

## Appendix 1: Recommendation

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

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<b>Applicant</b>	Three Ten Bermondsey Limited	<b>Reg. Number</b>	19/AP/0404
<b>Application Type</b>	Major application		
<b>Recommendation</b>	GRANT subject to Legal Agreement (GLA)	<b>Case Number</b>	11-C

### Draft of Decision Notice

#### Grant subject to Legal Agreement & Referral to GLA for the following development:

Refurbishment and extension of existing Vinegar Yard Warehouse (equivalent of 7 storeys and 26.188m AOD), demolition of 42-44 Bermondsey Street and retention and extension of 40 Bermondsey Street to form two buildings (equivalent of 12 storeys and 50.425m AOD) to provide office space (Class E); retail space (Class E); new landscaping and public realm including a new pedestrianised route through the site; vehicular access; associated works to public highway; ancillary servicing; plant; storage and associated works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Non-Technical Summary available free of charge, CD of the full ES available for purchase by contacting: Savills on 020 7499 8644.

Re-consultation is being undertaken on the basis of summary information being submitted, including:

Daylight and sunlight summary note (including window maps)

Leather Warehouse condition and restoration summary

Timber rot survey

These documents can be found on the planning register at the following link:

<https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZV0NKBWR602>

40-44 Bermondsey Street Vinegar Yard Warehouse 9-17 Vinegar Yard And Land Adjacent To 1-7 Snowfields London

**In accordance with application received on 7 February 2019 and Applicant's Drawing Nos.:**

Existing Plans

A-0101

A-0102

A-0103

A-0301

A-0302

A-0303

A-0304

A-0311

A-0312

A-0321

A-0322

A-0323

received

Proposed Plans

BMY-RHE-XX-XX-DR-Arch-0001-SITE PLAN - GROUND -B  
BMY-RHE-XX-XX-DR-Arch-2119-BASEMENT PLAN LOWER - BMY-E  
BMY-RHE-XX-XX-DR-Arch-2118-BASEMENT PLAN UPPER- BMY-E  
BMY-RHE-XX-XX-DR-Arch-2100-GF PLAN - BMY -H  
BMY-RHE-XX-XX-DR-Arch-2101-01 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2102-02 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2103-03 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2104-04 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2105-05 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2106-06 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2107-07 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2108-08 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2109-09 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2110-10 PLAN - BMY-F  
BMY-RHE-XX-XX-DR-Arch-2111-11 PLAN - BMY-H  
BMY-RHE-XX-XX-DR-Arch-2128-BASEMENT PLAN - VY-C  
BMY-RHE-XX-XX-DR-Arch-2120-GF PLAN - VY-D  
BMY-RHE-XX-XX-DR-Arch-2121-01 PLAN - VY-D  
BMY-RHE-XX-XX-DR-Arch-2122-02 PLAN - VY-D  
BMY-RHE-XX-XX-DR-Arch-2123-03 PLAN - VY-D  
BMY-RHE-XX-XX-DR-Arch-2124-04 PLAN - VY-E  
BMY-RHE-XX-XX-DR-Arch-2125-05 PLAN - VY-D  
BMY-RHE-XX-XX-DR-Arch-2126- PLANT - VY-B  
BMY-RHE-XX-XX-DR-Arch-2127-ROOF PLAN - VY-A  
BMY-RHE-XX-XX-DR-Arch-2202-SECTION- BMY 03-E  
BMY-RHE-XX-XX-DR-Arch-2200-SECTION- BMY 01-E  
BMY-RHE-XX-XX-DR-Arch-2206-SECTION- LB 01+02-B

BMY-RHE-XX-XX-DR-Arch-2308-CONTEXTUAL ELEVATIONS 1  
BMY-RHE-XX-XX-DR-Arch-2309-CONTEXTUAL ELEVATIONS 2  
BMY-RHE-XX-XX-DR-Arch-2301-BERMONDSEY ST ELEVATION-G  
BMY-RHE-XX-XX-DR-Arch-2300-SNOWSFIELD ELEVATION-G  
BMY-RHE-XX-XX-DR-Arch-2303-HARDWIDGE ST ELEVATION-G  
BMY-RHE-XX-XX-DR-Arch-2302-SOUTH ELEVATION-G  
BMY-RHE-XX-XX-DR-Arch-2203-SECTION- BMY 04-E  
BMY-RHE-XX-XX-DR-Arch-2204-SECTION- BMY 05-E  
BMY-RHE-XX-XX-DR-Arch-2205-SECTION- BMY 06-E  
BMY-RHE-XX-XX-DR-Arch-2304-VINEGAR YARD ELEVATION-H  
BMY-RHE-XX-XX-DR-Arch-2305-SNOWSFIELD ELEVATION-H  
BMY-RHE-XX-XX-DR-Arch-2306-DETAIL BAY ELEVATIONS-A

