

APPENDIX 1

Development Management – 14.09.2022 – Draft Recommendation

Permission is subject to the following Approved Plans Condition:

- 1 The development shall be carried out in accordance with the following approved plans:

Reference no. / Plan/document name / Revision:	Received on:
A-P-053-XX-01 - LONGITUDINAL SECTION AA GENERAL ARRANGEMENT SECTION Plans - Proposed 02	12.10.2020
A-P-053-XX-02 - CROSS SECTION BB GENERAL ARRANGEMENT SECTION Plans - Proposed 02	12.10.2020
A-P-053-XX-03 - CROSS SECTION CC GENERAL ARRANGEMENT SECTION Plans - Proposed 02	12.10.2020
A-P-064-XX-01 - SOUTH ELEVATION GENERAL ARRANGEMENT ELEVATION Elevations - Proposed 02	12.10.2020
A-P-064-XX-02 - NORTH ELEVATION GENERAL ARRANGEMENT ELEVATION Elevations - Proposed 02	12.10.2020
A-P-064-XX-03 - EAST AND WEST ELEVATION GENERAL ARRANGEMENT ELEVATION Elevations - Proposed 02	12.10.2020
A-P-031-01-01 - LEVEL 01 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-02-01 - LEVEL 02 OFFICE RECEPTION/OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020

A-P-031-03-01 - LEVEL 03 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-04-01 - LEVEL 04 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-05-01 - LEVEL 05 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-06-01 - LEVEL 06 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-07-01 - LEVEL 07 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-08-01 - LEVEL 08 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-09-01 - LEVEL 09 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-10-01 - LEVEL 10 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-11-01 - LEVEL 11 OFFICE/RESTAURANT GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-12-01 - LEVEL 12 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-13-01 - LEVEL 13 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-14-01 - LEVEL 14 OFFICE/ROOF GARDEN GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-15-01 - LEVEL 15 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-16-01 - LEVEL 16 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020

A-P-031-17-01 - LEVEL 17 OFFICE ROOF GARDEN GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-18-01 - LEVEL 18 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-19-01 - LEVEL 19 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-20-01 - LEVEL 20 OFFICE ROOF GARDEN GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-21-01 - LEVEL 21 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-22-01 - LEVEL 22 OFFICE GENERAL ARRANGEMENT PLAN Floor Plans - Proposed	12.10.2020
A-P-031-B1-01 - LEVEL B1 BASEMENT GENERAL ARRANGEMENT PLAN Floor Plans - Proposed 02	12.10.2020
A-P-031-B1M-01 - LEVEL B1 MEZZANINE BASEMENT GENERAL ARRANGEMENT PLAN Floor Plans - Proposed 02	12.10.2020
A-P-031-B2-01 - LEVEL B2 BASEMENT GENERAL ARRANGEMENT PLAN Floor Plans - Proposed 02	12.10.2020
A-P-031-B3-01 - LEVEL B3 BASEMENT GENERAL ARRANGEMENT PLAN Floor Plans - Proposed 02	12.10.2020
A-P-031-B4-01 - LEVEL B4 BASEMENT GENERAL ARRANGEMENT PLAN Floor Plans - Proposed 02	12.10.2020
A-P-031-LG-01 - LEVEL LOWER GROUND TOOLEY STREET GENERAL ARRANGMENT PLAN Floor Plans - Proposed 02	12.10.2020
A-P-031-RF-01 - ROOF LEVEL GENERAL ARRANGEMENT PLAN Plans - Proposed	12.10.2020

Reason:

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

2. **Time limit condition**

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.

3. **Pre-commencement condition**

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement

Reason

The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water.

Email: developer.services@thameswater.co.uk

4. **Pre-commencement condition**

Prior to the commencement of development (excluding demolition to ground level) approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3
3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with the National Planning Policy Framework (NPPF) (Paragraph 174). The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

5. **Pre-commencement condition**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 174). The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

6. **Pre-commencement condition**

- a) Prior to the commencement of any development (excluding demolition to ground level), a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
 - i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
 - ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with The NPPF 2021; and

Policy,P64 - Contaminated Land and Hazardous Substances of the Southwark Plan 2022.

7. Pre-commencement condition

No development shall take place (i) demolition (ii) construction, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with London Underground. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) 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 the NPPF 2021; and Policy P56 Protection of Amenity of the Southwark Plan 2022.

8. Pre-commencement condition

Prior to works commencing on the sub structure, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. Details will include tree pit cross sections, planting and maintenance specifications and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with the National Planning Policy Framework 2021; Policy G5 - Urban Greening and G7 -Trees and Woodlands of the London Plan 2021; and Policies P13 - Design of Places and P61 - Trees of the Southwark Plan 2022.

9. Pre-commencement condition

Prior to the commencement of development (with the exception of demolition works, site clearance, site investigations, excavation and piling , a Vehicle Dynamics Assessment shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The development shall then be implemented in accordance with any approval given.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2021; Policy D11 - Safety Security and Resilience to Emergency of the London Plan 2021; and Policy P16 - Designing out Crime of the Southwark Plan 2022.

