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<b>Item No.</b> 5.2	<b>Classification:</b> Open	<b>Date:</b> 6 June 2023	<b>Meeting Name:</b> Planning Committee (Major Application) A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 21/AP/0737 for: Full Planning Application  <b>Address:</b> 33-36 Bear Lane, London SE1 0UH  <b>Proposal:</b> Demolition of existing buildings to allow for the erection of a new building eight storeys in height (plus roof plant and basement) to provide Class E Use Class with office and retail floor space. The development will include improvements to the low line and public realm, cycle parking, provision of a service bay and other associated works.		
<b>Ward(s) or groups affected:</b>	Borough and Bankside		
<b>From:</b>	Director of Planning and Growth		
<b>Application Start Date</b>	06/05/2021	<b>Application Expiry Date</b>	05/08/2021
<b>Earliest Decision Date</b>	29/07/2021	<b>Time Extension Date</b>	31/03/2023

## RECOMMENDATIONS

1. That planning permission is granted, subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 October 2023.
2. If the requirements of (1.) are not met by 31 October 2023 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 255 of this report.

## EXECUTIVE SUMMARY

### Commercial GIA:

3.

Use Class	Existing	Proposed	Change +/-
<b>Class E(g)(iii) (light industrial)</b>	1194sqm	0sqm	-1194sqm

<b>Class E(g)(i) (offices / workspace)</b>	0sqm	5,918sqm	+5,918sqm
<b>E(a) Class use (Display or retail sale of goods, other than hot food)</b>	0sqm	51sqm	+544sqm

### **Environmental:**

4. <b>CO2 Savings beyond part L Building Regulations</b>	40% - non-domestic element
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	Existing	Proposed	Change +/-
<b>Urban Greening Factor</b>	0	0.33	+0.33
<b>Surface water run off rates (6-hour in 100 year</b>	112.49 l/s	2.0 l/s	110.39 l/s
<b>Green/Brown Roofs</b>	0sqm	508sqm	+508sqm
<b>Cycle parking spaces</b>	0	178 Long stay 2 Short stay	+180

### **CIL and S106 (Or Unilateral Undertaking):**

<b>CIL (estimated)</b>	<ul style="list-style-type: none"> <li>• 550,148.50</li> </ul>
<b>MCIL (estimated)</b>	<ul style="list-style-type: none"> <li>• £1,110,591</li> </ul>
<b>S106</b>	<ul style="list-style-type: none"> <li>• Carbon Offset - To be updated post decision regarding in light of transition to 2021 Part L requirements.</li> <li>• Archaeology - £6,778</li> <li>• Cycle Hire Docking Station - £70,000</li> </ul>

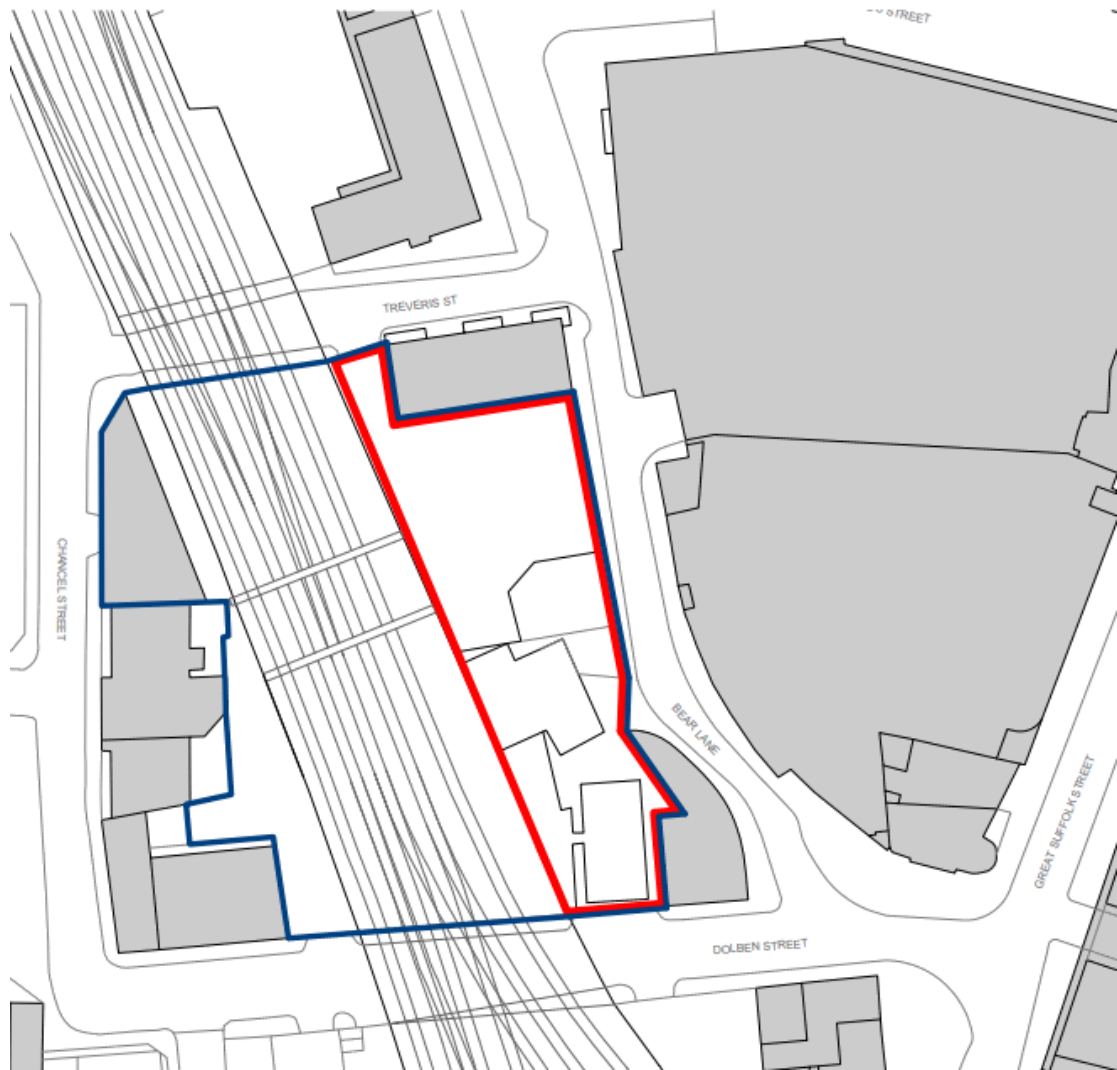
## **BACKGROUND INFORMATION**

### **Site location and description**

5. The subject site is a 0.126-hectare plot located within a block bordered by Bear Lane to the east, Dolben Street to the south, and Treveris Street to the north and the monumental Thameslink railway viaduct to the west. The site is not within or adjacent to any conservation area, but The Grade II Listed Rochester House, comprising 43 and 44 Dolben Street is nearby.