received

1983-JRA-BY-GF-DR-A-0500\_S3 P01  
1983-JRA-BY-01-DR-A-0502\_S3 P01  
1983-JRA-BY-02-DR-A-0502\_S3 P01  
1983-JRA-BY-03-DR-A-0503\_S3 P01  
1983-JRA-BY-RF-DR-A-0504\_S3 P01  
1983-JRA-BY-GF-DR-A-0500\_S3 P01  
1983-JRA-BY-ZZ-DR-A-0510\_S3 P01  
1983-JRA-BY-ZZ-DR-A-0511\_S3 P01  
1983-JRA-LW-GF-DR-A-0520\_S3 P01  
1983-JRA-LW-02-DR-A-0522\_S3 P01  
1983-JRA-LW-04-DR-A-0524\_S3 P01  
1983-JRA-LW-ZZ-DR-A-0530\_S3 P01  
100 REV 10  
102 REV 3  
103 REV 3

104 REV 3

105 REV 3

106 REV 3

400 REV 3 received

Other Documents

### **Time limit for implementing this permission and the approved plans**

2. Time Limit

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

Reason:

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

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

3. Prior to the commencement of any development

a) A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise

agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2021); P67 Reducing water use, P68 Reducing flood risk, P63 Land for waste management, P64 Contaminated land and hazardous substances of the Southwark Plan (2022).

4. Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 13 (Sustainable drainage) of the London Plan (2021); P67 Reducing water use, P68 Reducing flood risk, P63 Land for waste management, P64 Contaminated land and hazardous substances of the Southwark Plan 2022.

5. Prior to works commencing, full details of all proposed tree planting 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. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; 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; and policies of the Southwark Plan (2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

6. Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 10 internal swift nesting boxes / 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 Swift 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).

## 7. ARCHAEOLOGICAL BUILDING RECORDING

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording 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 archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording, in accordance with: Planning Policy Statement 5; Policy P23 (Archaeology) of the Southwark Plan (2022).

## 8. ARCHAEOLOGICAL FOUNDATION DESIGN

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ, in accordance with: the National Planning Policy Framework 2019; Policy P23 (Archaeology) of the Southwark Plan (2022).

## 9. Before any development (excluding demolition to ground level only), hereby authorised, begins, the applicant shall:

A. Secure the implementation of a further programme of archaeological excavation work, known as archaeological mitigation. Archaeological mitigation follows on from archaeological evaluation and can involve a range of possible options, including: preservation of archaeological remains by record (archaeological excavation and removal); and/or in situ (preservation on the site by design or by the implementation of an approved preservation regime); or further options to investigate, monitor (watching brief), model or sample archaeological deposits. This further programme of archaeological work shall be in accordance with a written scheme of investigation (WSI) for archaeological mitigation, which shall be submitted to the Local Planning Authority for approval in writing.

B. Submit a brief summary report on the results of these mitigation works to the Local Planning Authority for approval in writing. No further demolition or

development shall take place until that written approval is received, which will allow the development to be carried out without further archaeological on-site fieldwork, and will allow the archaeological post-excavation analysis work to commence.

Reason:

Parts A and B: to ensure the preservation of archaeological remains by record or in situ, to identify and record any features of archaeological interest discovered during the works, and in order to mitigate the impact of the works on the archaeological resource, in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); and Policy P23 (Archaeology) of the Southwark Plan (2022).

10. In the event that significant archaeological interest is revealed (or is in any case obvious) an appropriate programme of public engagement (public display, interpretation and signage, site visits, accessible public areas or viewing points, etc.) shall be designed by the applicant and submitted to the Local Planning Authority for approval in writing prior to the commencement of development. Detailed drawings of the design, including timetable, location, content and a full specification of the construction and materials shall be submitted to and approved in writing by the Local Planning Authority. The engagement shall be carried out in accordance with the approval given.

