bargehouse Street Units G06 07 08 Enterprise House 1-2 Hatfields Apartment 2601 55 Upper Ground London Apartment 2505 55 Upper Ground London Apartment 2001 55 Upper Ground London Apartment 1601 55 Upper Ground London Apartment 1306 55 Upper Ground London Apartment 1305 55 Upper Ground London
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Apartment 4001 55 Upper Ground
 London
 Apartment 3702 55 Upper Ground
 London
 Apartment 3204 55 Upper Ground
 London
 Apartment 2902 55 Upper Ground
 London
 G4 And G9 Oxo Tower Wharf
 Bargehouse Street
 First Floor To Fourth Floor 58-60
 Stamford Street London
 Unit 409 Enterprise House 1-2 Hatfields
 Units 1 And 4 And Unit 3 Basement
 Enterprise House 59-65 Upper Ground
 Second Floor West Oxo Tower Wharf
 Bargehouse Street
 6 Reach Walk London Southwark
 Flat 705 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2406 55 Upper Ground
 London
 Unit 501 Enterprise House 1-2 Hatfields
 Apartment 1208 55 Upper Ground
 London
 69-71 Upper Ground London Southwark
 Apartment 1502 55 Upper Ground
 London
 Apartment 2602 55 Upper Ground
 London
 Eighth Floor Oxo Tower Wharf
 Bargehouse Street
 Unit 204 Enterprise House 1-2 Hatfields
 Flat 311 Oxo Tower Wharf Bargehouse
 Street
 Flat 10 25 Broadwall London
 Apartment 3003 55 Upper Ground
 London
 Unit 5 New Kings Beam House 22 Upper
 Ground
 Apartment 2204 55 Upper Ground
 London
 Apartment 2104 55 Upper Ground
 London
 Apartment 1505 55 Upper Ground
 London
 Apartment 1411 55 Upper Ground
 London
 Apartment 3701 55 Upper Ground

London
 Apartment 3403 55 Upper Ground
 London
 West Wing Twelfth And Thirteenth Floor
 Sea Containers House 18 Upper Ground
 Unit B04 Enterprise House 1-2 Hatfields
 Unit 105 Oxo Tower Wharf Bargehouse
 Street
 Flat 713 Oxo Tower Wharf Bargehouse
 Street
 Flat 505 Oxo Tower Wharf Bargehouse
 Street
 Unit 122 Oxo Tower Wharf Bargehouse
 Street
 Flat 403 Oxo Tower Wharf Bargehouse
 Street
 Flat 308 Oxo Tower Wharf Bargehouse
 Street
 Flat 11 25 Broadwall London
 Unit 503 Enterprise House 1-2 Hatfields
 Twelfth To Fourteenth Floors West Wing
 Sea Containers House 18 Upper Ground
 First Floor New Kings Beam House 22
 Upper Ground
 Apartment 2604 55 Upper Ground
 London
 Apartment 1905 55 Upper Ground
 London
 Apartment 1902 55 Upper Ground
 London
 Apartment 1806 55 Upper Ground
 London
 Apartment 1803 55 Upper Ground
 London
 Unit 302 Enterprise House 1-2 Hatfields
 Apartment 1610 55 Upper Ground
 London
 Apartment 1607 55 Upper Ground
 London
 Apartment 1106 55 Upper Ground
 London
 Apartment 1105 55 Upper Ground
 London
 Unit 307 Enterprise House 1-2 Hatfields
 Unit 503 Enterprise House 59-65 Upper
 Ground
 Unit 301 Enterprise House 1-2 Hatfields
 G3 And G10 Oxo Tower Wharf
 Bargehouse Street

