

RECOMMENDATION

Applicant SOUTHWARK COUNCIL
Application Type Full Planning Application

Recommendation Grant subject to s106 agreement

Case Number 22/AP/1602

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

At: Red Lion Court, 46-48 Park Street, London

In accordance with application received on

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

PA-40-B2 Proposed Level B2 Floor Issue 29 Apr 22

PA-40-B1 Proposed Level B1 Floor Issue 29 Apr 22

PA-40-000 Proposed Ground Floor Plan Issue 27 Jan 23

PA-40-001 Proposed Level 01 Floor Plan Issue 02 Dec 22

PA-40-002 Proposed Level 02 Floor Plan Issue 02 Dec 22

PA-40-003 Proposed Level 03 Floor Plan Issue 02 Dec 22

PA-40-004 Proposed Level 04 Floor Plan Issue 02 Dec 22

PA-40-005 Proposed Level 05 Floor Plan Issue 02 Dec 22

PA-40-006 Proposed Level 06 Floor Plan Issue 02 Dec 22

PA-40-007 Proposed Level 07 Floor Plan Issue 02 Dec 22

PA-40-008 Proposed Level 08 Floor Plan Issue 02 Dec 22

PA-40-009 Proposed Level 09 Floor Plan Issue 29 Apr 22

PA-40-010 Proposed Level 09 Floor Plan Issue 29 Apr 22

PA-40-011 Proposed Roof Plan Issue 29 Apr 22

PA-40-100 Proposed Section A-A Issue 02 Dec 22
PA-40-101 Proposed Section B-B Issue 02 Dec 22
PA-40-102 Proposed Section C-C Issue 29 Apr 22
PA-40-103 Proposed Section D-D Issue 02 Dec 22
PA-40-104 Proposed Section E-E Issue 29 Apr 22

PA-60-100 Proposed North Context Elevation Issue 02 Dec 22
PA-60-101 Proposed South Context Elevation Issue 29 Apr 22
PA-60-102 Proposed East Context Elevation Issue 02 Dec 22
PA-60-103 Proposed West Context Elevation Issue 02 Dec 22
PA-60-200 Proposed North Elevation Issue 02 Dec 22
PA-60-201 Proposed South Elevation Issue 29 Apr 22
PA-60-202 Proposed East Elevation Issue 02 Dec 22
PA-60-203 Proposed West Elevation Issue 02 Dec 22

PA-70-001 Proposed Typical Façade Details Issue 29 Apr 22
PA-70-002 Proposed Typical North Façade Details Issue 29 Apr 22
PA-70-003 Proposed Typical Colonnade Façade Details Issue 02 Dec 22
PA-70-004 Proposed Typical Ground Floor Façade Details Issue 29 Apr 22
PA-70-005 Proposed Typical Pocket Terrace Façade Details Issue 29 Apr 22
PA-70-006 Proposed Typical Open Terrace Façade Details Issue 29 Apr 22
PA-70-007 Proposed Typical Roof Façade Details Issue 29 Apr 22

PA-80-001 Indicative Landscape General Arrangement Issue 27 Jan 23
PA-80-002 Indicative Landscape Roof Terrace Plan Issue 29 Apr 22

Permission is subject to the following Time Limits:

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

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 DEMP and CEMP

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

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

To follow current best construction practice, including the following:-

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- o Section 61 of Control of Pollution Act 1974,
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Southwark Plan 2022 policies P50 ('Highways impacts') and P56 ('Protecting amenity'), policy T4 ('Assessing and mitigating transport impacts') of the London Plan 2021 and the National Planning Policy Framework 2021.

4 Constructions Logistics Plan

Prior to commencement of any works (including demolition),

- 1) An Enabling Construction Logistics Plan (covering demolition, below ground works, any works to the existing ground floor slab)
- 2) A Main Works Construction Logistics Plan (covering from ground slab upwards to completion of building) to manage construction vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority.

The CLP shall identify all efficiency and sustainability measures that will be taken during all the works of this development, and shall make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

The development shall not be carried out other than in accordance with the approved Enabling Works CLP or any amendments thereto.

Reason:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with: the National Planning Policy Framework 2021, and; Policies T1 (Strategic Approach to Transport), T4 (Assessing and Mitigating Transport Impacts), T7 (Deliveries, Servicing and Construction) and SI 1 (Improving Air Quality) of the London Plan 2021.

5 Archaeological Evaluation

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

Reason:

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

6 Archaeological Mitigation

Before any work hereby authorised begins, 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.

7 Archaeological Pre-commencement Foundation and Basement Design

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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

8 Archaeological Public Engagement Programme

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.

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 Site Contamination

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

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

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

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2021.

10 Detailed Drainage Design

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations to the Lead Local Flood Authority for review and approval, aligned with the 221109-4018-Responses to Planning Comments (09/11/2022) and associated drawings. Consideration should be shown to the implementation of rainwater harvesting. A detailed management plan confirming routine maintenance tasks for all drainage components and the maintenance owner must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason:

To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable

Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Southwark's Local Plan Policy P68.

