

Statement of Common Ground

Avonmouth House

Appeal Draft Statement of Common Ground

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1.0 Appeal reference

1.1 APP/A5840/W/22/3303205

2.0 Site address and description

2.1 The appeal relates to the non-determination of a planning application by the London Borough of Southwark (“LB Southwark”) (ref: 21/AP/4297) for the mixed-use redevelopment of Avonmouth House, 6 Avonmouth Street, London, SE1 6NX, on behalf of Tribe Avonmouth House Limited (“the Appellant”).

The Site

2.2 The site is located within the Chaucer ward. The site is accessed from the southern and western side of Avonmouth Street, approximately 50 metres from the Newington Causeway (A3) junction. An extract from the Site Location Plan is provided below.

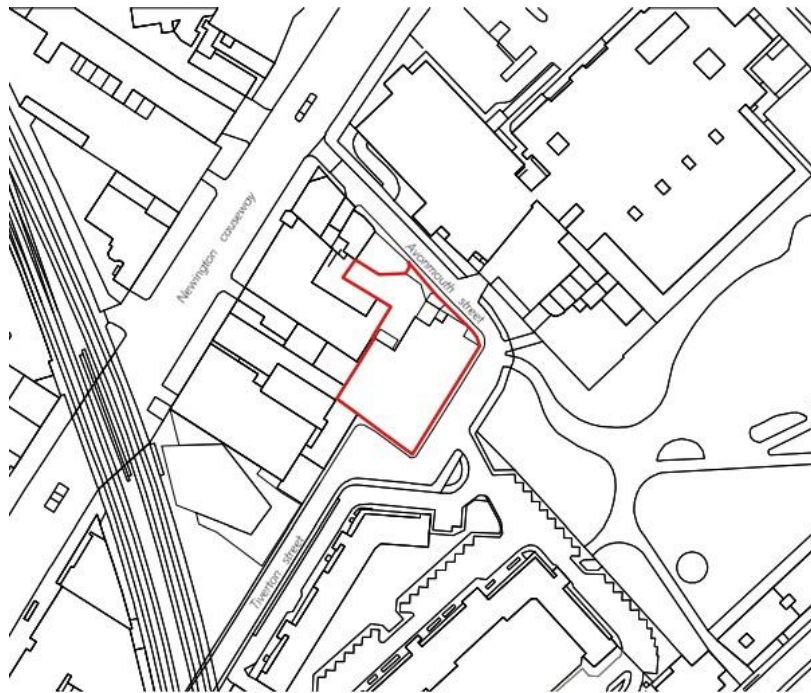


Figure 1: Site Location Plan

2.3 The site measures 0.12 hectare and comprises a two storey building constructed in the late 1980s and an area of hard surfaced vehicular access. It is currently occupied by etc. venues and comprises a mix of uses including corporate training and conference facilities, meeting rooms, lecture theatres, offices, and associated catering facilities.

2.4 The site is adjoined to the west by Coburg House (63-67 Newington Causeway), a seven storey commercial building fronting Newington Causeway; and Balppa House (57-61 Newington Causeway), a five storey mixed-use building on the corner of Newington Causeway and Avonmouth

Street. Coburg House has a private right of way on the existing northeast area of the site, which would remain post-development.

- 2.5 Adjoining the site to the north is a group of mainly 20th century, four storey commercial buildings with some residential above that front onto Newington Causeway. Included within this group is the three storey Southwark Playhouse (77-85 Newington Causeway) and the only surviving 19th century locally listed building at 73-75 Newington Causeway. Opposite to the east is Newington Gardens, a non-designated heritage asset. To the south of the site is the large Rockingham Estate formed of 19 predominantly five storey residential blocks set around quadrangles and areas of open amenity space.
- 2.6 There are no listed buildings on the site and the site is not located within a conservation area. Nearby heritage assets include the Grade II Listed Inner London Session Court, approximately 50m to the northeast of the site, and the Trinity Square Conservation Area, approximately 250m northeast of the site. The site is within the setting of non-designated heritage assets including the locally listed building at 73-75 Newington Causeway and Newington Gardens.
- 2.7 The site is well located for quick and convenient access to various modes of transport, including on foot, by bicycle and public transport. The site's public transport accessibility level (PTAL) is classified as "excellent" with a rating of 6b on a scale where 1a is poor and 6b is excellent. High frequency bus services are available from the bus stops located immediately adjacent to the Avonmouth Street/Newington Causeway junction. These stops are known as the Inner London Crown Court stops and are served by the 35, 133, 343 and C10 services as well as the N133 and N343 night bus services. Elephant and Castle Underground Station is located approximately 400 metres walk to the southwest of the site. It is located on the Bank branch of the northern line with a typical off-peak frequency of 20 trains per hour in each direction. It is also the terminus of the Bakerloo line with approximately 14 trains arriving and departing per hour. Elephant and Castle National Rail Station is located approximately 650 metres to the southwest of the site. It provides services to London Blackfriars, Kentish Town, St Albans City, Sevenoaks and Sutton amongst others.
- 2.8 There are a wide range of amenities within walking distance of the site and the two nearest university campuses, University of the Arts and London South Bank, are both within a 5 minute walk of the site.
- 2.9 The site is located in Flood Zone 3 within an area that benefits from flood defences.