5 Reach Walk London Southwark
 2 Reach Walk London Southwark
 Living Accommodation The Stamford
 Arms 62 Stamford Street
 Unit 115 Oxo Tower Wharf Bargehouse
 Street
 Unit 7 Basement Enterprise House 59-65
 Upper Ground
 Unit 202 Enterprise House 1-2 Hatfields
 Unit 1 03 Cargo Works 1 To 2 Enterprise
 House 59 - 65 Upper Ground
 Second Floor 52-54 Stamford Street
 London
 Third Floor Broadwall House 21
 Broadwall
 Ground Floor Broadwall House 21
 Broadwall
 Apartment 1508 55 Upper Ground
 London
 5A Enterprise House 59-65 Upper
 Ground London
 Apartment 1002 55 Upper Ground
 London
 Flat 1 56 Stamford Street London
 Flat 12A 25 Broadwall London
 Unit 8 Basement Enterprise House 59-65
 Upper Ground
 Level 2 Oxo Tower Wharf Bargehouse
 Street
 20 Upper Ground London Southwark
 Apartment 3206 55 Upper Ground
 London
 Apartment 2606 55 Upper Ground
 London
 G5 Oxo Tower Wharf Bargehouse Street
 Apartment 1210 55 Upper Ground
 London
 Unit 405 Enterprise House 1-2 Hatfields
 Unit 502 Enterprise House 1-2 Hatfields
 Second Floor Right South Wing Sea
 Containers House 18 Upper Ground
 Mondrian Sea Containers House 18
 Upper Ground
 Flat 4 25 Broadwall London
 Flat 404 Oxo Tower Wharf Bargehouse
 Street
 Sixth Floor Sea Containers House 18
 Upper Ground
 Unit 102 Oxo Tower Wharf Bargehouse

Street
 Flat 703 Oxo Tower Wharf Bargehouse
 Street
 Flat 401 Oxo Tower Wharf Bargehouse
 Street
 Flat 601 Oxo Tower Wharf Bargehouse
 Street
 Flat 15 25 Broadwall London
 Units 205 And 206 Enterprise House 1-2
 Hatfields
 Fifth Floor New Kings Beam House 22
 Upper Ground
 Unit B11a Enterprise House 1-2
 Hatfields
 Unit 504 Enterprise House 1-2 Hatfields
 Unit 205 And Unit 206 Oxo Tower Wharf
 Bargehouse Street
 Unit 410 Enterprise House 1-2 Hatfields
 Unit 508 Enterprise House 1-2 Hatfields
 Apartment 1001 55 Upper Ground
 London
 And 14 11-11A Enterprise House 59-65
 Upper Ground
 Ninth Floor South Wing Sea Containers
 House 18 Upper Ground
 3 Reach Walk London Southwark
 26 Upper Ground London Southwark
 28-32 Upper Ground London Southwark
 30-32 Upper Ground London Southwark
 24 Upper Ground London Southwark
 Blue Tree Kitchen Enterprise House 1 - 2
 Hatfields
 Unit 202 Oxo Tower Wharf Bargehouse
 Street
 4 Reach Walk London Southwark
 Pavement New Kings Beam House 22
 Upper Ground
 Unit 117 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3902 55 Upper Ground
 London
 Apartment 3203 55 Upper Ground
 London
 Flat 309 Oxo Tower Wharf Bargehouse
 Street
 Unit 118 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2103 55 Upper Ground
 London