11 Tree Strategy

Prior to works commencing, full details of all proposed planting of a minimum 67 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. 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.

Reason:

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 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

12 Circular Economy Statement

Prior to works commencing, including any demolition and no later than RIBA Stage 4, a Pre-Construction 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 reduce waste, increase material re-use and recycling, engender sustainable recycle behaviour among users and occupiers of the approved development, and conserve and make more efficient use of resources for as long as possible. This is 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 2021.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

13 Hard and Soft Landscaping

6 months prior to any landscaping works commencing, 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, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), and the upper level external terraces 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 equivalent stem girth 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 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

14 Prior to works commencing, full details of all proposed planting of a minimum of 37 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree

pit cross sections with soil volume calculations, planting and maintenance specifications and confirmation of location, species, sizes, nursery stock type 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.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021, policy D4 ('Delivering good design') of the London Plan 2021 and policies P13 ('Design of places'), P14 ('Design quality') and P59 ('Green infrastructure') of the Southwark Plan 2022.

15 Biodiverse Green Roofs

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.

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

Reason:

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

16 Landscape Management Plan

Before any above grade work hereby authorised begins, 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 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.

17 Prior to the any above grade work herby authorised begins details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 3 No. bat bricks/tubes, 3 No. House Martin Nest boxes and 12 No. Swift bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and 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 Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

18 Invertebrate habitats

Prior to the any superstructure work hereby authorised begins, details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority.

No less than 3 No. Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or

invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the invertebrate features and mapped locations and Southwark Council agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Policy P59 and P60 of the Southwark Plan 2022.

19 Section detail drawings

Before any above grade work hereby authorised begins (excluding demolition), section detail-drawings at a scale of 1:5 together with 1:50 scale context drawings through all relevant parts of the proposal, to include at least:

i. Facades (reveals etc.), including:

- Soffits of the cantilevering storeys;
- Junctions of exposed structural elements (columns, beams and floors);
- Head, cills and jambs of openings;
- Parapets and roof edges;
- Rooftop balustrades;

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

iii. Cycle store and service bay shutters;

iv. Typical windows;

v. Plant screening/ enclosure;

vi. Shopfront of the retail unit; and

vii. Signage zones;

viii. Gates and fencing to all external spaces;

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

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

Reason:

In order that the Local Planning Authority may be satisfied that the development achieve a quality of design and detailing, are suitable in context and consistent with the consented

scheme in accordance with: the National Planning Policy Framework 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

20 Materials Schedule and On-Site Presentation of Samples

Before any façade works of development hereby authorised begins:

a) A materials schedule providing the specification of materials to be used in the approved elevations in constructing the development hereby approved shall be submitted to and approved in writing by the LPA;

b) Sample panels of facing materials and surface finishes for the elevations, each to be at least 1 square metre in surface area, shall be presented on site (or an alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with any such approval given in relation to parts a) and b) above.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

21 Digital Connectivity

Prior to any above grade works of the development hereby approved, detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within that phase of development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To comply with SI 6 of the London Plan 2021.

22 Secure By Design

Before any above grade work hereby authorised begins, 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 seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

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 and Southwark Plan 2022 policy P16 ('Designing out crime').

23 Cycle store

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

The submitted details shall show at least:

- 719 long-stay spaces;
- 167 short-stay spaces; and
- lockers, showers and any other end-of-journey facilities.

Reason:

In order to ensure that satisfactory safe and secure cycle parking and showering 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 P53 ('Cycling') of the Southwark Plan 2022.

24 BREEAM

(a) Before any fit out works to the Class E units hereby authorised begins, 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 'Excellent' rating (unless otherwise agreed by the local planning authority) 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) Within 6 months of 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, Southwark Plan 2022 policy P69 ('Sustainability standards') and Policy SI2 ('Minimising greenhouse gas emissions') of the London Plan 2021.

25 Commercial Kitchen Extract Ventilation

Prior to the commencement of the Class E(b) space use, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- 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 Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

26 Biodiversity monitoring

Prior to the new development being first brought into use / occupied, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include:

Protected species surveys of created, habitats, botanical/bird/invertebrate surveys of created habitats, use of bird or bat boxes.

The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years.

Monitoring reports should be undertaken for years 1,2,3,5,7,10,15,20,25 and 30.

Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

Reason:

To comply with the Biodiversity Net Gain requirements of the Environment Act 2021. To measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Bioiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

27 Circular Economy Post Completion Report

Prior to occupation of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance.

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 2021.

28 Whole Life Cycle

Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment for that phase to the GLA at: ZeroCarbonPlanning@london.gov.uk.

The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its 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 should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

Reason:

To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI 2 of the London Plan 2021.

29 External Lighting and security

Prior to occupation of the development, details of external lighting and Security Surveillance Equipment Strategy) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved in writing by the Local Planning Authority.

The Strategy shall provide details of:

- design; power and position of luminaries; light intensity contours
- the dim-down and turn-off times of the lighting within or otherwise illuminating the roof terrace areas; and
- the security surveillance equipment to be installed on the building and within all external areas at all levels of the building.