6. The site is subject to the following designations:
  - Central Activities Zone
  - Bankside and Borough District Town Centre
  - Bankside, Borough and London Bridge Opportunity Area
  - Bankside, Borough and London Bridge Strategic Cultural Area
  - Borough, Bermondsey and Rivers Archaeological Priority Zone
  - Better Bankside BID
  - EA Flood Zone 2 & 3
  - Air Quality Management Area
  - The site has Transport for London's (TfL) Public Transport Accessibility level (PTAL) score of 6b, which is the best PTA rating.
  - The site is within the Bankside C1 Controlled Parking Zone, operating Monday to Sunday including Bank Holidays, 08:00 – 11:00.
7. The site is comprised of commercial yard and single storey buildings, also having a part two and part three-storey London stock building with red brick dressings to the northeast corner of the site and a two-storey building adjacent to the railway arches on Treveris Street. Businesses on the site included Grand Macdonald, a silversmith business that was relocated to 64 Great Suffolk Street in March 2020; also, Blackfriars Staging Limited, a set maker. They were relocated to Charlton, London in July 2020.
8. Other land within the applicant's control is shown edged in blue above extending to the railway arches and land to the west of the viaduct.
9. Within this block that includes the site, surrounded by Bear Lane, Dolben and Treveris Street and the railway arches is 7 storey 1 Treveris Street to the north and curved green tiled 6 storey 31-32 Dolben Street to the south.
10. Bear Lane is a narrow street with a width between buildings ranging from 8.5 to 9m along most of the east elevation, widening to 12m briefly adjacent to 31-32 Dolben Street. Opposite the site is the 7 to 8 storey apartment building of 18 Great Suffolk Street and similar sized Hilton Hotel. 18 Great Suffolk Street building, steps down to The White Hart public house. Further north is the 2-8 Great Suffolk Street Hilton Hotel building. Treveris Street has a similar character to Bear Lane, primarily flats but steps down marginally towards Southwark Street.
11. The railway arches are double height and currently used for car parking, storage and light industry. Along Dolben Street there is a smaller scale of development with three storey buildings adjacent to the site and the other side of the railway is a terrace of period townhouses including Grade II Listed Rochester House that have the open aspect of Gambia Street opposite. Dolben Street then opens to the small-scale alms houses to the west before the higher density area of Blackfriars Road.

12.



**Image: Site Location**

Red Line = Development site

Blue Line = Land adjacent to the site within the control of the Applicant.

13.



**Image: Location of heritage assets, identifying Grade II Listed 43 & 44 Dolben Street in green.**

14.



**Image: Photograph of heritage assets, identifying Grade II Listed 43 & 44 Dolben Street in green. Also, 42 Dolben Street, which is not listed.**

15. The Grade II Listed Rochester House, comprising 43 and 44 Dolben Street is sited just west of the viaduct along Dolben Street. The nearest part of the terrace, number 42, was rebuilt and is not included in the listing. The mansard was constructed either at the same time as No. 42 or sometime after. It is sited within North Southwark and Roman Roads Archaeological Priority Zone.
16. The subject site is located within the Central Activities Zone, Better Bankside BID area and the Bankside, Borough and London Bridge Opportunity Area and South Bank Strategic Cultural Area and Bankside and Borough District Town Centre.

### **Details of proposal**

17. Planning permission is sought to provide an office and retail development and a new Low Line route.
18. The proposal includes demolition of all buildings on site and the construction of an 8-storey development with a single basement. The proposed maximum height of the building is 27m with a lift over-run at 28.5m. The building steps back from Bear Lane above sixth floor, which is 21m tall.

19.



**Image: View of the new Low Line route (Looking south)**

20.



**Image: View of the new Low Line route (Looking north)**

21. The development would open a new Low Line route between Dolben and Treveris Streets along the west of the site. It would be providing access to the

arches for future commercial use that have been approved with separate consents.

## Revisions and Amendments

22.



23.



### **April 2021 Scheme as submitted**

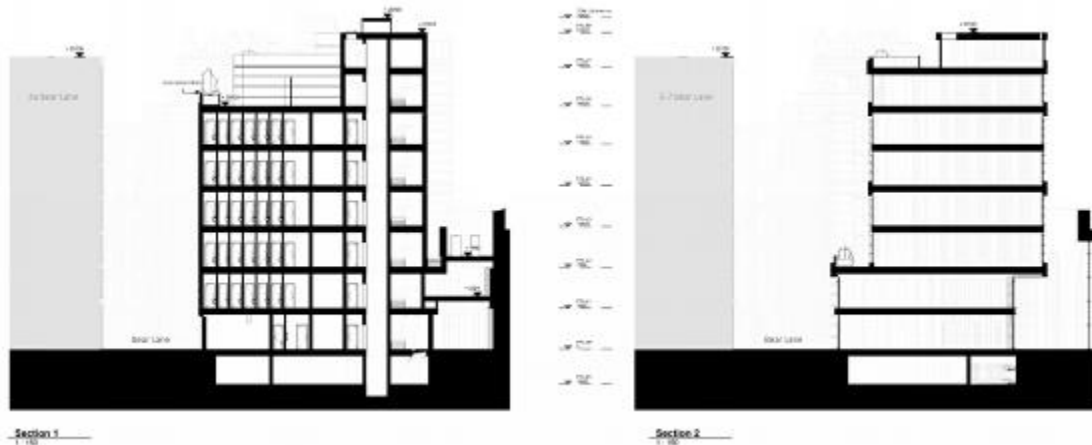
24. The initial scheme was submitted in April 2021. It received a significant number of objections particularly regarding loss of daylight and sunlight and concerns regarding overlooking.



25.



26.



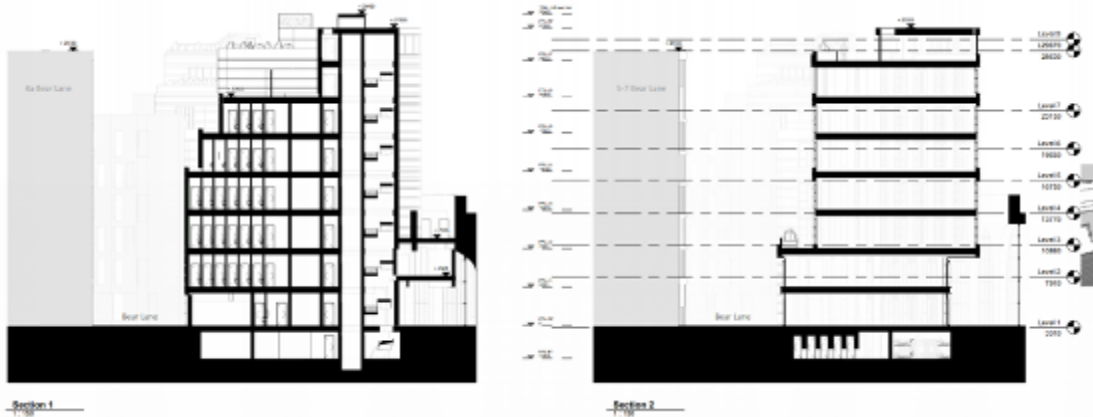
**October 2022 proposal with cut back façade facing Bear Lane**

- 27. The scheme was the amended January 2022 to cut back the façade and introduce obscure glazing to windows not cut back, combined with removing pedestrian access to Bear Lane to focus pedestrian activity onto the less sensitive Low Line route.
- 28. Further changes were made October 2022 to introduce planting along the terrace edges to reduce the perception of overlooking.

29.



30.



**April 2023 amendments providing further set back at fourth floor and setting back more at upper floors from 31 Dolben Street.**

31. To further address resident's concerns, the scheme was amended again in April 2023 to step back further at fourth floor to better align with 31 Dolben Street and to set further back from its roof terrace towards the north.

## **Consultation**

32. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### Summary of consultation responses from internal, statutory and non-statutory consultees

33. This application was subject to four rounds of formal consultation with 1783 neighbour consultation letters sent. The first round of consultation for the original scheme was May 2021. A second round was undertaken following the submission of amended plans in February 2022, a third consultation took place in October 2022 and a final consultation took place 04 May 2023.

## **Support**

34. One comment in support was received following the second consultation. The respondent said that the replacement of the existing, "mish mash" of sheds and buildings would improve the area alongside making the most of the railway

arches, into another desirable jigsaw piece in the regeneration of Bankside. They felt that the additional workspace and amenities would make the area a more attractive place to live and work. Another respondent stated that they were pleased to see bird boxes and planting on the roofs.