Apartment 1602 55 Upper Ground
 London
 Apartment 1404 55 Upper Ground
 London
 Apartment 2405 55 Upper Ground
 London
 Unit 201 Enterprise House 1-2 Hatfields
 Apartment 2705 55 Upper Ground
 London
 Apartment 1801 55 Upper Ground
 London
 Flat 707 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2002 55 Upper Ground
 London
 Apartment 2401 55 Upper Ground
 London
 Unit 304 Enterprise House 1-2 Hatfields
 Apartment 2305 55 Upper Ground
 London
 Apartment 1702 55 Upper Ground
 London
 Apartment 1507 55 Upper Ground
 London
 Apartment 1401 55 Upper Ground
 London
 Apartment 1206 55 Upper Ground
 London
 Unit 211 Oxo Tower Wharf Bargehouse
 Street
 Basement Oxo Tower Wharf
 Bargehouse Street
 Flat 7 25 Broadwall London
 Flat 14 25 Broadwall London
 Unit 102 Enterprise House 1-2 Hatfields
 G1 And G12 Oxo Tower Wharf
 Bargehouse Street
 Unit 210 Oxo Tower Wharf Bargehouse
 Street
 Unit 1 23 Broadwall London
 Sixth Floor New Kings Beam House 22
 Upper Ground
 Unit 207 Enterprise House 1-2 Hatfields
 Eighth Floor New Kings Beam House 22
 Upper Ground
 Third Floor To Seventh Floor And
 Eleventh Floor New Kings Beam House
 22 Upper Ground
 Second Floor New Kings Beam House

22 Upper Ground
 Flat 4 56 Stamford Street London
 Twelfth And Thirteenth Floors South
 Wing Sea Containers House 18 Upper
 Ground
 Unit 101 Enterprise House 1-2 Hatfields
 Unit 203 And Unit 204 Oxo Tower Wharf
 Bargehouse Street
 5 Hatfields London Southwark
 Unit 112 To 113 Oxo Tower Wharf
 Bargehouse Street
 20 Stamford Street London Southwark
 Apartment 1906 55 Upper Ground
 London
 5B Enterprise House 59-65 Upper
 Ground London
 Unit 306 Enterprise House 1-2 Hatfields
 Unit 1 04 B Enterprise House 59-65
 Upper Ground
 Flat 510 Oxo Tower Wharf Bargehouse
 Street
 Flat 615 Oxo Tower Wharf Bargehouse
 Street
 Unit 207 Oxo Tower Wharf Bargehouse
 Street
 Flat 307 Oxo Tower Wharf Bargehouse
 Street
 Flat 413 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3803 55 Upper Ground
 London
 Apartment 2806 55 Upper Ground
 London
 Apartment 3201 55 Upper Ground
 London
 Flat 603 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2301 55 Upper Ground
 London
 Apartment 2102 55 Upper Ground
 London
 Apartment 1903 55 Upper Ground
 London
 Apartment 1707 55 Upper Ground
 London
 Part Basement And Part Ground Floor
 58-60 Stamford Street London
 Unit 10 Enterprise House 59-65 Upper
 Ground

Flat 704 Oxo Tower Wharf Bargehouse Street
Flat 507 Oxo Tower Wharf Bargehouse Street
Flat 411 Oxo Tower Wharf Bargehouse Street
Unit 1 04 A Enterprise House 59-65 Upper Ground
Apartment 2502 55 Upper Ground London
Apartment 2302 55 Upper Ground London
Apartment 2004 55 Upper Ground London
Apartment 1910 55 Upper Ground London
Apartment 1706 55 Upper Ground London
Apartment 1510 55 Upper Ground London
Apartment 1506 55 Upper Ground London
Apartment 1103 55 Upper Ground London
Apartment 3406 55 Upper Ground London
Apartment 3205 55 Upper Ground London
Apartment 3202 55 Upper Ground London
Apartment 3105 55 Upper Ground London
Apartment 3101 55 Upper Ground London
9 Enterprise House 59-65 Upper Ground London
Unit 209 Oxo Tower Wharf Bargehouse Street
Flat 715 Oxo Tower Wharf Bargehouse Street
Flat 702 Oxo Tower Wharf Bargehouse Street
Flat 616 Oxo Tower Wharf Bargehouse Street
Unit 107 Oxo Tower Wharf Bargehouse Street
Flat 412 Oxo Tower Wharf Bargehouse Street
Second Floor South Wing Sea