Site Designations

- 2.10 The site has the following designations according to the Southwark Plan Planning Policy Interactive Map:
- Forms part of Site Allocation NSP46: 63 – 85 Newington Causeway;
 - Elephant and Castle Major Town Centre;
 - Strategic Cultural Area – Elephant and Castle Strategic Cultural Quarter;
 - Elephant and Castle Opportunity Area;
 - Central Activities Zone;
 - Archaeological Priority Area (North Southwark and Roman Roads);
 - Air Quality Management Area; and

- Environment Agency Flood Zone 3 area.

Surrounding Area

- 2.11 The area surrounding the site is mixed in character, comprising largely commercial, retail and leisure uses to the west and residential use to the south and east, which form the Rockingham Estate.
- 2.12 The site is within an area experiencing rapid regeneration and transformation in townscape terms, reflective of its opportunity area status. Within the immediate vicinity of the site, between Southwark Playhouse and the railway viaduct, is the recently constructed 24 storey mixed-use retail, hotel and residential scheme by SPPARC Architecture known as 'The Kite' (87 Newington Causeway). Further to the west of the railway viaduct is 'The Signal' building, a 22 storey apartment building at 89-93 Newington Causeway. Two Fifty One London (formerly Eileen House) stands at 41 storeys high and is located opposite 80-94 Newington Causeway.
- 2.13 Planning permission was granted in January 2020 for a 21 storey mixed commercial building at 5-9 Rockingham Street and 2-4 Tiverton Street and a further application is currently pending for a mixed-use 23 storey building including 259 student bedrooms (LPA ref: 22/AP/1068). Other sites within the immediate area that are identified for large scale future redevelopment in the Southwark Plan include the Salvation Army Headquarters and Skipton House, both on Newington Causeway to the southwest of the railway viaduct; and the Newington Triangle site bounded by Borough Road, Newington Causeway, and the railway viaduct. Formerly owned by Peabody Estate, Newington Triangle has been acquired by Berkeley Homes and currently houses the temporary food market, Mercato Metropolitan, although it is allocated for mixed-use development with an indicative capacity of 438 homes with the potential for tall buildings.

3.0 Description of development

- 3.1 The agreed description of development is:

“Demolition of existing building and structures and erection of a part 2, part 7, part 14, and part 16 storey plus basement development comprising 1,733sqm (GIA) of space for Class E employment use and/or community health hub and/or Class F1(a) education use and 233 purpose-built student residential rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure.”

4.0 Latest plans on which the Council has consulted

- 4.1 Refer to Core Documents List at Appendix 1.

5.0 New plans not previously seen or consulted on by the LPA

- 5.1 Refer to Core Documents List at Appendix 1.
- 5.2 Following amendments to Condition 18 it has been agreed between the LPA and the appellant that amended plans will be submitted to show the policy compliant cycle parking provision.

6.0 Relevant planning history

- 6.1 The Council's online planning application database provides the following planning history for the site:

Application reference	Description of Development	Date received	Decision
89/AP/0133	Change of use from office B1 to educational D1 at 6 Avonmouth Street SE1	10 January 1989	Granted
04/AP/1181	Retention of external refurbishment works to include new planters, resurface existing driveway, installation of new railings to semi-enclosed area and installation of a double set of doors to entrance	2 July 2004	Granted
04/AP/1607	Relocation of existing free standing advertisement sign, to be positioned within a proposed planter	1 September 2004	Granted

6.2 In addition to the subject appealed application, there is a live planning application at the site (ref: 22/AP/2227) with a statutory expiry date of 30 August 2022. The application is for:

“Demolition of existing building and structures and erection of a part 2, part 7, part 14 storey plus basement mixed-use development comprising 1733sqm (GIA) of space for class E employment use and/or class F1(a) education use and 219 purpose-built student residential rooms with associated amenity space, including at 7th floor roof level, and public realm works, car and cycle parking, and ancillary infrastructure..”

7.0 List of important development plan policies

7.1 The development plan for LB Southwark comprises:

- The Southwark Plan (February 2022)
- The London Plan (March 2021)

7.2 Relevant policies within the Southwark Plan are as follows:

- Policy ST1 Southwark’s Development Targets
- Policy ST2 Southwark’s Places
- Policy SP1 Homes for all
- Policy SP4 A green and inclusive economy
- Policy SP6 Climate Emergency
- Policy AVP.09 Elephant and Castle Area Vision
- Policy P5 Student homes
- Policy P13 Design of places
- Policy P14 Design quality
- Policy P16 Designing out crime
- Policy P17 Tall buildings