## **Objections**

35. A total of 129 objections have been received with 77 objections following the first consultation, 32 following the second, 14 following the third and 6 objections following the final consultation in May 2023. The main issues raised by residents objecting to the proposed development are set out below:
36. Land Use: Concerns have been raised regarding the uses of the arches regarding whether they will include public houses, restaurants, etc. with it noted that the existing White Hart public house already causes some disturbance in the area. Loss of light industrial units providing employment space for local businesses with a Silversmith and Theatre Set Maker having been moved on. Question raised about whether there is any need for new offices in the area and why residential has not been provided. Provision should be given for small business units.
37. Officer Comment: Whereas this development opens a new access to the Low Line, the use of the arches was granted by previous applications. Comprising: 18/AP/4086, 4087 & 4088. These provide flexible use comprising Retail (A1), Financial and Profession (A2), Offices (B1), Clinic/Health Centre, Education, Training or Art Gallery (within D1), Gym or indoor climbing wall facility (within D2) or Theatrical Rehearsal Space (sui generis). The northern two arches only, Arches 11 and 12 are authorised to be drinking establishment, which was then use class A4 but is now a Sui Generis use.
38. The principle of land use on the application site has been explained in the main body of the report. The proposed E Use Class for part of the ground floor of this building would be compatible with the surrounding uses. It does not allow for any drinking establishment use.
39. Height and Massing: Concerns raised that the building, due to its height, bulk and design is overbearing to Bear Lane and the surrounding area. Suggestions made that the development should be a few storeys lower to bring it in line entirely with neighbouring properties within the block. The building has a monolithic fortress like façade along a narrow, twisting lane creating a canyon effect.
40. Officer Comment: The applicant has made several amendments to set back the building and reduce the overall bulk and scale of the building.
41. Overdevelopment: The area is becoming over-crowded with too many hotels, bars, restaurants and pubs that do not necessarily benefit local people and potential for anti-social behaviour.
42. Officer Comment: The proposal does not provide any hotel, bar, restaurant or pub use.

43. Impact on heritage assets: The existing period brick buildings on the site should be restored. These buildings are part of the texture and history of the evolved history of the area and should be integrated in the same way that the White Hart pub was. Losing these historic buildings will cause loss of the memory, charm and historic sense of the place
44. Officer Comment: Most of the buildings on the site are of limited merit and their retention would prevent the benefits of the scheme in terms of delivery of workspace including affordable workspace. Further, planning permission is not required for their demolition because they are not listed and are not within a conservation area. The new buildings have a good design that will enhance the street scene and character of the area compared to the buildings that are to be demolished most of which are low quality single storey structures.
45. Daylight and Sunlight: Residents living opposite the site along Bear Lane will suffer loss of daylight and sunlight with flats being single aspect. Concern has been raised regarding reference by the applicant to 18 Great Suffolk Street being a “bad neighbour”, stating that two wrongs do not make a right and that residents at the property have single aspect flats. Concern raised that amendments have had superficial effect on residents and that the daylight and sunlight survey is misleading.
46. Officer Comment: This is discussed further on the section on daylight and sunlight, however whilst it is recognised that there would be an adverse impact on some neighbouring residents, this is in the context of the impact being compounded in some instances by balconies and the narrowness of the street. The open nature of the site as present allows for relatively high levels of daylight and sunlight for existing residents and the scale of development is reflective of the heights and massing of development on the street. The applicant has used the mirror massing test as an alternative target and against this target, the impact of the development is much reduced.
47. The west elevation windows to 31 Dolben Street (The green tiled, curved building on the corner of Bear Lane and Dolben St adjacent to the site) will be enclosed by the new building creating a dark light well. Concerns have been raised about whether the space will be properly maintained.
48. Officer Comment: These windows, being secondary windows to habitable rooms do not need to be tested under BRE daylight / sunlight standards, noting that the windows serve a corridor to within the bedrooms. Also, the windows and elevation appear to have been designed with redevelopment of this site in mind with two east facing principal windows. Therefore, these impacts are considered acceptable. Concerns have been raised regarding access to the space for maintenance, but this would be a private party wall issue and the Freeholder of 31 Dolben Street should be able to create their own door into the space.
49. The commercial tenant at the lower floors of 18 Great Suffolk Street has requested that a day light study take place on their office.
50. Officer comment: This was provided and while the impacts are significant, the BRE guidance does not set particular targets for commercial properties. The

impact here is acceptable.

51. Privacy: Residents living opposite the site along Bear Lane will lose privacy. Residents have raised concerns that film applied to windows will have token impact with perception of overlooking remaining. Residents have requested that interlayer be provided in east facing windows to avoid overlooking. Concerns that the additional 3m setback will not cause material reduction of impact.
52. Officer comment: The scheme facing Bear Lane has either obscure windows or windows set back 12m from windows opposite, to comply with the relevant guidance... Also, planters and screens will be positioned to prevent overlooking from the roof terraces, which will also have restricted hours of use secured by condition.
53. Outlook: Residents living opposite will lose the current outlook with long views and skyline, with this being replaced by a view of the office block and views into office windows that are a short distance away. The distance between existing residential and new office windows has been perceived to be less than 10m distance.
54. Officer comment: Outlook would be affected, but window to window distance has been increased to 12m for most of the elevation. The views are not protected through planning policy.
55. Noise: Concerns raised regarding noise from plant, lifts and other mechanical and electrical plant. Concerns that the building height will exacerbate noise. Concern about noise from the open terraces.
56. Officer comment: Conditions are recommended to secure acceptable noise levels from any plant and hours of use of the terraces would mitigate this potential impact.
57. Light pollution: Concerns raised about the proposal causing light pollution with lights being left on.
58. Officer Comment: Details of lighting are to be provided and sustainability requirements set out in conditions will require automatic light turn off with movement sensors.
59. Infrastructure: Strain on surrounding infrastructure and resources.
60. Officer Comment: The development is liable for Mayoral and Southwark Community Infrastructure Levy and would make s.106 contributions towards a cycle docking station and carbon offsetting projects.
61. Sustainability: The building results in unnecessary waste that does not respond properly to the climate emergency.
62. Officer Comment: The building complies with the Council's Climate Emergency policies regarding sustainability. Measures will be secured by condition and planning obligations.

63. Transport: The development will increase traffic and put pressure on parking, also increasing the amount of pedestrian activity on a presently quiet street.
64. A preference has been raised that the new low line route be gated to allow it to be closed off at night to avoid anti-social behaviour.
65. Officer Comment: The delivery and servicing management plan would detail the servicing needs and operation. This would be via the new road adjacent to the railway, without there being access into the building from Bear Lane. Details for gating and hours of opening for the new Low Line can be required via condition, allowing for the road to be closed off after opening hours of any uses in the new building and the adjacent arches.
66. Social Benefit: The proposal does not provide community benefits.
67. Officer Comment: The development would provide 524 jobs space including 10% (677sqm) affordable workspace.
68. Ecology: Support given for providing the minimum 10% Biodiversity Net Gain having a biodiverse green roof but would like to see Swift nest boxes instead of sparrow nest box terraces because sparrows also like swift boxes.
69. Officer Comment: Nesting details will be required by condition and can be resolved during the approval of details. The condition requires no fewer than eighteen swift nesting boxes / bricks.
70. Construction Impacts: Concern raised regarding impact on the party wall regarding structure and foundation damages. Concerns raised about this development going forward whilst other large developments are also happening in the area.
71. Officer Comment: Party wall matters, and structural issues are not planning matters and covered by civil legislation and the building regulations respectively. Construction impacts will also be controlled by a Construction Environmental Management Plan details of which will be provided via condition.
72. Low Line: Objections raised regarding delivery of the Low Line in this location, encouraging more footfall to the area. The existing low density employment space is more appropriate for the townscape in this location.
73. Officer Comment: Development of the Low Line is required by planning policy and the use of these arches was established in previous planning consents. The new Low Line route merely provides an additional access to the arches, which is also being utilised to re-direct pedestrian movements from the new offices from Bear Lane onto the new Low Line route.
74. Consultation: The Developer listened to concerns at public consultation events, but they have not meaningfully incorporated the concerns of residents. Amendments that have been made are not significant enough to resolve concerns.