Containers House 18 Upper Ground
Apartment 2201 55 Upper Ground London
Apartment 2005 55 Upper Ground London
Apartment 1909 55 Upper Ground London
Apartment 1603 55 Upper Ground London
Apartment 1302 55 Upper Ground London
Second Floor East Oxo Tower Wharf Bargehouse Street
Shop Enterprise House 59-65 Upper Ground
5 Enterprise House 59-65 Upper Ground London
Flat 708 Oxo Tower Wharf Bargehouse Street
Flat 701 Oxo Tower Wharf Bargehouse Street
Flat 614 Oxo Tower Wharf Bargehouse Street
Flat 610 Oxo Tower Wharf Bargehouse Street
Flat 502 Oxo Tower Wharf Bargehouse Street
Unit 208 Oxo Tower Wharf Bargehouse Street
Flat 410 Oxo Tower Wharf Bargehouse Street
Flat 408 Oxo Tower Wharf Bargehouse Street
Flat 405 Oxo Tower Wharf Bargehouse Street
Flat 2 25 Broadwall London
Unit 104 Oxo Tower Wharf Bargehouse Street
Apartment 2504 55 Upper Ground London
Apartment 2402 55 Upper Ground London
Apartment 2303 55 Upper Ground London
Apartment 2202 55 Upper Ground London
Apartment 1708 55 Upper Ground London
Apartment 1703 55 Upper Ground

London
 Apartment 1503 55 Upper Ground
 London
 Apartment 1410 55 Upper Ground
 London
 Apartment 1301 55 Upper Ground
 London
 Apartment 1203 55 Upper Ground
 London
 Apartment 1111 55 Upper Ground
 London
 Apartment 1109 55 Upper Ground
 London
 Apartment 1108 55 Upper Ground
 London
 Apartment 3402 55 Upper Ground
 London
 Apartment 2805 55 Upper Ground
 London
 Apartment 2802 55 Upper Ground
 London
 Unit 303 Enterprise House 1-2 Hatfields
 Unit 411 Enterprise House 1-2 Hatfields
 Unit 406 To Unit 407 Enterprise House
 1-2 Hatfields
 Unit 403 Enterprise House 1-2 Hatfields
 G2 Oxo Tower Wharf Bargehouse Street
 Flat 5 56 Stamford Street London
 Apartment 2803 55 Upper Ground
 London
 Unit B2 Enterprise House 59-65 Upper
 Ground
 Unit 120 And Unit 121 Oxo Tower Wharf
 Bargehouse Street
 Flat 710 Oxo Tower Wharf Bargehouse
 Street
 Flat 605 Oxo Tower Wharf Bargehouse
 Street
 Unit 101 Oxo Tower Wharf Bargehouse
 Street
 Flat 407 Oxo Tower Wharf Bargehouse
 Street
 Flat 402 Oxo Tower Wharf Bargehouse
 Street
 Flat 304 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3001 55 Upper Ground
 London
 Unit B03 Enterprise House 1-2 Hatfields

Apartment 2603 55 Upper Ground
 London
 Apartment 2304 55 Upper Ground
 London
 Apartment 1606 55 Upper Ground
 London
 Apartment 1402 55 Upper Ground
 London
 Apartment 1307 55 Upper Ground
 London
 Apartment 1204 55 Upper Ground
 London
 Apartment 1101 55 Upper Ground
 London
 Third Floor 52-54 Stamford Street
 London
 South Wing Eleventh Floor Left Sea
 Containers House 18 Upper Ground
 Flat 716 Oxo Tower Wharf Bargehouse
 Street
 Flat 714 Oxo Tower Wharf Bargehouse
 Street
 Flat 607 Oxo Tower Wharf Bargehouse
 Street
 Flat 602 Oxo Tower Wharf Bargehouse
 Street
 Flat 508 Oxo Tower Wharf Bargehouse
 Street
 Flat 503 Oxo Tower Wharf Bargehouse
 Street
 Unit 111 Oxo Tower Wharf Bargehouse
 Street
 Unit 108 Oxo Tower Wharf Bargehouse
 Street
 Flat 305 Oxo Tower Wharf Bargehouse
 Street
 Ground Floor New Kings Beam House
 22 Upper Ground
 Apartment 2702 55 Upper Ground
 London
 Apartment 2501 55 Upper Ground
 London
 Apartment 2403 55 Upper Ground
 London
 Apartment 2101 55 Upper Ground
 London
 Apartment 1908 55 Upper Ground
 London
 Apartment 1509 55 Upper Ground