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2020).

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance and safety and security of persons using the area, in accordance with The National Planning Policy Framework 2021, London Plan policy G6 ('Biodiversity and access to nature') and Southwark Plan 2022 policies P56 ('Protection of amenity') and P60 ('Biodiversity').

- 30 Before the first occupation of any part of the development hereby approved, a Final Delivery and Servicing Management Plan (DSP) detailing how all parts of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The Final DSP shall be based on the principles set out in the submitted Healthy Streets Transport Assessment dated April 2022 including details for the consolidation of deliveries through this development's facilities management and/or off-site consolidation centres.

The approved delivery and servicing plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

31 Travel Plan

a) Before the first occupation of any part of the development hereby approved, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out the measures to be taken to encourage the use of modes of transport other than the car by all users of the building, and shall give particular focus to active travel measures. The Final Travel Plan shall be based on the principles set out in the Framework Travel Plan (Appendix H of the submitted Healthy Streets Transport Assessment dated April 2022).

b) At the start of the second year of operation of the approved Final Travel Plan, a detailed Transport Methods Survey showing the methods of transport used by all those users of the development to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the LPA and the development shall not be carried out other in accordance with any such approval given.

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

32 Plant Noise

The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises.

Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. Prior to completion a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

33 Urban Greening Certification

a) Prior to first occupation of development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the LPA. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve or exceed the agreed UGF score of 0.35. This should exclude the installation of green walls.

b) Within six months of first occupation of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (or other verification process agreed with the LPA) shall be submitted to and approved in writing by the LPA, confirming that the agreed UGF score of 0.35 has been met.

Reason:

To ensure the proposal complies with: the National Planning Policy Framework 2021; Policy G5 (Urban Greening) of the London Plan 2021 and policy P59 ('Green infrastructure') of the Southwark Plan 2022.

34 Drainage Verification

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason:

To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Southwark's Local Plan Policy P68.

35 Electric Vehicle Charging Points

Prior to first occupation of the development hereby approved, the installation of active electric vehicle charger points for all spaces within the car parking area shall be installed and shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with P54 Car Parking of the Southwark Plan 2022 and Policy T6 Car Parking of the London Plan 2021.

36 Water network

No development shall be occupied until confirmation has been provided that either:- 1). Surface water capacity exists off site to serve the development or 2). A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or 3). All Surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.

37 Noise from amplified music from non-residential premises

A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises, a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity).

38 Refuse Storage Facilities

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

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2021 and policies P56 ('Protection of amenity') and P62 '(Reducing waste') of the Southwark Plan 2022.

- 39 Before the first occupation of the 'Micro retail' unit hereby approved, a ground floor plan detailing how the 'Micro retail' units would be arranged and designed shall be submitted to and approved in writing by the Local Planning Authority.

The approved plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.

Reason:

In granting this permission the Local Planning Authority has had regard to the site requirements set out in Site Allocation NSP06 of the Southwark Plan 2022.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 40 Hours of use

With the exception of the cycle users existing via the cycle retail doors,

1) The retail units (Class E(a) and E(b)) at ground floor level, which is located along the northern edge of the development hereby consented, shall be open for use and carried on only between: - 07:00hrs to 23:00hrs on Mondays to Saturdays;

- 08:00hrs to 23:00hrs on Sundays.

2) The retail units (Class E(a)) at ground floor level, which is located along the southern edge of the development hereby consented, shall be open for use and carried on only between:

- 07:00hrs to 20:00hrs on Mondays to Saturdays;

- 09:00 to 20:00hrs on Sundays.

3) The Class E(e) uses hereby permitted shall not be carried on outside of the hours 06:00 to 23:00 on any day.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

- 41 Land Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders), the Class E use hereby permitted shall only be for Class E(g) uses.

At least 28,596sqm of the Class E use shall be offices Class E(g)(i).

At least 229sqm of the Class E use shall be retail Class E(a)

Reason:

In granting this permission the Local Planning Authority has had regard to the site requirements set out in Site Allocation NSP06 of the Southwark Plan 2022.

42 Fire Safety Strategy

The development hereby consented shall not be carried out other than in accordance with the approved Fire Statement dated April 2022 by Astute Fire.

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 2021, and; Policy D12 ('Fire safety') of the London Plan 2021.

43 Energy Efficiency

The development hereby permitted shall be constructed in accordance with the approved Energy Statement dated April 2022 by Hilson Moran. All measures and technologies shall remain for as long as the development is occupied, unless as otherwise agreed in writing.

Reason:

To ensure the development complies with the National Planning Policy Framework 2021, Policy S1 2 of the London Plan 2021 and P70 of the Southwark Plan 2022.

44 Roof Plant and Other Roof Structures

No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this Decision Notice, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted, unless otherwise approved by the LPA.

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: the National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

45 Restriction of Instatement of Appurtenances

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

Reason:

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

46 Restriction Telecommunications equipment

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of the building hereby permitted, unless otherwise approved by the LPA.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: The National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

47 Restriction of roofs for maintenance

With the exception of the designated rooftop external amenity spaces and terraces depicted on the approved drawings, all areas of roof within the development hereby consented shall be used only for the purposes of maintenance, repair or means of escape, and shall not be as outdoor amenity space by the occupiers or users of the premises.