75. Officer Comment: This application has been assessed on its own merits by officers and while there is some harm to neighbours, these are acceptable for the reasons detailed below and outweighed by the benefits of the scheme.

**Other Consultees:**

76. Better Bankside: Support the proposal, welcoming this significant investment opportunity that delivers demonstrable improvements to the public realm, including pedestrian permeability through the area.
77. Environment Agency: No objection subject to a groundwater and contaminated land condition. Informatives are requested regarding surface water drainage, waste and piling.
78. Metropolitan Police Service (Designing Out Crime): No objection subject to a Secured by Design condition.

**Internal Consultees:**

79. The advice received from other Southwark Officers has been detailed in the relevant sections contained within this report.

**KEY ISSUES FOR CONSIDERATION**

**Summary of main issues**

80. The main issues to be considered in respect of this application are:
- a) The principle of the proposed development in terms of land use;
  - b) Affordable workspace;
  - c) Design, layout, heritage assets including views;
  - d) Public realm, landscaping and trees;
  - e) Impact of proposed development on amenity of adjoining occupiers and surrounding area;
  - f) Regeneration impacts regarding activation of the “Low Line” use of railway arches.
  - g) Transport;
  - h) Noise and vibration;
  - i) Sustainable development implications;
  - j) Ecology;
  - k) Air quality;
  - l) Equalities and human rights;

**Legal context**

81. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan (2021) and the Southwark Plan (2022). Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the

desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

82. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

## **Planning Policy**

83. The statutory development plan for the Borough comprises the London Plan (2021) and The Southwark Plan (2022). The National Planning Policy Framework (2021) constitutes material considerations but is not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

## **ASSESSMENT**

84. London Plan Policy SD1 (Opportunity Areas) encourages Opportunity Areas to optimise residential and non-residential output and density and contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity. Policy GG2 (Making the best use of land) of the London Plan outlines the potential to redevelop on brownfield sites within opportunity areas.

## **PRINCIPLE OF DEVELOPMENT IN TERMS OF LAND USE**

85. London Plan Policy SD1 (Opportunity Areas) encourages Opportunity Areas to optimise residential and non-residential output and density and contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity. Policy GG2 (Making the best use of land) of the London Plan outlines the potential to redevelop on brownfield sites within opportunity areas.
86. This site is within Borough and Bankside District Town Centre. Southwark Plan Policy P35 (Town and local centres) therefore applies. The policy states that for large schemes over 1,000sqm (gross GIA) or more that retail uses Use Class E(a), (b) and (c) will be secured through the implementation of conditions and / or planning obligations. The Developer has identified a suitable site for retail at the southern end of the building of 36sqm at ground floor and a 36sqm basement below. This will be secured by condition and the retail offer will complement the Low Line route.
87. This is not a site allocated in the Southwark Plan. However, it is within the Borough, Bankside and London Bridge Opportunity Area and the Central Activity Zone, which is expected to deliver at least 10,000 new jobs between 2019 and 2036. The Central Activity Zone is also expected to provide at least 19,670sqm of retail floor space during that period.



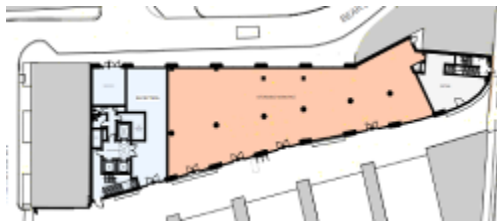
88. The existing use on site is not an efficient use of the site within the Opportunity Area. Whereas occupied until recently it is now vacant, and the majority of the site is comprised of single, two and three storey buildings. The proposed re-development of the site would introduce a commercial building comprising of 6,774sqm of Use Class E floorspace. It is anticipated that the scheme would deliver regeneration benefits that are further discussed in the following parts of this report.

### Employment re-location:

89. The site is currently vacant. Two businesses previously occupied the existing buildings. They were relocated prior to the submission of the planning application.
90. Whereas relocation information is not required for vacant sites, the following information has been provided. Grant Macdonald is a silversmith business. It was relocated to 64 Great Suffolk Street, London SE1 in March 2020. Blackfriars Staging Limited, involved in set making, was relocated to Units 1 & 2, 36-39 Westmoor Street, Charlton, London SE7 in July 2020. Both businesses fell under Use Class E(g)(iii) Industrial Processes which can be carried out in a residential area without detriment to its amenity.

### Employment Provision

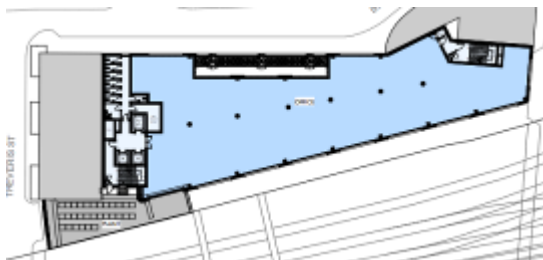
- 91.



**Ground Floor office & retail**



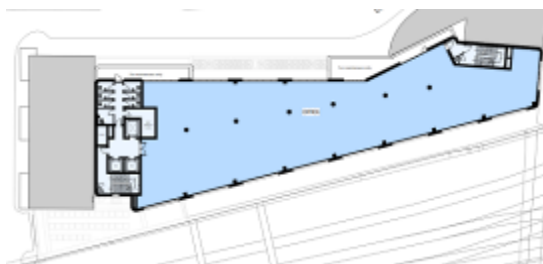
**1st floor offices**



**Offices at Levels 02-03**



**4th floor offices**



**5th floor offices**



**6th floor offices**



### **7<sup>th</sup> floor offices**

92. The application proposes flexible employment space within the Class E(a) retail and flexible E Class including Commercial, business and service uses that can be carried out in a residential area without detriment to its amenity including offices, research and development and industrial processes. These uses are acceptable because they provide substantially more employment opportunities than existing and are, compliant with Southwark Plan Policy P30 (Office and Business Development).