London
 Apartment 1403 55 Upper Ground
 London
 Apartment 1102 55 Upper Ground
 London
 Apartment 3901 55 Upper Ground
 London
 Unit 404 Enterprise House 1-2 Hatfields
 Ground Floor East Wing Sea Containers
 House 18 Upper Ground
 Flat 608 Oxo Tower Wharf Bargehouse
 Street
 Unit 109 Oxo Tower Wharf Bargehouse
 Street
 Unit 106 Oxo Tower Wharf Bargehouse
 Street
 Flat 511 Oxo Tower Wharf Bargehouse
 Street
 Flat 501 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3103 55 Upper Ground
 London
 Apartment 3006 55 Upper Ground
 London
 Apartment 2703 55 Upper Ground
 London
 Apartment 2506 55 Upper Ground
 London
 Apartment 2503 55 Upper Ground
 London
 Apartment 1810 55 Upper Ground
 London
 Apartment 1808 55 Upper Ground
 London
 Apartment 1802 55 Upper Ground
 London
 Apartment 1701 55 Upper Ground
 London
 Apartment 1405 55 Upper Ground
 London
 Apartment 1107 55 Upper Ground
 London
 Part Basement South Wing Sea
 Containers House 18 Upper Ground
 Unit B1 Enterprise House 59-65 Upper
 Ground
 Unit 6 Basement Enterprise House 59-65
 Upper Ground
 Units 1 05 Cargo Works 1 To 2

Enterprise House 59 - 65 Upper Ground
 Flat 609 Oxo Tower Wharf Bargehouse
 Street
 Flat 604 Oxo Tower Wharf Bargehouse
 Street
 Flat 513 Oxo Tower Wharf Bargehouse
 Street
 Flat 310 Oxo Tower Wharf Bargehouse
 Street
 Flat 9 25 Broadwall London
 Flat 6 25 Broadwall London
 Apartment 2704 55 Upper Ground
 London
 Apartment 2306 55 Upper Ground
 London
 Apartment 2206 55 Upper Ground
 London
 Apartment 2003 55 Upper Ground
 London
 Apartment 1904 55 Upper Ground
 London
 Apartment 1804 55 Upper Ground
 London
 Apartment 1705 55 Upper Ground
 London
 Apartment 1605 55 Upper Ground
 London
 Apartment 1604 55 Upper Ground
 London
 Apartment 1308 55 Upper Ground
 London
 Apartment 1303 55 Upper Ground
 London
 Apartment 1209 55 Upper Ground
 London
 Apartment 1202 55 Upper Ground
 London
 Apartment 3401 55 Upper Ground
 London
 Apartment 3004 55 Upper Ground
 London
 Apartment 2906 55 Upper Ground
 London
 Flat 3 56 Stamford Street London
 Flat 2 56 Stamford Street London
 Unit 509 Enterprise House 1-2 Hatfields
 Unit 401 Enterprise House 1-2 Hatfields
 Seventh Floor Sea Containers House 18
 Upper Ground