Reason:

To ensure that the 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 and P56 (Protection of Amenity) of the Southwark Plan 2022.

48 Servicing hours

Any deliveries, loading and unloading to the development hereby consented shall take place only between the following hours: 08:00 to 20:00 on Monday to Saturday and 10:00 – 16:00 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 2021; Policy T7 (Deliveries, Servicing and Construction) of the London Plan 2021; P50 (Highway Impacts) and P56 (Protection of Amenity) of the Southwark Plan 2022.

49 Public realm hours of use

The western 'Pocket Park' of the development hereby approved, shall remain open for use by members of the public between 08:00hrs and 20:00hrs on Mondays to Sundays (including Bank Holidays). Outside of these hours of public access, controlled access into the western 'Pocket Park' shall be provided to employees of the commercial development hereby approved.

Reason:

To ensure that the 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 and P56 (Protection of Amenity) of the Southwark Plan 2022.

50 External Terrace Hours of use

a) The external terraces located along the southern edge of the development hereby consented, and as shown on the drawing within the Terrace Management Plan shall be open for use and carried on only between 09:00hrs to 19:00hrs on Mondays to Sundays.

b) The external terraces located along the southern edge of the development hereby consented, and as shown on the drawing within the Terrace Management Plan shall be open for use and carried on only between 08:00 hrs to 23:00 on Mondays to Sundays.

The development hereby permitted shall be comply with the approved Terrace Management Plan dated 5 September 2022.

Reason:

To ensure that the 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 and P56 (Protection of Amenity) of the Southwark Plan 2022.

51 Street furniture

With the exception of permanent furniture that would be installed within the public realm, no part of the external areas, including within the colonnade and under the soffits at ground floor level shall be used as external eating or drinking areas or for any other purpose shall be provided at any time in any external area.

Reason:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance and to ensure that the pedestrian routes would not be impeded, in accordance with: the National Planning Policy Framework 2021 and P56 (Protection of Amenity) of the Southwark Plan 2022.

52 Height

The buildings hereby approved shall have the following maximum storey height of 11 storeys (46.7 metres above Ordnance Datum for Upper Roof and 44.55 metres above Ordnance Datum for Lower Roof).

Reason:

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

Special condition(s) - the following condition(s) are required post completion of relevant condition imposed in other sections of this decision notice

53 Archaeological Reporting

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

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

Informative notes to the applicant relating to the proposed development

THAMES WATER

1. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

This site is affected by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek assurances that these will not be affected by the proposed development. The applicant should undertake appropriate searches to confirm this. To discuss the proposed development in more detail, the applicant should contact Developer Services - <https://www.thameswater.co.uk/developers>

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains.

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

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

RELEVANT PLANNING POLICY

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The following chapters are relevant:

Chapter 2 Achieving sustainable development

Chapter 6 Building a strong, competitive economy

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 16 Conserving and enhancing the historic environment

New London Plan 2021 Policies

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

The relevant policies are:

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

Policy SD1 Opportunity Areas

Policy SD5 Offices, other strategic functions and residential development in the CAZ

Policy SD6 Town centres and high streets

Policy SD7 Town centres: development principles and Development Plan Documents

Policy SD8 Town centre network

Policy SD9 Town centres; Local partnerships and implementation

Policy SD10 Strategic and local regeneration

Policy D1 London's form, character and capacity for growth

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D8 Public realm

Policy D9 Tall buildings

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy H1 Increasing housing supply

Policy S1 Developing London's social infrastructure

Policy E1 Offices

Policy E2 Providing suitable business space

Policy E3 Affordable Workspace

Policy E8 Sector growth opportunities and clusters

Policy E9 Retail, market and hot food takeaways

Policy E11 Skills and opportunities for all

Policy HC1 Heritage conservation and growth

Policy HC3 Strategic and Local Views

Policy HC4 London View Management Framework

Policy G1 Green infrastructure

Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands
Policy SI 1 Improving air quality
Policy SI 2 Minimising greenhouse gas emissions
Policy SI 3 Energy infrastructure
Policy SI 4 Managing heat risk
Policy SI 5 Water infrastructure
Policy SI 6 Digital connectivity infrastructure
Policy SI 7 Reducing waste and supporting the circular economy
Policy SI 8 Waste capacity and net waste self-sufficiency
Policy SI 12 Flood risk management
Policy SI 13 Sustainable drainage
Policy SI 17 Protecting and enhancing London's Waterways
Policy T1 Strategic approach to transport
Policy T2 Healthy Streets
Policy T3 Transport capacity, connectivity and safeguarding
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T7 Deliveries, servicing and construction
Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

ST1 Southwark's Development targets
ST2 Southwark's Places
SP1a Southwark's development targets
SP1b Southwark's places