10. Pre-commencement condition

Prior to the commencement of development (with the exception of demolition works, site clearance and site investigations works), a Blast Mitigation Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The development shall then be implemented in accordance with any approval given.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2021; Policy D11 - Safety Security and Resilience to Emergency of the London Plan 2021; and Policy P16 - Designing out Crime of the Southwark Plan 2022.

11. Pre-commencement condition

Prior to the commencement of development (with the exception of demolition works, site clearance, site investigations, excavation and piling), details of all proposed Hostile Vehicle Mitigation shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The development shall then be implemented in accordance with any approval given.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2021; Policy D11 - Safety Security and Resilience to Emergency of the London Plan 2021; and Policy P16 - Designing out Crime of the Southwark Plan 2022.

12. Pre-commencement condition

Before any work hereby authorised begins, excluding demolition to slab level, 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 the NPPF 2021; Policy HC1 - Heritage Conservation and Growth of the London Plan 2021; and Policy P23 - Archaeology of the Southwark Plan 2022.

13. Pre-commencement condition

Before any work hereby authorised begins, including demolition, the applicant shall secure the implementation of a programme of archaeological building recording 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 record buildings of archaeological interest to ensure the preservation of archaeological remains by record in

accordance with the NPPF 2021; Policy HC1 - Heritage Conservation and Growth of the London Plan 2021; and Policy P23 - Archaeology of the Southwark Plan 2022.

14. Pre-commencement condition

Before any work hereby authorised begins, excluding demolition, archaeological evaluation and require 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 the NPPF 2021; Policy HC1 - Heritage Conservation and Growth of the London Plan 2021; and Policy P23 - Archaeology of the Southwark Plan 2022.

15. Pre-commencement condition

Before any work, hereby authorised, excluding demolition to basement level, archaeological evaluation and site investigation works, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and 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 the NPPF 2021; Policy HC1 - Heritage Conservation and Growth of the London Plan 2021; and Policy P23 - Archaeology of the Southwark Plan 2022.

16. Pre-commencement condition

a) Prior to commencement of the development (excluding demolition and site investigation works) hereby permitted, the applicant shall submit to and

receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:

1) How the field work areas will be hoarded to provide opportunities for passers-by to

safely view the excavations;

2) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be

located on suitably visible public parts of the temporary site hoarding;

3) Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);

b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.

c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out. d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason: To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with the NPPF 2021; Policy HC1 - Heritage Conservation and Growth of the London Plan 2021; and Policy P23 - Archaeology of the Southwark Plan 2022.

17. **Pre-commencement condition**

Secure by design

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

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2021; Policy D11 - Safety Security and Resilience to Emergency of the London Plan 2021; and Policy P16 - Designing out Crime of the Southwark Plan 2022.

18. Pre-commencement condition

A. Prior to demolition of the existing footbridge over Duke Street Hill, full details of the interim (for the construction period) replacement footbridge (including details of access, plans, elevations and details of materials), shall be submitted to and approved in writing by the Local Planning Authority. The interim replacement footbridge will be carried out in accordance with any approval given and retained until such time as the permanent replacement footbridge is ready for use.

B. Prior to construction of the permanent replacement footbridge over Duke Street Hill, full details (including access, plans, elevations and details of materials), shall be submitted to and approved in writing by the Local Planning Authority. The replacement footbridge will be carried out in accordance with any approval given.

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

19. Above grade condition

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including roof terraces, green walls, planters, base planting, cross sections, surfacing materials of any access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of

the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with the National Planning Policy Framework 2021; Policy G5 - Urban Greening and G7 - Trees and Woodlands of the London Plan 2021; and Policies P13 - Design of Places and P61 - Trees of the Southwark Plan 2022.

20. Above grade condition

Before any construction above grade hereby authorised begins, an Ecological Management Plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The Ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

21. Above grade condition

Details of Swift bricks (no.18) shall be submitted to and approved in writing by the Local Planning Authority prior to any construction works above grade. No less than three nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the NPPF 2021; Policy G6 - Biodiversity and Access to Nature of the London Plan 2021; and policy P60 - Biodiversity of the Southwark Plan 2022.

22. Above grade condition

Prior to above grade construction commencing, material samples/sample-panels/sample-boards of all external facing materials including finish and details of colouration, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 2021; Policy D4 - Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

23. Above grade condition

1:5/10 typical section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, terraces, roof gardens, soffits, entrances (inc servicing) and shopfronts to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any construction work above grade in connection with this permission is carried out. The scope of details to be submitted to the Local Planning Authority shall be agreed prior to submission. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

24. Above grade condition

Full-scale mock-ups of the facades shall be presented on site (or a location agreed with the Local Planning Authority) and approved in writing by the Local Planning Authority before any construction work above grade for the relevant building in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The detailed scope of mock up requirements must be agreed with the Local Planning Authority in advance of the mock ups being constructed and presented on site.