Unit 505 Enterprise House 1-2 Hatfields
 Eleventh Floor South Wing Sea
 Containers House 18 Upper Ground
 Unit 305 To 305A Enterprise House 1-2
 Hatfields
 Flat 613 Oxo Tower Wharf Bargehouse
 Street
 Flat 504 Oxo Tower Wharf Bargehouse
 Street
 Apartment 3106 55 Upper Ground
 London
 Apartment 2904 55 Upper Ground
 London
 Apartment 2804 55 Upper Ground
 London
 Apartment 1704 55 Upper Ground
 London
 Apartment 1408 55 Upper Ground
 London
 Tenth Floor South Wing Sea Containers
 House 18 Upper Ground
 Ground Floor 52-54 Stamford Street
 London
 Apartment 2006 55 Upper Ground
 London
 Second Floor Broadwall House 21
 Broadwall
 Second Floor And Third Floor 27
 Broadwall London
 First Floor 52-54 Stamford Street London
 Regent Property Broadwall House 21
 Broadwall
 Apartment 1608 55 Upper Ground
 London
 Unit 8 Enterprise House 59-65 Upper
 Ground
 Apartment 1901 55 Upper Ground
 London
 9 Upper Ground London Southwark
 Apartment 1809 55 Upper Ground
 London
 Riskiq New Kings Beam House 22 Upper
 Ground
 Apartment 3601 55 Upper Ground
 London
 Apartment 3102 55 Upper Ground
 London
 First Floor Broadwall House 21
 Broadwall

Unit 408 Enterprise House 1-2 Hatfields
 Apartment 1304 55 Upper Ground
 London
 Apartment 3802 55 Upper Ground
 London
 Unit 203 Enterprise House 1-2 Hatfields
 Fifth Floor South Wing Sea Containers
 House 18 Upper Ground
 Flat 709 Oxo Tower Wharf Bargehouse
 Street
 Flat 606 Oxo Tower Wharf Bargehouse
 Street
 Flat 515 Oxo Tower Wharf Bargehouse
 Street
 Unit 116 Oxo Tower Wharf Bargehouse
 Street
 Unit 103 Oxo Tower Wharf Bargehouse
 Street
 Flat 415 Oxo Tower Wharf Bargehouse
 Street
 Flat 313 Oxo Tower Wharf Bargehouse
 Street
 Flat 16 25 Broadwall London
 Flat 5 25 Broadwall London
 Flat 1 25 Broadwall London
 Apartment 2701 55 Upper Ground
 London
 Apartment 2605 55 Upper Ground
 London
 Apartment 2203 55 Upper Ground
 London
 Apartment 2106 55 Upper Ground
 London
 Apartment 1907 55 Upper Ground
 London
 Apartment 1609 55 Upper Ground
 London
 Apartment 1409 55 Upper Ground
 London
 Apartment 1407 55 Upper Ground
 London
 Apartment 1311 55 Upper Ground
 London
 Apartment 1211 55 Upper Ground
 London
 Apartment 3801 55 Upper Ground
 London
 Apartment 3604 55 Upper Ground
 London

Apartment 3603 55 Upper Ground
 London
 Apartment 3104 55 Upper Ground
 London
 Apartment 3002 55 Upper Ground
 London
 Apartment 2903 55 Upper Ground
 London
 Apartment 2706 55 Upper Ground
 London
 First Floor 27 Broadwall London
 Basement Broadwall House 21
 Broadwall
 Fourteenth Floor South Wing Sea
 Containers House 18 Upper Ground
 15 Enterprise House 59-65 Upper
 Ground London
 Unit 4 Basement Enterprise House 59-65
 Upper Ground
 Unit 201 And Unit 202 Oxo Tower Wharf
 Bargehouse Street
 Flat 712 Oxo Tower Wharf Bargehouse
 Street
 Flat 611 Oxo Tower Wharf Bargehouse
 Street
 Flat 414 Oxo Tower Wharf Bargehouse
 Street
 Flat 314 Oxo Tower Wharf Bargehouse
 Street
 Flat 301 Oxo Tower Wharf Bargehouse
 Street
 Apartment 2901 55 Upper Ground
 London
 Apartment 2801 55 Upper Ground
 London
 Basement Third To Seventh And
 Eleventh Floors Floors New Kings Beam
 House 22 Upper Ground
 Apartment 2404 55 Upper Ground
 London
 Apartment 1805 55 Upper Ground
 London
 Apartment 1511 55 Upper Ground
 London
 Apartment 1310 55 Upper Ground
 London
 Apartment 1207 55 Upper Ground
 London
 Apartment 1110 55 Upper Ground