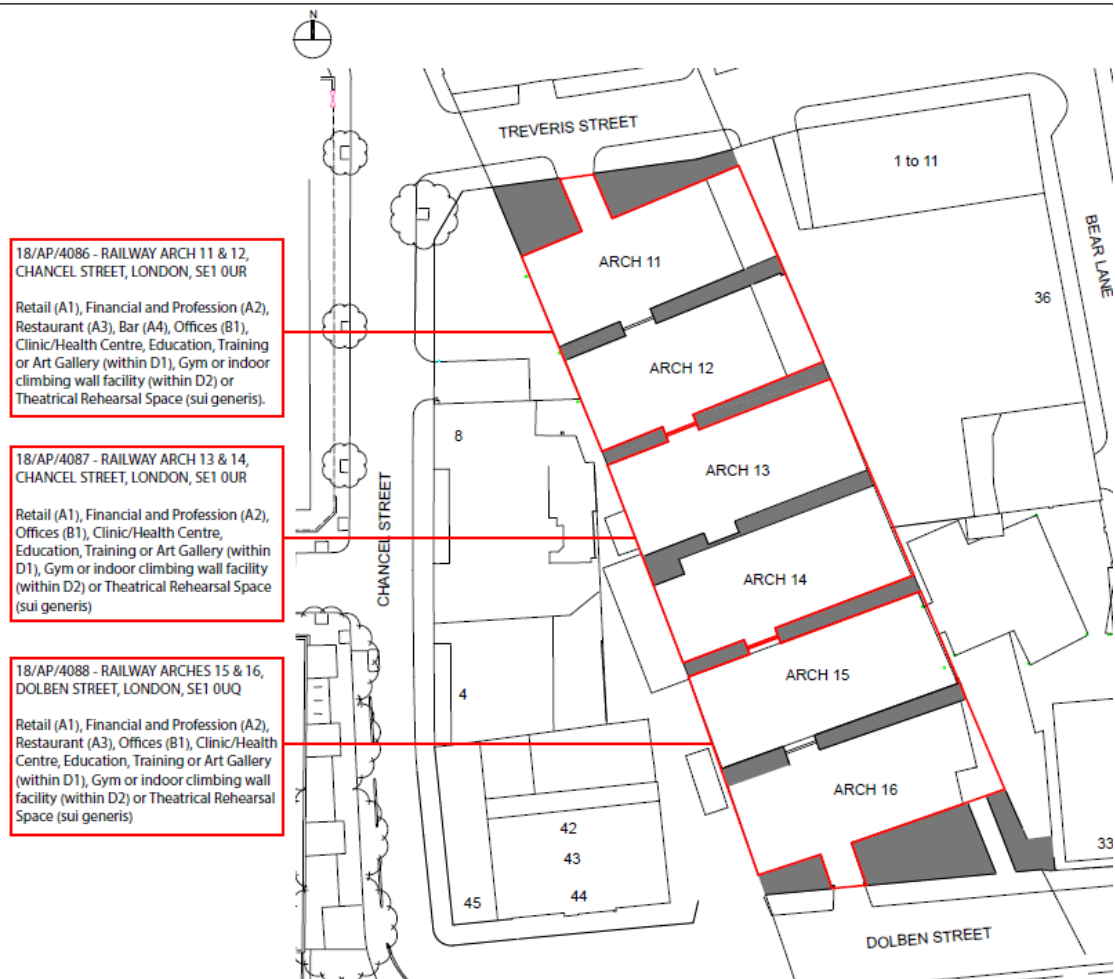
### Job Creation

93. The proposed floorspace GIA of 6,736sqm of office floorspace and 38sqm of retail, providing a substantial uplift in employment provision and delivering higher quality employment floorspace.
94. 715sqm of the floorspace will be for ancillary uses such as storage, cycle parking and plant at basement level. There will be 781sqm of reception space and retail and the remaining 5,311sqm is office space on upper floors.

### Affordable Workspace

95. Policy P31 (Affordable workspace) includes a requirement for development proposing over 500sqm of employment space to include 10% of the proposed gross new employment floor space as affordable workspace on site. The affordable workspace should be secured for at least 30 years, respond to local demand and prioritise existing businesses.
96. The proposed development would deliver 3,769sqm of employment floorspace and therefore 386sqm of affordable workspace is proposed, equating to 10.24% of the total floorspace. Following discussions with the applicant, this affordable workspace would be located on the ground floor level. This space would be secured for 30 years at 25% discount and with a service charge of £4.50/sqm.

97.



**Image: Existing consents for the adjacent railway arches.**

98. The scheme also delivers additional Low Line access to the adjacent railway arches to comply with Southwark Plan Policy P52 (Low Line route), helping to facilitate their conversion to alternative commercial uses. Whereas these new uses were previously consented with existing access to the west, (see image above for details), the new eastern route will facilitate enhanced use of the arches, delivering further access to high quality employment space.
99. Concern has been raised by residents regarding the use of the arches. However, the use of the arches has been established by a number of previous consents, 18/AP/4086, 4087 & 4088, which have been implemented. These provide flexible use comprising Retail (A1), Financial and Profession (A2), Offices (B1), Clinic/Health Centre, Education, Training or Art Gallery (within D1), Gym or indoor climbing wall facility (within D2) or Theatrical Rehearsal Space (sui generis). ). The northern two arches only, Arches 11 and 12 are authorised to be drinking establishments.
100. These uses will be serviced to the east and not on this site but will have pedestrian access to the new walkway on the east side of the tracks that is within this site.

### Conclusions on Land Use

101. The scheme would deliver major regeneration benefits, including a contribution

to the borough's employment targets, inclusion of affordable workspace, the introduction of high quality commercial floorspace, Low Line delivery and additional retail. It is therefore considered that the proposed land use contributes significantly to the positive development of this area in line with the land use policies of the Southwark Plan and London Plan.

## DESIGN CONSIDERATIONS

102. Policy P13 (Design of places) of the Southwark Plan states that development should ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context. Policy P14 (Design quality) requires developments to have high standards of design including building fabric, function and composition, along with innovative design solutions that are specific to the site's historic context, topography and constraints.

### Site Layout

103.

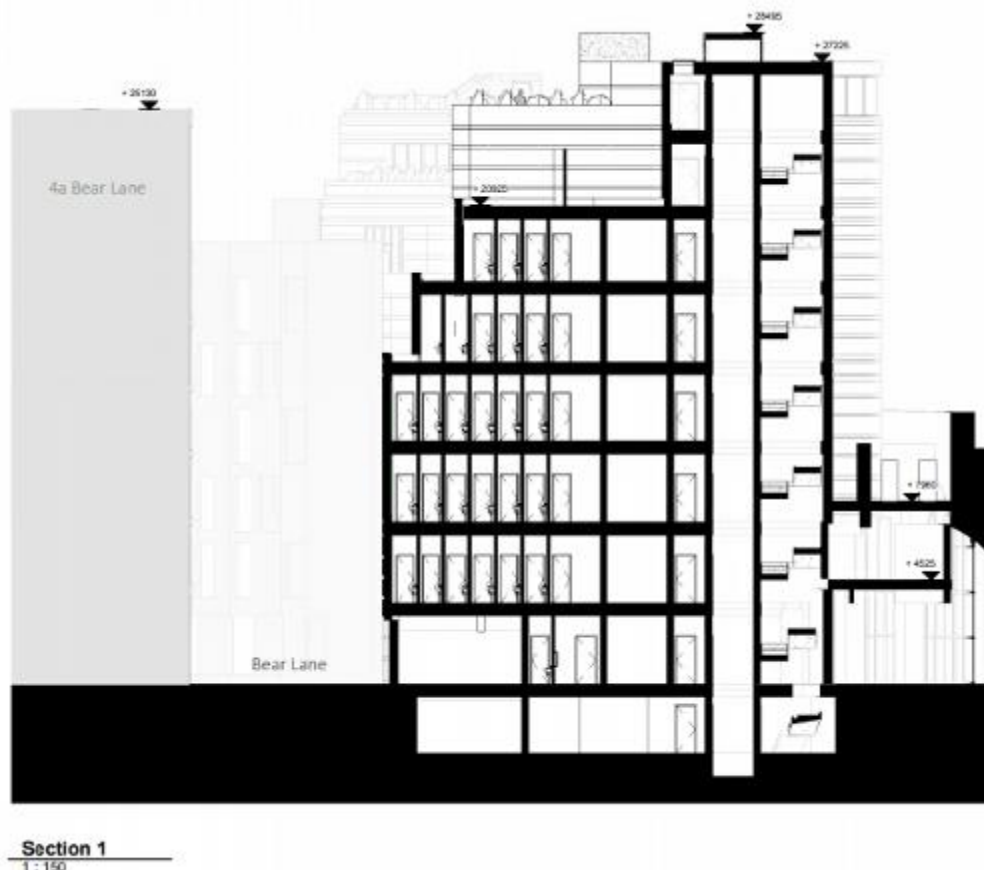


**Image: Proposed site layout including new road adjacent to railway arches.**

104. The proposed building removes built form away from the adjacent arches to provide a new road to allow for servicing and access to the rear of the building, also facilitating access to the adjoining arches, access to which will be protected via the s.106 agreement.
105. The proposal then steps slightly back from Bear Lane to provide a wider pavement that varies from 1.5m and 4m depth.
106. The building then steps back at second and upper floors to provide 12m window to window spacing for much of the façade before stepping forward to adjoining buildings. The 7<sup>th</sup> floor then steps back further to maintain reasonable daylight and sunlight impacts.
107. Greening would be provided at the second-floor podium alongside substantial additional green roofing and planting along the edges of terraces.