- Policy P18 Efficient use of land
- Policy P20 Conservation areas
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P22 Borough views
- Policy P23 Archaeology
- Policy P26 Local list
- Policy P27 Education places
- Policy P28 Access to employment and training
- Policy P30 Office and business development
- Policy P31 Affordable Workspace
- Policy P35 Town and local centres
- Policy P45 Healthy developments
- Policy P47 Community uses
- Policy P49 Public transport
- Policy P50 Highways impacts
- Policy P50 Walking
- Policy P53 Cycling
- Policy P55 Parking standards for disabled people and the physically impaired
- Policy P56 Protection of amenity
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P62 Reducing waste
- Policy P65 Improving air quality
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P67 Reducing water use
- Policy P68 Reducing flood risk
- Policy P69 Sustainability standards
- Policy P70 Energy
- Policy IP3 Community infrastructure levy (CIL) and Section 106 planning obligations
- Site Allocation NSP46: 63-85 Newington Causeway

7.3 Relevant policies within the London Plan are as follows:

- Policy GG2 Making the best use of land
- Policy GG4 Delivering the homes Londoners need
- Policy SD1 Opportunity Areas
- Policy SD3 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy SD10 Strategic and local regeneration
- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm

- Policy D9 Tall buildings
- Policy D12 Fire safety
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H5 Threshold approach to applications
- Policy H15 Purpose-built student accommodation
- Policy S2 Health and social care facilities
- Policy S3 Education and childcare facilities
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E8 Sector growth opportunities and clusters
- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T5 Cycling
- Policy T6 Car parking

8.0 Other relevant planning policy/guidance/material considerations

8.1 The following are material considerations in the determination of the planning application:

- The National Planning Policy Framework (July 2021)
- Planning Practice Guidance (March 2014 and updated on a continuous basis)
- LB Southwark Supplementary Planning Documents:
 - Elephant and Castle SPD/OAPF (2012)
 - Heritage SPD (2021)
 - Affordable Housing SPD (adopted 2008, draft update consulted on in 2011)
 - Development Viability SPD (2016)
 - Design and Access Statements SPD (2007)
 - Section 106 and CIL SPD (adopted 2015 and amended in November 2020)
 - Sustainability Assessments SPD (2009)
 - Sustainable Design and Construction SPD (2009)

- London Plan Supplementary Guidance:
 - Affordable Housing and Viability (August 2017)
 - Housing (March 2016)
 - Accessible London: Achieving an Inclusive Environment (October 2014)
 - The control of dust and emissions during construction and demolition (July 2014)
 - Character and Context (June 2014)
 - Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)
 - London Planning Statement (May 2014)
 - Planning for Equality and Diversity in London (October 2007)
 - Be Seen energy monitoring (September 2021)
 - Circular economy statements (March 2022)
 - Energy Planning Guidance (June 2022)
 - The control of dust and emissions in construction (July 2014)
 - Whole life carbon (March 2022)
 - Sustainable Transport, Walking and Cycling (September 2021 - draft)
 - Air quality neutral (September 2021 - draft)
 - Fire safety (February 2022 - draft)
 - Optimising Site Capacity: A Design-led Approach (February 2022 - draft)
 - Urban greening factor (September 2021 - draft)

9.0 Matters in Dispute

9.1 The Council considers that proposed development is contrary to policies P13 ('Design of places'), and P17 ('Tall buildings') of the Southwark Plan 2022 as:

- it fails to respond positively to the existing character and context and would as a result harm the local townscape,

9.2 The council considers that the public benefits of the proposal would not outweigh the harm that would be caused to the local townscape.

9.3 The Council considers that there are no other material considerations which indicate that it would be appropriate to grant planning permission.

9.4 Given the timetable for this appeal, the Appellant is unable to comment meaningfully upon paragraphs 9.1-9.3 above (which are text provided by the Council) as the Appellant has not yet had sight of the Council's reason(s) for refusal. As this is a non-determination appeal, the Appellant will be unable to comment conclusively upon which matters are agreed and those which are not until it has seen the Council's reason(s) for refusal. We understand that the Council intends to present a report to the Planning Committee on 2nd November for authority to challenge the appeal and the likely grounds for refusal if the application had been determined. If we consider it would be helpful to update the matters of agreement/disagreement once we are in receipt of the Council's reason(s) for refusal, then we will seek to agree a supplementary Statement of Common Ground in advance of the inquiry.