Reasons: In order to enhance public value and public benefit from engagement with the historic environment, to contribute to place-making and to provide information on the special archaeological and historical interest of this part of Southwark.

- 11.

Prior to the commencement of works on any development on the Snowfields buildings the applicant shall submit a measured survey of the existing warehouse building to Level 3 (in accordance with the 'Understanding Historic Buildings - HE May 2016) as well as a Schedule of Condition of the walls, structural elements including its foundations, columns, beams and floors, to the Local Planning Authority for approval in writing, prior to the commencement of works. All existing doors, windows, are to be

retained, repaired and refurbished unless otherwise authorised by discharge of condition 12 or otherwise agreed in writing by the council. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures), Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

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Prior to commencement of works on any development on the Snowfields buildings site the applicant shall submit to the Local Planning Authority for approval in writing a Method Statement and Full Schedule of Restoration Works describing how the historic warehouse will be incorporated into the development in respect of:

- i) A monitoring strategy for continued monitoring of the works including methods for ensuring that all works are carried out in a scholarly manner.
- ii) A detailed condition survey and archaeological recoding of the building, a method statement for removal, storage, repair and reinstatement of historic fabric including painted signage, hatch ranks, all windows and doorways, internal pulley and lift mechanisms, primary and secondary timbers, cast iron columns and the extent of demolition
- iii) The details of repairs and reconstruction proposed
- iv) Support, protection and repair of any existing features
- v) Excavation of foundations
- vi) Details of reinstated entrances and window openings within the warehouse building; and details of new flooring build up to minimise obscuring the base of the cast iron columns.

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

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures), Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (202

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

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

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

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the NPPF 2021; and Policy P56 Protection of Amenity of the Southwark Plan 2022.

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

Reason

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

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

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework 2021; Policy D11 -

Safety Security and Resilience to Emergency of the London Plan 2021; and Policy P16 - Designing out Crime of the Southwark Plan 2022.

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

Reason

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

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

Reason:

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

**Permission is subject to the following Grade Condition(s)**

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

Reason:

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

20. 1:5/10 typical section detail-drawings through all buildings facades; parapets; heads, cills and jambs of all openings; entrance lobbies; shop frontages; roof edges; details of typical window openings, terraces, roof gardens, soffits, entrances (inc servicing) and shopfronts to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any construction work above grade in connection with this permission is carried out. The scope of details to be submitted to the Local Planning Authority shall be agreed prior to submission. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

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

Planning Authority in advance of the mock ups being constructed and presented on site.

Reason:

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

## 22. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the 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).



## 23. GREEN ROOFS FOR BIODIVERSITY

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

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

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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

Reason:

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

## 24. CYCLE STORAGE DETAILS

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

Reason: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Policy P53 (Cycling) of the Southwark Plan (2022).

## 25. BREEAM REPORT AND POST CONSTRUCTION REVIEW

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

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

Reason:

To ensure the proposal complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the

London Plan (2021); Policy P69 (Sustainability Standards) and Policy P70 (Energy) of the Southwark Plan (2022).

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

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

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://thameswater.co.uk/preplanning).

27. DETAILS OF THE REFUSE STORAGE FACILITIES Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of domestic and/or commercial refuse (whichever is applicable) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the

National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P62 (Reducing Waste) and Policy P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

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

Reason In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy SI 1 (Air quality) of the London Plan (2021); P64 (Contaminated land and hazardous substances) P65 (Improving air quality) and P56 (Protection of Amenity) of the Southwark Plan (2022).

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

Reason

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

30. As the site is at residual risk from and within a breach zone of the River Thames, a stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval prior to occupation of the site. The plan should state how occupants will be made

aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding.

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

### **Permission is subject to the following Compliance Condition(s)**

31. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

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

Reason:

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

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

10:00 - 21:00 daily

Unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

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

Reason

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

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

Reason

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

**Permission is subject to the following Special Condition(s)**

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

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the NPPF 2021; Policy HC1 - Heritage Conservation and Growth of the London Plan 2021; and Policy P23 - Archaeology of the Southwark Plan 2022.

37. Within 12 months of first occupation, a Whole Life Cycle Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse

gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.