## Height and Massing

108.



**Image: Section through building showing set back**

109. As well as pulling buildings back from the road, the central massing of the building is set back to achieve at least 12m window to window distance with further set back at the top floor in an attempt to strike a balance between efficient use of the land and impact on neighbour amenity. However, the two pavilions to either side of the set-back return to the established building line as does the central section at first and second floor with circa 9m window to window, the windows will be obscure glazed on the two pavilion elements up to 5<sup>th</sup> floor.
110. The east elevation has been modified further to set it back further at the top floors to bring the building in line with adjoining buildings and to reduce overall massing with some improvements on daylight and sunlight, particularly to the roof terrace at 31 Bear Lane.
111. There is also a double height set back from the railway arches to activate the Low Line route and allow for servicing to the rear. The green blocks in the image show a cut through at ground floor that has been filled in, re-orientating access to the rear, reducing pedestrian activity on Bear Lane with all pedestrian accesses removed from Bear Lane to reduce activity on Bear Lane so as to protect amenity.

112.



**Image: Render of the lower part of the front elevation facing Bear Lane, with recessed and with a wider pavement provided.**

113. The proposed development has been stepped back from Bear Lane to reduce the impact on daylight and sunlight and privacy on the residential building opposite. Massing is further softened by soft landscaping at the second floor podium with trees provided.

### Architectural Design and Materiality

114. The façade of the building was altered substantially following pre-application negotiations. The design respects the industrial nature of the area, with a strong brick based façade framing set-back double height curtain wall bays. The materials used combine with textured banding to provide a design that complements adjoining buildings and the adjacent monumental arches.

115. The strong industrial design has been softened by soft landscaping at the second floor podium with trees provided and planters located at the edges of terraces.

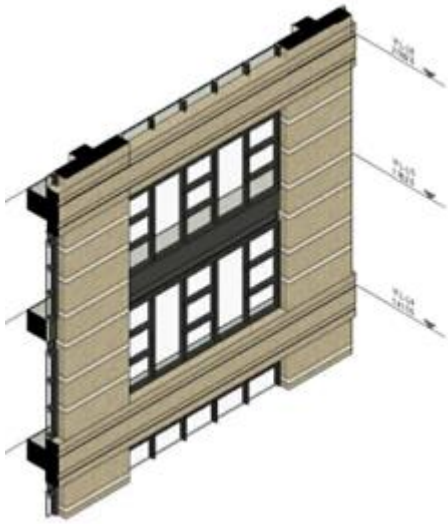
116.

**Bear Lane Frontage Study**  
Updated Facade Treatment



**Image: Frontage onto Bear Lane.**

117.



**3<sup>rd</sup> & 4<sup>th</sup> floors bay study.**

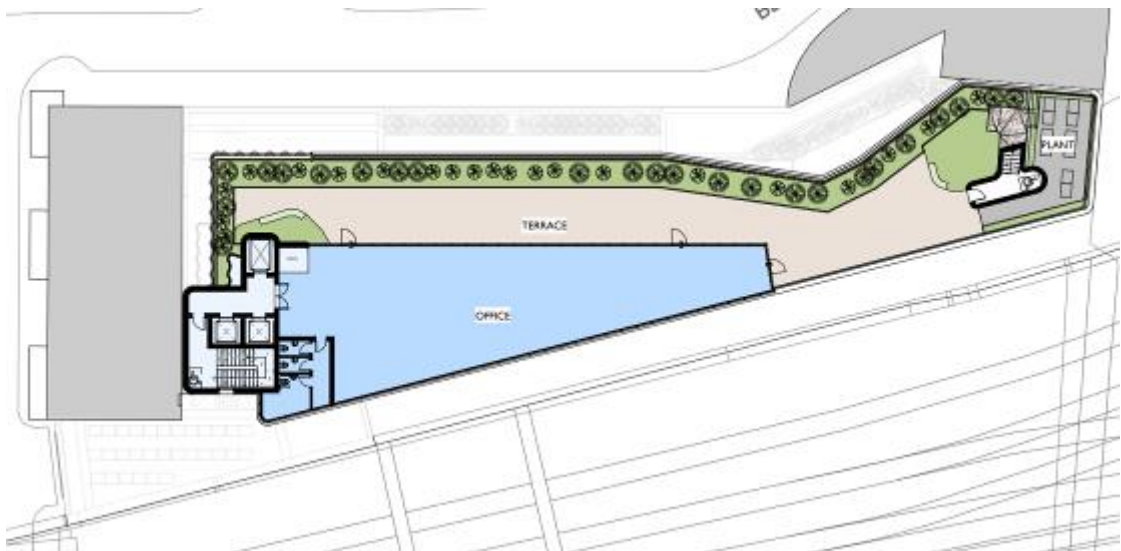


**Ground & 1<sup>st</sup> floor bay study.**

118. Note, the image above shows doors that have been removed from this elevation to prevent additional pedestrian activity along Bear Lane.

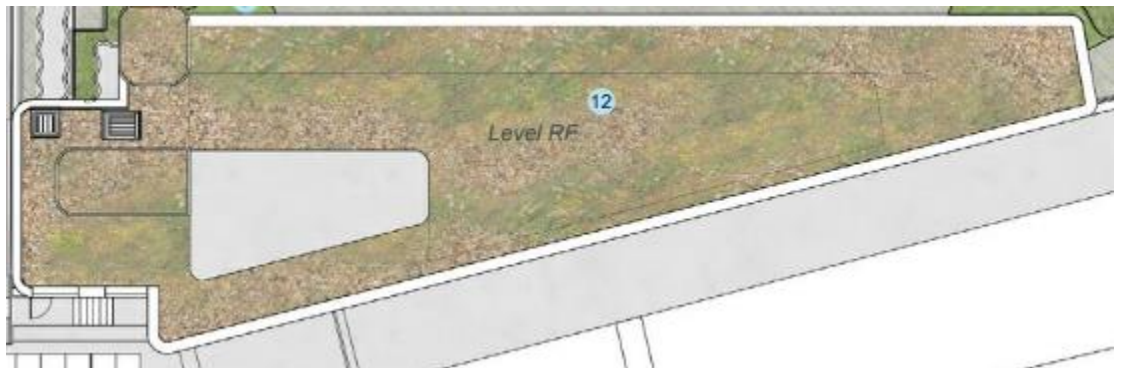
## Landscaping

119.



**Image: Landscaping plan**

120.



**Image: Top floor biodiverse roof.**

121. Policy P59 (Green Infrastructure) of the Southwark Plan (Green infrastructure) states that developments should provide multiple benefits for the health of people and wildlife, and to integrate with the wider green infrastructure network and townscape / landscape, increasing access for people and habitat connectivity.
122. Landscaping has been amended to focus on the Bear Lane frontages softening the building on this elevation and preventing overlooking from the terraces and the top floor provides a substantial biodiverse roof.
123. The Council's Ecology officer has reviewed the proposal. The Development was considered satisfactory because the minimum requirement of 10% biodiversity gain is achieved through the provision of biodiverse roofs as set out in the applicant's amended Biodiversity Net Gain Assessment. 18 Swift boxes have been requested, which can be achieved via condition along with the provision of bat and other bird boxes. A condition will also be imposed to require monitoring of biodiversity enhancement.