SP4 Green and inclusive economy

SP6 Climate Change

P12 Design of places

P13 Design quality

P16 Designing out crime

P17 Tall buildings

P18 Efficient use of land

P19 Listed Buildings and structures

P21 Conservation of the historic environment and natural heritage

P22 Borough views

P23 Archaeology

P24 World Heritage sites

P25 River Thames

P28 Access to employment and training

P30 Office and business development

P31 Affordable workspace

P44 Broadband and digital infrastructure

P45 Healthy developments

P49 Public transport

P50 Highways impacts

P51 Walking

P53 Cycling

P54 Car Parking

P55 Parking standards for disabled people and the mobility impaired

P56 Protection of amenity

P57 Open space

P59 Green infrastructure

P60 Biodiversity

P61 Trees

P62 Reducing waste

P64 Contaminated land and hazardous substances

P65 Improving air quality

P66 Reducing noise pollution and enhancing soundscapes

P67 Reducing water use

P68 Reducing flood risk

P69 Sustainability standards

P70 Energy

IP2 Transport infrastructure

IP3 Community infrastructure levy and section 106 planning obligations.

Mayors SPD/SPGs

Mayor of London: Accessible London - Achieving an Inclusive Environment (SPG, 2004)

Mayor of London: Environment Strategy (2018)

Mayor of London: London View Management Framework (SPG, 2012)

Mayor of London: London World Heritage Sites (SPG, 2012)

Mayor of London: Planning for Equality and Diversity in London (SPG, 2007)

Mayor of London: Shaping Neighbourhoods - Character and Context (SPG, 2014)

Mayor of London: The Control of Dust and Emissions During Construction and Demolition (SPG, 2014)

Mayor of London: Transport (Strategy, 2018)

Mayor of London: Use of Planning Obligations in the Funding of Crossrail (SPG, 2016)

Southwark SPDs/SPGs

Design and Access Statements (2007)

S106 and CIL (2015)

S106 and CIL Addendum (2017)

Sustainability Assessments (2007)

Sustainable Design and Construction (2009)

Sustainable Transport (2010)

PLANNING HISTORY

Relevant Site History

There is limited planning history on this site and the only relevant case is the EIA screening opinion.

21/AP/4003 Application type: EIA screening

Request for an EIA Screening Opinion for demolition of the existing commercial office building and the redevelopment of the site with the construction of an 11 storeys (G+10) office led development with retail and restaurant space at ground floor and improved public realm.

Decision: Not required 08.12.2023

CONSULTATION UNDERTAKEN

Site notice date: 24.05.2022

Press notice date: 26.05.22

Case officer site visit date: 26.05.22

Neighbour consultation letters sent: 20.05.22

Internal services consulted

Archaeology

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Section 106 Team and CiL team

Local Economy

Statutory and non-statutory organisations

Environment Agency

Bankside Open Spaces Trust

Better Bankside

Borough Market

Greater London Authority

Historic England

Health and Safety Executive

Transport for London

Metropolitan Police Service (Designing Out Crime)

Thames Water

National Grid

Network Rail

London Fire & Emergency Planning Authority

Fire and Emergency Department

London Underground

Natural England

Twentieth Century Society

UKPN
City of London

Neighbour and local groups consulted

34 Maiden Lane London Southwark SE1 9HG
13 Perkins Square London Southwark SE1 9HU
9 Gatehouse Square London Southwark SE1 9HN
26 Maiden Lane London Southwark SE1 9HG
8 Gatehouse Square London Southwark SE1 9HN
5 Gatehouse Square London Southwark SE1 9HN
30 Maiden Lane London Southwark SE1 9HG
24 Maiden Lane London Southwark SE1 9HG
16 Maiden Lane London Southwark SE1 9HG
10 Maiden Lane London Southwark SE1 9HG
32 Maiden Lane London Southwark SE1 9HG
28 Maiden Lane London Southwark SE1 9HG
22 Maiden Lane London Southwark SE1 9HG
20 Maiden Lane London Southwark SE1 9HG
18 Maiden Lane London Southwark SE1 9HG
14 Maiden Lane London Southwark SE1 9HG
12 Maiden Lane London Southwark SE1 9HG
15 Perkins Square London Southwark SE1 9HU
10 Gatehouse Square London Southwark SE1 9HN
7 Gatehouse Square London Southwark SE1 9HN
6 Gatehouse Square London Southwark SE1 9HN
4 Gatehouse Square London Southwark SE1 9HN
17 Perkins Square London Southwark SE1 9HU
Unit 1 Benbow House 24 New Globe Walk London
South
Flat 59 Benbow House 24 New Globe Walk London
Sout

Flat 19 Benbow House 24 New Globe Walk London
Sout

Cafe 1 Bear Gardens London Southwark SE1 9ED

Flat 61 Benbow House 24 New Globe Walk London
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Flat 33 Benbow House 24 New Globe Walk London
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Flat 10 Benbow House 24 New Globe Walk London
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Flat 7 Benbow House 24 New Globe Walk London
South