Appendix 1 – Core Documents List



AVONMOUTH HOUSE APPEAL CORE DOCUMENTS LIST
LPA Reference: 21/AP/4297

Part 05 (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA

No.	Name of Plan/Document	Reference	Author
1.0	Application Form and Site Ownership Certificate B	No doc ref provided	hgh Consulting
1.1	CIL Additional Information Requirement Form	No doc ref provided	hgh Consulting
Plans and Drawings			
1.2	Existing site location plan	21235 - STCH - XX - ZZ - DR - A - 1001	Stitch Architects
1.3	Existing site plan	21235 - STCH - XX - ZZ - DR - A - 1002	Stitch Architects
1.4	Existing site elevation – northeast	21235 - STCH - XX - ZZ - DR - A - 1003	Stitch Architects
1.5	Existing site elevations	21235 - STCH - XX - ZZ - DR - A - 1004	Stitch Architects
1.6	Existing site section	21235 - STCH - XX - ZZ - DR - A - 1005	Stitch Architects
1.7	Proposed site plan	21235 - STCH - XX - ZZ - DR - A - 1050	Stitch Architects
1.8	Proposed block plan	21235 - STCH - XX - ZZ - DR - A - 1051	Stitch Architects
1.9	Proposed building – Basement 2 plan	21235 - STCH - XX - B2 - DR - A - 1100	Stitch Architects
1.10	Proposed building – Basement plan	21235 - STCH - XX - B1 - DR - A - 1101	Stitch Architects
1.11	Proposed building – Ground floor plan	21235 - STCH - XX - 00 - DR - A - 1102	Stitch Architects
1.12	Proposed building – 1st floor plan	21235 - STCH - XX - 01 - DR - A - 1103	Stitch Architects
1.13	Proposed building – 2nd floor plan	21235 - STCH - XX - 02 - DR - A - 1104	Stitch Architects
1.14	Proposed building – 3 rd – 6 th floor plan	21235 - STCH - XX - ZZ - DR - A - 1105	Stitch Architects
1.15	Proposed building – 7 th floor plan	21235 - STCH - XX - 07 - DR - A - 1106	Stitch Architects
1.16	Proposed building – 8 th – 13 th floor plan	21235 - STCH - XX - ZZ - DR - A - 1107	Stitch Architects
1.17	Proposed building – 14 th – 15 th floor plan	21235 - STCH - XX - ZZ - DR - A - 1108	Stitch Architects
1.18	Proposed building – Roof plan	21235 - STCH - XX - RF - DR - A - 1109	Stitch Architects
1.19	Proposed building – North west elevation	21235 - STCH - XX - ZZ - DR - A - 1200	Stitch Architects
1.20	Proposed building – North east elevation	21235 - STCH - XX - ZZ - DR - A - 1201	Stitch Architects
1.21	Proposed building – South east elevation	21235 - STCH - XX - ZZ - DR - A - 1202	Stitch Architects
1.22	Proposed building – South west elevation	21235 - STCH - XX - ZZ - DR - A - 120	Stitch Architects
1.23	Proposed building – North east site elevation	21235 - STCH - XX - ZZ - DR - A - 1204	Stitch Architects
1.24	Proposed building – South east site elevation	21235 - STCH - XX - ZZ - DR - A - 1205	Stitch Architects
1.25	Proposed building - Section AA	21235 - STCH - XX - ZZ - DR - A - 1300	Stitch Architects
1.26	Proposed building - Section BB	21235 - STCH - XX - XX - DR - A - 1301	Stitch Architects

1.27	Proposed layouts Typical Ensuite 01	20221 - STCH - XX - ZZ - DR - A - 1400	Stitch Architects
1.28	Proposed layouts Typical Ensuite 02	20221 - STCH - XX - ZZ - DR - A - 1401	Stitch Architects
1.29	Proposed layouts Typical studio	20221 - STCH - XX - ZZ - DR - A - 1402	Stitch Architects
1.30	Proposed layouts Typical accessible studio	20221 - STCH - XX - ZZ - DR - A - 1403	Stitch Architects
1.31	Detail elevation study 01	20221 - STCH - XX - ZZ - DR - A - 1500	Stitch Architects
1.32	Detail elevation study 02	20221 - STCH - XX - ZZ - DR - A - 1501	Stitch Architects
1.33	Detail elevation study 03	20221 - STCH - XX - ZZ - DR - A - 1502	Stitch Architects
1.34	Detail elevation study 04	20221 - STCH - XX - ZZ - DR - A - 1503	Stitch Architects
1.35	Detail elevation study 05	20221 - STCH - XX - ZZ - DR - A - 1504	Stitch Architects
1.36	3D Massing Model	20221 - STCH - XX - ZZ - M1 - A - 1700	Stitch Architects
1.37	Landscape GA	TM-502-LA-101	Turkington Martin
1.38	Landscape Terrace	TM-502-LA-102	Turkington Martin
Documents			
1.39	Design and Access Statement, including: <ul style="list-style-type: none"> • Accessibility Statement • Secure by Design Statement 	No doc ref provided	Stitch Architects
1.40	Accommodation and Area Schedule	No doc ref provided	Stitch Architects
1.41	Landscape Statement (including Urban Greening Factor calculation)	TM502 RE07	Turkington Martin
1.42	Letter of support from the University of London	No doc ref provided	UoL
1.43	Letter from ETC Venues		ETC Venues
1.44	Planning Statement	No doc ref provided	hgh Consulting
1.45	Air Quality Assessment	2102760-01	Ardent
1.46	Flood Risk Assessment and Drainage Strategy (including SuDs Proforma)	2102760-04	Ardent
1.47	Delivery and Servicing Management Plan	2102760-10	Ardent
1.48	Car Park Management Plan	2102760-11	Ardent
1.49	Outline Construction Logistics Plan	2102760-09	Ardent
1.50	Student Management Plan (Transport)	2102760-06	Ardent
1.51	Framework Travel Plan	2102760-07	Ardent
1.52	Noise and Vibration Assessment	2102760-02A	Ardent
1.53	Utilities and Services Statement	2102760-05	Ardent
1.54	Healthy Streets Transport Assessment	2102760-08	Ardent
1.55	Daylight and Sunlight Assessment	P2747	Point 2
1.56	Overheating Assessment	No doc ref provided	JAW Sustainability