London
 Unit B5 Enterprise House 59-65 Upper
 Ground
 Part Basement And Ground Floor 58-60
 Stamford Street London
 Unit 107 Enterprise House 1-2 Hatfields
 Eight Floor Sea Containers House 18
 Upper Ground
 Basement 52-54 Stamford Street London
 3 Enterprise House 59-65 Upper Ground
 London
 Unit 2 Enterprise House 59-65 Upper
 Ground
 Bargehouse Oxo Tower Wharf
 Bargehouse Street
 Flat 706 Oxo Tower Wharf Bargehouse
 Street
 Flat 512 Oxo Tower Wharf Bargehouse
 Street
 Unit 119 Oxo Tower Wharf Bargehouse
 Street
 Unit 110 Oxo Tower Wharf Bargehouse
 Street
 Flat 315 Oxo Tower Wharf Bargehouse
 Street
 Flat 303 Oxo Tower Wharf Bargehouse
 Street
 Flat 302 Oxo Tower Wharf Bargehouse
 Street
 Flat 12 25 Broadwall London
 Flat 8 25 Broadwall London
 Unit 1 04 C Enterprise House 59-65
 Upper Ground
 Apartment 2205 55 Upper Ground
 London
 Apartment 2105 55 Upper Ground
 London
 Apartment 1807 55 Upper Ground
 London
 Apartment 1709 55 Upper Ground
 London
 Apartment 1504 55 Upper Ground
 London
 Apartment 1501 55 Upper Ground
 London
 Apartment 1406 55 Upper Ground
 London
 Apartment 1309 55 Upper Ground
 London

Apartment 1205 55 Upper Ground
London
Apartment 3404 55 Upper Ground
London
Apartment 3005 55 Upper Ground
London
Apartment 2905 55 Upper Ground
London
Flat 6 56 Stamford Street London
Ground Floor 56 Stamford Street London
Second Floor Left South Wing Sea
Containers House 18 Upper Ground
Unit 507 Enterprise House 1-2 Hatfields
Unit 506 Enterprise House 1-2 Hatfields
Third Floor South Wing Sea Containers
House 18 Upper Ground
G11 Oxo Tower Wharf Bargehouse
Street
Flat 409 Oxo Tower Wharf Bargehouse
Street
Flat 516 Oxo Tower Wharf Bargehouse

Street
Flat 514 Oxo Tower Wharf Bargehouse
Street
Flat 509 Oxo Tower Wharf Bargehouse
Street
Flat 506 Oxo Tower Wharf Bargehouse
Street
Flat 306 Oxo Tower Wharf Bargehouse
Street
Flat 3 25 Broadwall London
Apartment 1710 55 Upper Ground
London
Apartment 1201 55 Upper Ground
London
Apartment 1104 55 Upper Ground
London
Apartment 3602 55 Upper Ground
London
Apartment 3405 55 Upper Ground
London

Re-consultation:

None

Consultation responses received

Internal services

Design and Conservation Team [Formal]
Community Infrastructure Levy Team
Environmental Protection
Urban Forester
Transport Policy

Statutory and non-statutory organisations

Thames Water
Environment Agency

Neighbour and local groups consulted:

HSF HEALTH PLAN 24 UPPER GROUND LONDON
77 Upper Ground London
511 Redwood Housing Co-op Oxo Tower Wharf, South Bank SE1 9GY
406 Oxo Tower Wharf London SE1 9GY
510 oxo tower wharf london se1 9gy
flat 2003, south bank tower 55 upper ground london
APT 1310 55 UPPER GROUND London
406 Oxo Tower Wharf London
Flat K 2 Broadwall London
8 Broadwall London SE1 9QE