Flat 5 Benbow House 24 New Globe Walk London
South

22 Southwark Bridge Road London Southwark SE1
9HB

Flat 73 Benbow House 24 New Globe Walk London
Sout

Flat 72 Benbow House 24 New Globe Walk London
Sout

Flat 70 Benbow House 24 New Globe Walk London
Sout

Flat 68 Benbow House 24 New Globe Walk London
Sout

Flat 65 Benbow House 24 New Globe Walk London
Sout

Flat 63 Benbow House 24 New Globe Walk London
Sout

Flat 62 Benbow House 24 New Globe Walk London
Sout

Flat 60 Benbow House 24 New Globe Walk London
Sout

Flat 57 Benbow House 24 New Globe Walk London
Sout

Flat 55 Benbow House 24 New Globe Walk London
Sout

Flat 54 Benbow House 24 New Globe Walk London
Sout

Flat 52 Benbow House 24 New Globe Walk London
Sout

The Rose Playhouse 56 Park Street London
Southwark

Empire Warehouse Bear Gardens London
Southwark SE1

Unit 2 133 Park Street London Southwark SE1 9EA

Units 2 To 3 Benbow House 24 New Globe Walk
London

Second Floor 135 Park Street London Southwark
SE1

Ground Floor 135 Park Street London Southwark
SE1

First Floor 135 Park Street London Southwark SE1
9

Anchor 1 Bankside London Southwark SE1 9DN
1 Gatehouse Square London Southwark SE1 9HN
Restaurant Rose Court 2 Southwark Bridge Road
Lond
Flat 11 Old Theatre Court 123 Park Street London S
Penthouse Apartment Soho Wharf 1 Clink Street
Lond
63 Park Street London Southwark SE1 9EA
79 Park Street London Southwark SE1 9EA
8 Maiden Lane London Southwark SE1 9HG
Flat 8 Old Theatre Court 123 Park Street London So
The Hub Lexington Catering Riverside House 2A
Sout
Clink Prison Museum Soho Wharf 1 Clink Street
Lond
Flat B Clink Wharf Clink Street London Southwark S
Ground Floor Right 30 Park Street London
Southwark
Seventh Floor Rear Riverside House 2A Southwark
Br
Sixth To Eighth Floors Excluding Seventh Floor Rea
Third Floor Soho Wharf 1 Clink Street London South
87 Park Street London Southwark SE1 9EA
Flat 2 28 Park Street London Southwark SE1 9EQ
Ground Floor To Fifth Floor And Eleventh Floor Riv
9 Perkins Square London Southwark SE1 9HU
Flat 12 Anchor Terrace 3-13 Southwark Bridge
Road
Living Accommodation Anchor 1 Bankside London
Sout
1 Bank End London Southwark SE1 9BU
225-227 Clink Street London Southwark SE1 9DG
Flat 26 Old Theatre Court 123 Park Street London S
3 Perkins Square London Southwark SE1 9HU

15 Gatehouse Square London Southwark SE1 9HN
1 Anchor Terrace 125 Park Street London Southwark
75 Park Street London Southwark SE1 9EA
59 Park Street London Southwark SE1 9EA
Flat 28 Old Theatre Court 123 Park Street London S
Flat 19 Old Theatre Court 123 Park Street London S
Fifth Floor Soho Wharf 1 Clink Street London South
Ground Floor Soho Wharf 1 Clink Street London Sout
69 Park Street London Southwark SE1 9EA
49 Park Street London Southwark SE1 9EA
9 Porter Street London Southwark SE1 9HD
34 Park Street London Southwark SE1 9EF
Flat 20 Anchor Terrace 3-13 Southwark Bridge Road
Flat 23 Old Theatre Court 123 Park Street London S
Flat 16 Old Theatre Court 123 Park Street London S
Flat 6 Old Theatre Court 123 Park Street London So
99 Park Street London Southwark SE1 9EA
77 Park Street London Southwark SE1 9EA
7 Stonecutters Lane London Southwark SE1 9RZ
6 Stonecutters Lane London Southwark SE1 9RZ
1 Stonecutters Lane London Southwark SE1 9RZ
Finance Plus Uk Ltd Rose Court 2 Southwark Bridge
Flat 21 Anchor Terrace 3-13 Southwark Bridge Road
89 Park Street London Southwark SE1 9EA
Flat 25 Old Theatre Court 123 Park Street London S
Flat 17 Old Theatre Court 123 Park Street London S
Flat 3 28 Park Street London Southwark SE1 9EQ
12 Gatehouse Square London Southwark SE1 9HN