1.57	Circular Economy Statement	No doc ref provided	JAW Sustainability
1.58	Energy Strategy (including Carbon Emissions Reporting Spreadsheet)	No doc ref provided	JAW Sustainability
1.59	Sustainability Statement (including BREEAM Pre-Assessment)	No doc ref provided	JAW Sustainability
1.60	Life Cycle Carbon Assessment	No doc ref provided	JAW Sustainability
1.61	Archaeological Desk-Based Assessment	JAC27293	RPS
1.62	Fire Statement	F10245	Clarke Banks
1.63	Preliminary Ecological Appraisal	No doc ref provided	The Ecology Partnership
1.64	Wind Microclimate Assessment	No doc ref provided	Urban Microclimate
1.65	Statement of Community Involvement	No doc ref provided	Carvil Ventures
1.66	Engagement Summary (Development Consultation Charter)	No doc ref provided	Carvil Ventures
1.67	Ground Investigation and Basement Impact Assessment	P3637J2281/CLP	Jomas Associates
1.68	Student Housing Management Plan		Tribe
1.69	Heritage Townscape and Visual Assessment	No doc ref provided	Citydesigner (AVRs by The Visualiser)
1.70	Arboricultural Survey	5810/21-01 Rev 1	PJC Consultancy
1.71	Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan	5810/21-02 Rev 1	PJC Consultancy
1.72	Plant Assessment	No doc ref provided	hgh Consulting
1.73	Viability Report (Private and Confidential) and Executive Summary (Public)	No doc ref provided	James R Brown & Co
1.74	Southwark Student Housing Demand Study	No doc ref provided	Knight Frank
1.75	Employment Land Report	No doc ref provided	Union Street Partners

Part 06 (b): A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application

No.	Name of Plan/Document	Reference	Author
Document submitted on 03 February 2022			
2.0	Letter of support from LSBU	No doc ref provided	LSBU
Document submitted on 20 April 2022			
2.1	Letter to case officer regarding LSBU involvement	No doc ref provided	hgh Consulting

Documents submitted on 13 May 2022			
2.2	Circular Economy Statement (Version 02)	No doc ref provided	JAW Sustainability
2.3	GLA Circular Economy Memo (Excel)	No doc ref provided	JAW Sustainability
2.4	GLA Whole Life Carbon Memo (Excel)	No doc ref provided	JAW Sustainability
2.5	GLA Whole Life Carbon Assessment Template (Excel)	No doc ref provided	JAW Sustainability
Documents, drawings and plans submitted on 27 May 2022			
2.6	Proposed building – Basement 2 plan	21235 - STCH - XX - B2 - DR - A – 1100 Rev A	Stitch Architects
2.7	Proposed building – Ground floor plan	21235 - STCH - XX - 00 - DR - A – 1102 Rev B	Stitch Architects
2.8	Proposed building – 2nd floor plan	21235 - STCH - XX - 02 - DR - A – 1104 Rev A	Stitch Architects
2.9	Proposed building – 3 rd – 6 th floor plan	21235 - STCH - XX - ZZ - DR - A – 1105 Rev A	Stitch Architects
2.10	Proposed building – 7 th floor plan	21235 - STCH - XX - 07 - DR - A – 1106 Rev A	Stitch Architects
2.11	Proposed building – 8 th – 13 th floor plan	21235 - STCH - XX - ZZ - DR - A – 1107 Rev A	Stitch Architects
2.12	Proposed building – 14 th – 15 th floor plan	21235 - STCH - XX - ZZ - DR - A – 1108 Rev A	Stitch Architects
2.13	Proposed layout Typical Ensuite 01	21235 - STCH - XX - ZZ - DR - A – 1400 Rev A	Stitch Architects
2.14	Proposed layout Typical Ensuite 02	21235 - STCH - XX - ZZ - DR - A – 1401 Rev A	Stitch Architects
2.15	Foul and Surface Water Drainage Drawing	2102760-001 Rev A	Ardent
2.16	Applicant team's response to GLA Stage 1 Report	No doc ref provided	hgh Consulting
2.17	Schedule of drawings to be replaced	No doc ref provided	hgh Consulting
2.18	Updated Fire Statement (25th May 2022)	F10245	Clarke Banks
2.19	TRICS Sensitivity Test	No doc ref provided	Ardent
2.20	Inclusive Design Statement	No doc ref provided	Stitch Architects
2.21	Design and Access Statement Addendum	No doc ref provided	Stitch Architects
2.22	Sustainability Statement (24th May 2022)	No doc ref provided	JAW Sustainability
2.23	Energy Strategy (24th May 2022)	No doc ref provided	JAW Sustainability
2.24	Overheating Assessment (25th October 2021)	No doc ref provided	JAW Sustainability
2.25	GLA Carbon Emissions Reporting Spreadsheet (Excel)	No doc ref provided	JAW Sustainability
2.26	Stage 1 GLA Consultation – Energy Memo (Excel)	No doc ref provided	JAW Sustainability
Documents, drawings and plans submitted on 30 June 2022			
2.27	Circular Economy Statement (Version 03)	No doc ref provided	JAW Sustainability
2.28	Proposed building – Ground floor plan	21235 - STCH - XX - 00 - DR - A – 1102 Rev C	Stitch Architects
2.29	Stitch Drawing Register	No doc ref provided	Stitch Architects
2.30	Schedule of drawings to be replaced v2	No doc ref provided	hgh Consulting
2.31	GLA Circular Economy Memo (Excel)	No doc ref provided	JAW Sustainability
2.32	GLA Whole Life Carbon Memo (Excel)	No doc ref provided	JAW Sustainability
2.33	GLA Whole Life Carbon Assessment Template (Excel)	No doc ref provided	JAW Sustainability