## Urban Greening and trees



124. Policy G5 (Growing a good economy) of the London Plan 2021 encourages major developments to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The policy also recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding E(g) iii uses).
125. The development proposes an urban greening factor (UGF) of 0.33 which exceeds the recommended 0.3 score for commercial developments. This is a positive aspect of the scheme, and significantly enhance the UGF on site.
126. The site does not contain any existing trees or landscaping but trees have been provided on the second floor podium facing Bear Lane. These will be subject to a landscape management condition to ensure ongoing maintenance.

### Secure by Design

127. The Metropolitan Police have reviewed the scheme and are satisfied subject to a condition that the development should satisfy Secured by Design principles.

### HERITAGE AND TOWNSCAPE CONSIDERATIONS

128. Policy HC1 (Heritage conservation and growth) of the London Plan 2021 requires that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and its setting and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Para 199 of the NPPF 2021 states that ‘great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’
129. This development does not affect the setting of any Conservation Area. There is a terrace with two Grade II listed buildings Grade II Listed Rochester House, comprising 43 and 44 Dolben Street, sited just west of the viaduct along Dolben Street. However, the proposed development has no significant impact on the setting of these listed buildings as a result of the development being located behind the monumental railway arches.
130. The White Hart Public House on 22 Great Suffolk Street has been described by residents as being listed but it is not. Nonetheless, its setting as an undesignated heritage asset has been considered and the proposed

development is deemed to have no significant impact on the public house.

131. The following table summarises the designated heritage assets that could be impacted by the proposal, and what harm, if any has been identified.

<b>Listed Buildings and Conservation Areas</b>	<b>Assessment of Impact on heritage significance</b>
LVMF Views	No LVMF Views affected
Local Views	No Local Views affected
Conservation Areas	No conservation areas affected
Listed Buildings	No impact identified owing to the height and distance of the development to nearby assets; the development is separated from the listed building by the railway viaduct.
Draft Locally listed buildings/ undesignated assets	No harm identified.

132. In conclusion, the proposed development would not have any impact on any protected views or the setting of any conservation area. It would have no impact on the setting of Grade II Listed 43 and 44 Dolben Street due to its separation from it by the viaduct.

### **IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDNG AREA**

133. Policy P56 (Protection of amenity) of the Southwark Plan states that developments should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. This includes privacy and outlook impacts, overlooking or sense of enclosure, loss of daylight and sunlight, and unacceptable noise from developments.

#### Impact of the Proposed Use

134. Given the surrounding area comprises of mixed-use developments, commercial and industrial warehouse, along with residential uses, it is considered that the commercial/office use would not detrimentally impact surrounding neighbour amenity. As a result of access to the new building including servicing being from its west elevation, with no direct access to Bear Lane to reduce activity and disturbance on residential Bear Lane.
135. Whereas concern has been raised regarding potential uses of the arches, their use is already established. The additional access that this development provides to the arches will have the effect of dispersing pedestrian movements and of allowing for off-street servicing that will provide a benefit to amenity.

#### Daylight and sunlight impacts

136. A daylight and sunlight report has been submitted as part of the Environmental Statement. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
137. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within dense urban environments and areas of modern taller buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings.
138. The BRE sets out the detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable.
139. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
140. The BRE assessment demonstrates that the neighbouring properties of 29 Dolben Street, 30a Dolben Street, 45 Dolben Street, Christchurch House, Friars Court and the consented scheme for 8 Chancel Street will entirely satisfy BRE guidelines.
141. 18 Great Suffolk Street does however have impacts that have had to be assessed in more detail with 80 windows being analysed. These have been tested against standard BRE targets and in addition they have also been tested against alternative targets used in accordance with Paragraph 1.6 of the BRE guidelines:
- “In special circumstances the developer or planning authority may wish to use different target values. For example in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.”*
142. The Mayor of London’s Housing SPG also acknowledges alternative targets:
- “An appropriate degree of flexibility needs to be applied when using the BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties.....” “Guidelines should be applied sensitively to a higher density development, especially in opportunity areas, town centres,*

large sites and accessible locations, where BRE advice suggests considering the use of alternative targets.”

143. BRE Daylight Analysis

**18 Great Suffolk Street**

<b>Annual Sunlight</b>				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	32	2	4	25

144. Out of the 80 windows assessed, 39% pass the standard BRE test with Negligible impact, 24% have a Minor to Moderate Adverse loss of daylight and 38% of windows have a Major Adverse loss of daylight.

145. Of the 30 windows with Major Adverse impact, 17 are bedrooms, which BRE guidelines suggest can suffer greater loss of daylight than living rooms and kitchens. A further 3 windows are to rooms that also have another window that is subject to Negligible or Minor Adverse loss of daylight.

<b>Winter Sunlight Hours</b>				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	42	1	0	20

146. However, impacts are reduced during the winter when the existing situation provides less daylight and sunlight due to the aspect of the buildings.

<b>Vertical Sky Component</b>				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
80	31	5	14	30

147. A similar number of windows pass the Vertical Sky Component test but more have Moderate and Major Adverse impact because the profile of the building does significantly reduce the amount of sky that will be visible.

<b>Vertical Sky Component (No Balconies)</b>				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
80	31	7	13	29

148. 6 of the windows are behind recessed balconies that restrict the amount of daylight, and when adjusted for this, the impact of the balconies is limited, with no windows shifting from Adverse to Negligible daylight impact.

<b>Vertical Sky Component Alternative Target</b>		
No. of windows analysed	No. of windows achieving alternative target.	No. of windows achieving 0.8 times the alternative target.