Reason:

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

25. Above grade condition

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.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and 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 the NPPF 2021; Policy G6 - Biodiversity and Access to Nature of the London Plan 2021; and policy P60 - Biodiversity of the Southwark Plan 2022

26. Above grade condition

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 than 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: the National Planning Policy Framework 2021; Policy T5 - Cycling of the London Plan 2021; and Policy P53 - Cycling of the Southwark Plan 2022.

27. Above grade condition

BREEAM

(a) Before any fit out works begin, an independently verified BREEAM Design Stage report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'Outstanding' 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 2021; Policy SI2 - Minimising Greenhouse Gas Emissions and Policy SI3 Energy Infrastructure of the London Plan 2021; and Policy P69 - Sustainability Standards and Policy P70 - Energy of the Southwark Plan 2022.

, 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.

28. Pre-Occupation condition

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 174).

29. Pre-Occupation condition

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

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community

safety and crime prevention, in accordance with the National Planning Policy Framework 2021; Policy D11 - Safety Security and Resilience to Emergency of the London Plan 2021; and Policy P16 - Designing out Crime of the Southwark Plan 2022.

30. Pre-Occupation condition

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

Reason - The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues."Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

31. Pre-Occupation condition

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

Reason:

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021); and Policy P53 - Cycling of the Southwark Plan 2022.

32. Pre-Occupation condition

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of refuse shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2021; SI8 - Waste Capacity and Waste Self Sufficiency of the London Plan 2021; Policy D4 - Design Quality and Policy P62 - Reducing Waste of the Southwark Plan 2022.

33. Pre-Occupation condition

The commercial units hereby permitted shall not occupied until a site wide signage strategy detailing the design code for the proposed frontage of the commercial units facing The Cut (including advertisement zones, awnings, and spill-out zones) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason

In order to ensure that the quality of the design and details are in accordance with the NPPF 2021; Policy D4 Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

34. Pre-Occupation condition

Prior to the commencement of any cafe/bar/restaurant use, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The

National Planning Policy Framework 2021; SI1 - Improving Air Quality of the London Plan 2021; Policy P65 - Improving Air Quality and P14 - Design Quality of the Southwark Plan 2022.

35. Pre-Occupation condition

As the site is at residual risk from and within a breach zone of the River Thames, a stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval prior to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding.

Reason: To ensure that occupants have the opportunity to plan a response to flood events which can save them valuable time should an event occur.

36. Compliance condition

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

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 174). Infiltrating water has the potential to cause remobilization of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

37. Compliance condition

The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby

premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2021; Policy D14 - Noise of the London Plan 2021; and Policy P14 - Design Quality, and Policy P66 - Reducing Noise Pollution and Enhancing Soundscapes of the Southwark Plan 2022.

38. Compliance condition

Other than for maintenance purposes, repair purposes or means of escape, the office terraces shall not be used outside of the following hours:

10:00 - 23:00 daily

Unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework 2021; Policy D14 - Noise of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

39. Compliance condition

Hours of use

The use hereby permitted for cafe/bar restaurant purposes shall not be carried on outside of the hours of:

07:00 - 23:30 on Monday to Saturday and;

08:00 - 23:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with the National Planning Policy Framework 2021; Policy D14 - Noise of the London Plan 2021; and Policy P14 - Design Quality, and Policy P66 - Reducing Noise Pollution and Enhancing Soundscapes of the Southwark Plan 2022.

40. Compliance condition

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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2021; Policy D14 - Noise of the London Plan 2021; and Policy P14 - Design Quality, Policy P66 - Reducing Noise Pollution and Enhancing Soundscapes of the Southwark Plan 2022.

41. Compliance condition

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with National Planning Policy Framework 2021; Policy D4 - Delivering Good Design of the London Plan 2021; and Policy P14 - Design Quality of the Southwark Plan 2022.

42. Special condition

Environment Agency - Further contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be

implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

43. Special condition

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 the NPPF 2021; Policy HC1 - Heritage Conservation and Growth of the London Plan 2021; and Policy P23 - Archaeology of the Southwark Plan 2022.

44. Special condition

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

Reason

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

Informative notes to the applicant relating to the proposed development

Guidance for works in close proximity to Network Rail's infrastructure

The developer must ensure that their proposal, both during construction and after completion does not:

- o encroach onto Network Rail land
- o affect the safety, operation or integrity of the company's railway and its infrastructure
- o undermine its support zone
- o damage the company's infrastructure
- o place additional load on cuttings
- o adversely affect any railway land or structure
- o over-sail or encroach upon the air-space of any Network Rail land
- o cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

Network Rail strongly recommend the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect Network Rail's infrastructure.

Future maintenance

The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/or encroaching upon Network Rail's adjacent land and air-space. Therefore, any buildings should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. Network Rail require the 2m (3m for overhead lines and third rail) stand off to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air- space to facilitate works.

The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were

due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs).

However, Network Rail is not required to grant permission for any third-party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method

statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Vehicle Incursion

Where a proposal calls for hard standing area/parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Landscaping

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted are provided below and these should be added to any tree planting conditions:

Thames Water

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