Documents submitted on 03 July 2022			
2.34	Energy Strategy (1st July 2022)	No doc ref provided	JAW Sustainability
2.35	Stage 1 GLA Consultation - Energy Memo (Excel)	No doc ref provided	JAW Sustainability

Part 09 (b): A list of all plans and drawings submitted but not previously seen by the LPA

No.	Name of Plan/Document	Reference	Author	Date
3.0	Economic Impact and Regeneration Statement	No doc ref provided	Propernomics Ltd	June 2022
3.1	Daylight and Sunlight Technical Note	No doc ref provided	Point 2	1 July 2022

Part 10: Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.

No.	Name of Plan/Document	Author	Date
4.0	Email from senior officer - query re Nominations Agreement	LB Southwark	22 December 2021
4.1	Email to senior officer - confirmation on Nominations Agreement	hgh Consulting	23 December 2021
4.2	Email from senior officer - further clarification requested on Nominations Agreement	LB Southwark	4 January 2022
4.3	Email to senior officer – further information provided on Nominations Agreement	hgh Consulting	6 January 2022
4.4	Email to the case officer – update on consultation process	hgh Consulting	12 January 2022
4.5	Email to the case officer – update on viability audit	hgh Consulting	19 January 2022
4.6	Email to the case officer – request for consultation responses	hgh Consulting	25 January 2022
4.7	Email to senior officer – letter of support from LSBU	hgh Consulting and LSBU	3 February 2022
4.8	Emails to LB Southwark Planning Support – request for consultation responses	hgh Consulting	14, 17 February, 2 March 2022
4.9	Email from LB Southwark Planning Support – update on case officer	LB Southwark	3 March 2022
4.10	Email to LB Southwark Planning Support – request for consultation responses	hgh Consulting	7 March 2022
4.11	Email to the case officer – request for consultation responses and general update	hgh Consulting	14 March 2022
4.12	Email to LB Southwark Planning Support – request for consultation responses	hgh Consulting	22 March 2022
4.13	Email from LB Southwark Planning Support – case escalated	LB Southwark	24 March 2022
4.14	Email to the case officer – request for consultation responses	hgh Consulting	13 April 2022
4.15	Email to the case officer – letter confirming latest position re LSBU's involvement	hgh Consulting	20 April 2022

Appendix 2 – List of possible planning conditions

The following planning conditions are suggested in order to make the development acceptable in planning terms.

1. The development to which this permission relates must have commenced not later than the expiration of three years beginning from the date of this decision notice.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice, unless otherwise required by any other condition in this notice.

Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents to achieve compliance with Development Plan Policies (London Plan 2021 and Southwark Plan 2022), and National Planning Policy Framework 2021.

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off- site impacts, and will include the following information:

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

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

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Southwark Plan Policies P50 (Highways impacts) and P56 (Protecting amenity), London Plan Policy T4 (Assessing and mitigating transport impacts), and the National Planning Policy Framework.

4. a.) No development shall take place until a remediation scheme has been submitted to and approved in writing by the Local Planning Authority. Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

b.) 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.

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 Southwark Plan Policy P64 (Contaminated land and hazardous substances) and the National Planning Policy Framework.

5. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth and location of attenuation units and flow control devices. The specific SuDS type, arrangement and material should be given in line with the proposed strategy dependant on any necessary site investigations. The strategy should achieve a reduction in surface water runoff rates as detailed in the approved 'Flood Risk Assessment and Drainage Strategy' prepared by Ardent. The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017), Policy SI 13 of the London Plan, and Policy P68 of the Southwark Plan.

6. 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.

In the event archaeology of national significance is found on the site, a scheme shall be submitted to the council for approval to ensure this will be preserved in-situ. The scheme shall be implemented during the construction period and within the completed development as approved.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

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

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

8. 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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2022.

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

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 (Archaeology) of the Southwark Plan, Policy HC1 (Heritage conservation and growth) of the London Plan, and the National Planning Policy Framework.

10. Details of access for fire appliances as required by Approved Document B of the Building Regulations and details of adequate water supplies for fire fighting purposes should be provided prior to the implementation of the scheme and should be secured in perpetuity on completion of the scheme.