Flat 11 Anchor Terrace 3-13 Southwark Bridge Road

Flat 3 Old Theatre Court 123 Park Street London So

Flat 6 Clink Wharf Clink Street London Southwark S

Fifth Floor Rose Court 2 Southwark Bridge Road Lon

Flat 7 28 Park Street London Southwark SE1 9EQ

Eighth Floor Riverside House 2A Southwark Bridge R

Flat 29 Anchor Terrace 3-13 Southwark Bridge Road

13 Porter Street London Southwark SE1 9HD

7 Porter Street London Southwark SE1 9HD

Apartment 1 Soho Wharf 1 Clink Street London South

Flat 9 Anchor Terrace 3-13 Southwark Bridge Road L

Flat 7 Anchor Terrace 3-13 Southwark Bridge Road L

Flat 52 Old Theatre Court 123 Park Street London S

Flat 5 Old Theatre Court 123 Park Street London So

Flat 2 Old Theatre Court 123 Park Street London So

Second Floor Soho Wharf 1 Clink Street London Sout

First Floor Soho Wharf 1 Clink Street London South

1 Perkins Square London Southwark SE1 9HU

Flat 25 Anchor Terrace 3-13 Southwark Bridge Road

Flat 16 Anchor Terrace 3-13 Southwark Bridge Road

2 Anchor Terrace 125 Park Street London Southwark

Flat 31 Old Theatre Court 123 Park Street London S

Flat 7 Old Theatre Court 123 Park Street London So

83 Park Street London Southwark SE1 9EA

71 Park Street London Southwark SE1 9EA
Unit 3 Riverside House 2A Southwark Bridge Road
Lo
Arch 230 Bank End London Southwark SE1 9FJ
Arch 229 Bank End London Southwark SE1 9FJ
Mindshare Media Ltd Rose Court 2 Southwark
Bridge
1 Porter Street London Southwark SE1 9HD
Flat 14 Anchor Terrace 3-13 Southwark Bridge
Road
45 Park Street London Southwark SE1 9EA
2 Maiden Lane London Southwark SE1 9HG
Unit 4 Riverside House 2A Southwark Bridge Road
Lo
65 Park Street London Southwark SE1 9EA
Waterside Apartment Clink Wharf Clink Street
Londo
6 Maiden Lane London Southwark SE1 9HG
11 Porter Street London Southwark SE1 9HD
11 Perkins Square London Southwark SE1 9HU
5 Perkins Square London Southwark SE1 9HU
Flat 10 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 35 Old Theatre Court 123 Park Street London S
Flat 20 Old Theatre Court 123 Park Street London S
Flat 5 Clink Wharf Clink Street London Southwark S
Flat 2 Clink Wharf Clink Street London Southwark S
93 Park Street London Southwark SE1 9EA
85 Park Street London Southwark SE1 9EA
Apartment 2 Soho Wharf 1 Clink Street London
South
First Floor 30 Park Street London Southwark SE1
9E
Flat 8 28 Park Street London Southwark SE1 9EQ

Flat 5 28 Park Street London Southwark SE1 9EQ
Sixth Floor Riverside House 2A Southwark Bridge
Ro
3 Stonecutters Lane London Southwark SE1 9RZ
Rose Court 2 Southwark Bridge London Southwark
SE1
1A Bank End London Southwark SE1 9BU
Flat 19 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 6 28 Park Street London Southwark SE1 9EQ
Flat 7 Clink Wharf Clink Street London Southwark S
15 Porter Street London Southwark SE1 9HD
Flat 39 Old Theatre Court 123 Park Street London S
Flat 33 Old Theatre Court 123 Park Street London S
53 Park Street London Southwark SE1 9EA
Fifth Floor North Rose Court 2 Southwark Bridge Ro
19 Porter Street London Southwark SE1 9HD
Flat 27 Anchor Terrace 3-13 Southwark Bridge
Road
3 Anchor Terrace 125 Park Street London
Southwark
73 Park Street London Southwark SE1 9EA
Health And Safety Executive Rose Court 2
Southwark
Flat 4 28 Park Street London Southwark SE1 9EQ
The Real Greek Riverside House 2A Southwark
Bridge
Seventh Floor Front Riverside House 2A Southwark
B
Arch 221 Clink Street London Southwark SE1 9SQ
8 Stonecutters Lane London Southwark SE1 9RZ
4 Stonecutters Lane London Southwark SE1 9RZ
Flat 1 28 Park Street London Southwark SE1 9EQ

Flat 8 Anchor Terrace 3-13 Southwark Bridge Road
L

Flat 10 Old Theatre Court 123 Park Street London S
57 Park Street London Southwark SE1 9EA

Flat A Clink Wharf Clink Street London Southwark S
Fourth Floor And Fifth Floor 30 Park Street London
11 Gatehouse Square London Southwark SE1 9HN

Flat 26 Anchor Terrace 3-13 Southwark Bridge
Road

97 Park Street London Southwark SE1 9EA

Tenth Floor Riverside House 2A Southwark Bridge
Ro

5 Porter Street London Southwark SE1 9HD

Flat 18 Anchor Terrace 3-13 Southwark Bridge
Road

Flat 13 Anchor Terrace 3-13 Southwark Bridge
Road

Flat 12 Old Theatre Court 123 Park Street London S
95 Park Street London Southwark SE1 9EA