Reason: To minimise the risk to life and minimise building damage in the event of a fire, in accordance with the National Planning Policy Framework and Policy D12 (Fire safety) of the London Plan.

11. Prior to works commencing, including any demolition and no later than RIBA Stage 4, a Planning Stage Circular Economy Statement (CES) shall be submitted to and approved in writing by the Local Planning Authority. The CES shall include

- a Bill of Materials including kg/m² and recycled content (target for a minimum 20%) for the development;
- a Recycling and Waste Reporting table, evidencing that the proposal would reuse/recycle/recover 95% of construction and demolition waste, and put 95% of excavation waste to beneficial use;
- a Pre-demolition/Refurbishment Audit;
- a Letter of Commitment, pledging to submit a Post-Completion Report within 3 months of completion of the development;
- a Building End-of-Life Strategy;
- a Final Destination Facilities List; and
- evidence of any destination landfill sites' capacity to receive waste.

The development shall be implemented in accordance with the CES. Unless otherwise agreed by the Council, to comply with the Circular Economy Statement for the full life cycle of the Development.

Reason: To ensure that the proposal responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan Policies SI7 (Reducing waste and supporting the circular economy) and SI2 (Minimising greenhouse gas emissions), and Southwark Plan Policies P69 (Sustainability standards) and P70 (Energy).

12. No later than three months following substantial completion of the final student accommodation unit within the development hereby consented, a Post Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework and Policies GG6 (Increasing Efficiency and Resilience) and SI7 (Reducing Waste and Supporting the Circular Economy) of the London Plan.

13. Prior to commencement of any works (with the exception of demolition to ground level and archaeology), detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with the approved plans and maintained as such in perpetuity.

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

14. Prior to the commencement of any above grade works (excluding demolition), details of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed with the development

prior to the first occupation of the building of which they form a part or the first use of the space in which they are contained. The bird and bat boxes shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Southwark Plan Policy P60 (Biodiversity).

15. Prior to commencement of any works above grade (excluding demolition), detailed drawings at a scale of 1:5 or 1:10 through:

- i) all facade variations; and
- ii) commercial fronts and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. 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 quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF, Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan, and Policies P13 (Design of places), P14 (Design quality), and P17 (Tall buildings) of the Southwark Plan.

16. Prior to the commencement of any above grade works (excluding demolition), samples of all external facing materials and full-scale (1:1) mock-ups of the facades to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF, Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan, and Policies P13 (Design of places), P14 (Design quality), and P17 (Tall buildings) of the Southwark Plan.

17. Prior to the commencement of any above grade works (excluding demolition), details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason: In the interests of securing well designed, safe and secure buildings and neighbourhoods in accordance with Southwark Plan Policy P16 (Designing out crime).

18. Prior to the commencement of any above grade works (excluding demolition), details and 1:50 scale drawings of the secure cycle parking facilities to Southwark Plan 2022 standards shall be submitted for approval. This shall include 302 spaces, including 30 Sheffield racks providing for 60 spaces, including 3 disabled and 3 cargo bicycle spaces.

Details relating to the servicing layout and its relationship with the public highway shall be submitted to be approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided prior to the occupation of the development and thereafter 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 and changing facilities are provided and can be easily accessed by users 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 London Plan Policy T5 (Cycling) and Southwark Plan Policy P53 (Cycling).

19. Prior to the commencement of any above grade works (excluding demolition), details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green) 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) 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 roof(s) and Southwark Council agreeing the submitted 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), and G5 (Urban Greening) of the London Plan and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan.

20. Prior to the commencement of any above grade works (excluding demolition), the applicant shall submit written confirmation from the appointed building control body that the specifications for each student bedspace identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015). The development

shall be carried out in accordance with the details thereby approved by the appointed building control body.

M4 (Category 3) 'wheelchair user dwellings':- at least 5%

M4 (Category 2) 'accessible and adaptable':- remaining units

Reason: In order to ensure the development complies with Policy P5 (Student homes) of the Southwark Plan and Policy D7 (Accessible Housing) of the London Plan.

21. Prior to the commencement of any above grade works (excluding demolition), full particulars of the sprinkler system to be used within the building shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason: To ensure that there is an adequate level of fire safety within this mixed use development in accordance with Policy D12 (Fire Safety) of the London Plan.

22. Prior to the commencement of any landscaping works, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any access, terraces, 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).

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Chapters 8, 12, 15 and 16 of the National Planning Policy Framework, Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and access to nature) and G7 (Trees and Woodlands) of the London Plan, and Policies P13 (Design of places), P14 (Design quality), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan.

23. Prior to the commencement of any above grade works (excluding demolition), details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that a minimum of at least two lifts (or more subject to capacity assessments) will be suitably sized fire evacuation lifts suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason: In order to ensure that the proposed development complies with the requirements of the London Fire Brigade and

Policy D12 (Fire Safety) of the London Plan.

24. Before the first occupation of the building hereby permitted, a revised sustainability strategy shall be submitted to and approved in writing by the Local Planning Authority detailing water efficiency measures to be implemented in the development.

Reason: In order to ensure that the proposed development complies with the requirements of Policy SI 5 of the London Plan.

25. Within three months of completion of the development or commencement of RIBA Stage 6 (whichever occurs earlier) and in any event prior to the building being occupied (or handed over to a new owner (if applicable)), to submit the Post-Construction Whole Life-Cycle Carbon (WLC) Assessment to the GLA.

The WLC assessment shall be submitted to ZeroCarbonPlanning@london.gov.uk. The developer shall use the post construction tab of the GLA's WLC assessment template and the relevant forms must be completed accurately and in their entirety in line with the criteria set out in the GLA's WLC assessment guidance. The Post-Construction Assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment must be submitted along with supporting evidence as required by the GLA's WLC assessment guidance and, unless otherwise agreed by the Council, within three months of the completion of the development or commencement of RIBA Stage 6 (whichever occurs earlier).

Reason: To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan.

26. Before the first occupation of the building hereby permitted, details of the arrangements for the storing of domestic and commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers. 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 and Policies P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan 2022.

27. Before the first occupation of the building hereby permitted, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape 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 to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with the NPPF, Policies G1 (Green infrastructure),

G5 (Urban greening) and G6 (Biodiversity and access to nature) of the London Plan. It is a mandatory criterion of BREEAM (LE5) to monitor long term impact on biodiversity, a requirement is to produce a landscape and habitat management plan.

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

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

Living and Dining rooms- 35dB LAeq T †

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

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

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Southwark Plan Policy P56 (Protection of amenity) and the National Planning Policy Framework.

29. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Southwark Plan policy P56 ('Protection of amenity') and the National Planning Policy Framework 2021.

30. Party walls, floors and ceilings between the commercial premises and student accommodation shall be designed to achieve a minimum weighted standardized level difference of 60 dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Southwark Plan policy P56 ('Protection of amenity') and the National Planning Policy Framework 2021.

31. Prior to the commencement of any use within use class E involving the cooking of food, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- Details of extraction rate and efflux velocity of extracted air
- Full details of grease, particle and odour abatement plant
- The location and orientation of the extraction ductwork and discharge terminal
- A management servicing plan for maintenance of the extraction system to ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

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

32. 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 sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework paragraph 183 and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan.

33. Any deliveries, unloading and loading to the commercial units shall only be between the following hours:

08.00 to 20.00hrs on Monday to Saturdays; and
10.00 to 16.00hrs on Sundays and Bank Holidays.

Reason: To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework; Policy T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policy P50 (Highways Impacts) of the Southwark Plan 2022.

34. The Class E/F1(a) floorspace shall not be used except during the hours of 07.00 - 23.00 on any day.

Reason: To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with the National Planning Policy Framework 2021; Policy T7 (Deliveries, Servicing and Construction) of the London Plan; and Policy P50 (Highways Impacts) of the Southwark Plan.

35. 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 from previously unidentified contamination sources at the development site. This is in line with the National Planning Policy Framework paragraph 183 and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan.

36. The development hereby permitted shall be constructed to include the energy efficiency measures stated in the Energy Strategy prepared by JAW and submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development complies with the National Planning Policy Framework, Strategic Policy SP4 of the Southwark Plan, and Policy S1 2 (Minimising greenhouse gas emissions) of the London Plan.

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

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework Parts 8, 11, 12, 15 and 16, Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan, and Policy P61 (Trees) of the Southwark Plan.

Appendix 3 – List of possible s106 Heads of Terms

The following planning obligations are suggested in order to make the development acceptable in planning terms:

1. Restriction on occupation of the student accommodation by students of a Higher Education Institution;
2. Not to occupy the student accommodation until a Nomination Agreement has been entered into with either London South Bank University, University of London, or another Higher Education Institution in respect of the student accommodation;
3. To provide 35% of the student accommodation as affordable student accommodation as defined through the London Plan;
4. Approval of a detailed Student Accommodation Management Plan (SAMP) prior to occupation and compliance with the SAMP for the duration that the development remains occupied;
5. To provide 5% of the student accommodation as wheelchair accessible;
6. To provide 10% of the 1,733sqm GIA non-purpose-built student accommodation floorspace as affordable workspace should it be implemented as E class floorspace;
7. Payment of the carbon offset contribution prior to occupation;
8. Provision of one disabled car parking space and an electric vehicle charging point as part of the disabled parking space;
9. Restriction on car parking permits for occupants of the development;
10. Payment of a cycle hire contribution to TfL (£120,000);
11. Provision of public realm and highways improvements through a Section 38/278 Agreement;
12. Approval of a Construction Skills and Employment Plan prior to implementation of the development;
13. Approval of the Energy Strategy prior to occupation;
14. To achieve the agreed carbon targets contained within the approved energy strategy;
15. Approval of a Delivery and Service Management Plan prior to occupation;
16. Approval of a Demolition Environmental Management Plan prior to any works of demolition;
17. Approval of a Construction Environmental Management Plan prior to implementation; and
18. Payment of an administration and monitoring fee.