91 Park Street London Southwark SE1 9EA

Second Floor 30 Park Street London Southwark
SE1 9

Pret A Manger Riverside House 2A Southwark
Bridge

Pret A Mange Riverside House 2A Southwark
Bridge R

Flat 32 Old Theatre Court 123 Park Street London S

5 Anchor Terrace 125 Park Street London
Southwark

4 Anchor Terrace 125 Park Street London
Southwark

81 Park Street London Southwark SE1 9EA

61 Park Street London Southwark SE1 9EA

55 Park Street London Southwark SE1 9EA

51 Park Street London Southwark SE1 9EA

47 Park Street London Southwark SE1 9EA
43 Park Street London Southwark SE1 9EA
4 Maiden Lane London Southwark SE1 9HG
17 Porter Street London Southwark SE1 9HD
3 Porter Street London Southwark SE1 9HD
7 Perkins Square London Southwark SE1 9HU
13 Gatehouse Square London Southwark SE1 9HN
Flat 22 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 15 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 38 Old Theatre Court 123 Park Street London S
Flat 36 Old Theatre Court 123 Park Street London S
Flat 29 Old Theatre Court 123 Park Street London S
Flat 27 Old Theatre Court 123 Park Street London S
Studio 30 Soho Wharf 1 Clink Street London
Southwa
Flat 1 Clink Wharf Clink Street London Southwark S
Flat 6 Anchor Terrace 3-13 Southwark Bridge Road
L
Apartment 3 Soho Wharf 1 Clink Street London
South
Third Floor 30 Park Street London Southwark SE1
9E
Studio 2 Clink Wharf Clink Street London Southwark
The Mezz Riverside House 2A Southwark Bridge
Road
5 Stonecutters Lane London Southwark SE1 9RZ
2 Stonecutters Lane London Southwark SE1 9RZ
Lower Ground Floor Soho Wharf 1 Clink Street
Londo
Flat 1 Old Theatre Court 123 Park Street London So
67 Park Street London Southwark SE1 9EA
14 Gatehouse Square London Southwark SE1 9HN

2 Gatehouse Square London Southwark SE1 9HN
Flat 4 Clink Wharf Clink Street London Southwark S
Flat 28 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 24 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 17 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 37 Old Theatre Court 123 Park Street London S
Flat 30 Old Theatre Court 123 Park Street London S
Flat 22 Old Theatre Court 123 Park Street London S
Flat 13 Old Theatre Court 123 Park Street London S
Studio 1 Clink Wharf Clink Street London Southwark
Ninth Floor Riverside House 2A Southwark Bridge
Ro
1 Southwark Bridge Road London Southwark SE1
9EU
Fourth Floor Soho Wharf 1 Clink Street London Sout
3 Gatehouse Square London Southwark SE1 9HN
Flat 23 Anchor Terrace 3-13 Southwark Bridge
Road
Flat 53 Old Theatre Court 123 Park Street London S
Flat 51 Old Theatre Court 123 Park Street London S
Flat 50 Old Theatre Court 123 Park Street London S
Flat 21 Old Theatre Court 123 Park Street London S
Flat 18 Old Theatre Court 123 Park Street London S
Flat 15 Old Theatre Court 123 Park Street London S
Flat 9 Old Theatre Court 123 Park Street London So
Flat 3 Clink Wharf Clink Street London Southwark S
Ground Floor Left 30 Park Street London Southwark
Arch 232 Bank End London Southwark SE1 9FJ
Arch 231 Bank End London Southwark SE1 9FJ

CONSULTATION RESPONSES RECEIVED

Statutory and non-statutory organisations

Greater London Authority
Historic England
Transport for London
Metropolitan Police Service (Designing Out Crime)
London Fire & Emergency Planning Authority
London Underground
Thames Water

Neighbour and local groups

51 Park Street London SE1 9EA
53 Park Street London SE1 9EA
23 Park Street London SE1 9EQ
57 Park Street London SE1 9EA
55 Park Street London SE1 9EA
21 New Globe Walk London SE1 9DT
5-7 Marshalsea Road London Southwark SE1 1EP
47 Park Street London SE1 9EA
45 Park Street London SE1 9EA
Flat 7, 5 Plantain Place London SE1 1YN
11, Old Theatre Court 123 Park street London SE1 9ES
Flat 3 old Theatre Court 123 Park Street London SE1 9ES
2 Old Theatre Court 123 Park Street London SE1 9ES
16 Old Theatre Court London SE1 9ES
91 Park Street, London SE1 9EA
Flat 18 Old Theatre Court London SE1 9ES
Bourne House Cores End Road Bourne End Bucks SL8 5AR
5 Endeavour Square london E20 1JN
18 Great Guildford Street London
5 Porter Street London
1 Porter Street London
3 Porter Street London
87 Park Street London
85 Park Street London
83 Park Street London
81 Park Street London
15 Perkins Square London
5 Perkins Square London
345 Devon Mansions Tooley Street London

22 Park Street London
73 Park Street London
79 Park Street London
77 Park Street London
4A Redcross Way London
33 Park Street London
521 Caraway Apartments London
31 Anchor Brewhouse Shad Thames London
32 Shad Thames 203 spice quay heights London
Flat 19 Compass Court London
Crosby Row London
2 Maiden Lane London
8 Maiden Lane London
12 Maiden Lane London
18 Maiden Lane London
91 Park Street London
112 Southgate Road London
119 Chrisp Street 407 Apartament London