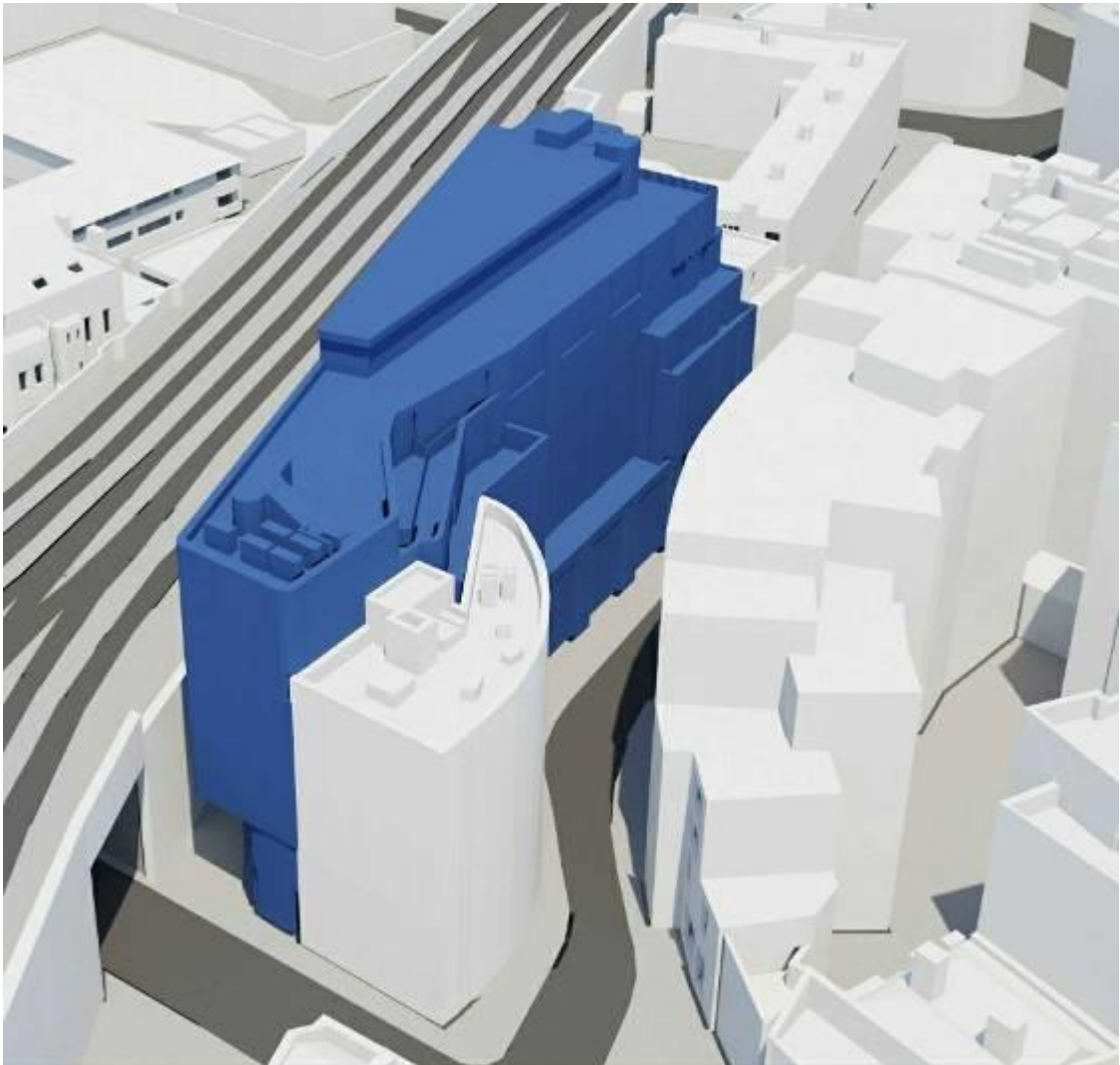
80	71	9
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149. As a result, several windows do not satisfy the standard BRE tests. Having tested for the worst case the Developer has in addition tested the scheme against alternative targets in line with BRE guidelines. These are based on Paragraph F4 of Appendix F of the BRE guidelines, which applies when a neighbour is “*unusually close to the site boundary*”. The guidance states,

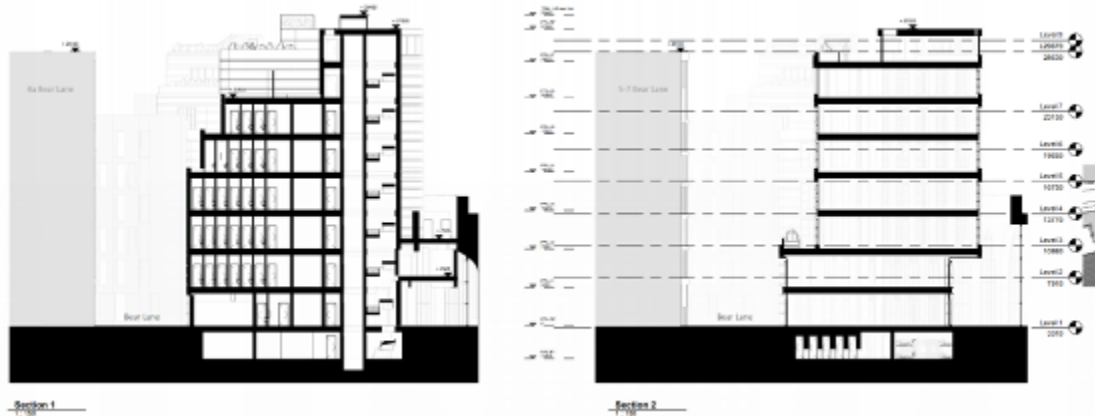
*“To ensure that new development matches the height and proportions of existing buildings, the VSC, daylight distribution, and APSH targets for these windows could be set to those for a mirror image buildings of the same height and size, an equal distance away on the other side of the boundary”*

150. With this alternative test, 89% of windows pass, but still 11% fail. The situation does not improve when removing the effect of recessed balconies. By way of mitigation, all of the windows that fail are located at the fifth floor and above, with six achieving a VSC of more than 22% with this being a reasonable level for an urban environment. However, most of the rooms that fail are bedrooms rather than living rooms.

151.



152.



153. However, taking into context the mirror image of the site, sections of the building and Bear Lane indicate the proposed building is a similar height to 18 Great Suffolk Street with sympathetic setbacks provided.

<b>Daylight Distribution</b>				
No. Of rooms analysed	>50% or 0.8 times existing (Negligible)	No. Of rooms achieving between 0.7 & 0.8 times existing (Minor Adverse)	No. Of rooms achieving between 0.6 & 0.7 times existing (Moderate Adverse)	No of rooms achieving more than 0.6 times existing (Major Adverse)
32	11	0	1	20

154. A further assessment was undertaken to establish whether the rooms within the 18 Great Suffolk Street will achieve good daylight distribution using the No Sky Line test. Only 34% of rooms will have no adverse daylight distribution, with 62% having Major Adverse daylight distribution, i.e. 60% of existing or less. The developer has pointed out that Paragraph 2.2.10 of the BRE guidelines states that, "...a greater movement of the no sky line may be unavoidable" in the case that rooms are more than 5m deep with nine of the rooms being located behind recessed balconies.

<b>Alternative Daylight Distribution</b>					
No. Of rooms analysed	No. Of rooms achieving alternative target or >80%	No. Of rooms achieving at least 0.9 times target (Minor Adverse)	No. Of rooms achieving at least 0.8 times target (Minor Adverse)	No. Of rooms achieving at least 0.7 times target	No of rooms achieving more than 0.6 times existing
63	51	6	4	1	1

155. The above is a summary of the alternative test for Daylight Distribution analysing all habitable rooms. Just 3 of the 31 bedrooms analysed do not achieve the alternative target, however all have in excess of 0.9 times the existing area with two exceeding 74% of their area in front of the No Sky Line, which for a bedroom in an urban location is acceptable.

<b>Alternative Daylight Distribution (Not including bedrooms)</b>					
No. Of rooms analysed	No. Of rooms achieving alternative target or >80%	No. Of rooms achieving at least 0.9 times target (Minor Adverse)	No. Of rooms achieving at least 0.8 times target (Minor Adverse)	No. Of rooms achieving at least 0.7 times target	No of rooms achieving more than 0.6 times existing
32	23	3	4	1	1

156. The alternative test was done again removing bedrooms because they are considered less sensitive to daylight loss than other habitable rooms. Of the 32 rooms 23 meet or exceed the alternative target. Of the remaining nine rooms, these are fourth floor level and above. Seven of them are at least 0.8 times the alternative target, with three being less than 1sqm from the target and a further four have more than 50% of their area in front of the No Skyline.

### Commercial accommodation at 18 Great Suffolk Street

<b>BRE test results for 18 Great Suffolk Street ground floor commercial units.</b>								
Level	Window	Room	VSC		Change	% Change	Daylight Distribution	
			Existing	Proposed			Existing	Proposed

Ground	W1	R1	22.3	6.4	16.1	71	88%	11%
	W2	R2	23.6	6.1	17.5	74	100%	26%
	W3	R3	21.8	5.8	16	73	74%	12%
	W4	R4	18.4	5.6	13.2	69	85%	26%
	W5		13.4	5.4	8.0	60		
	W6	R5	9.6	5.9	3.0	40.1	59%	16%
	W7	R6	12.9	12.9	0.0	0.0	85%	84%
	W8		17.1	16.9	0.2	1		

Alternative Mirror Image test results for 18 Great Suffolk Street ground floor commercial units.								
Level	Window	Room	VSC		Change	% Change	Daylight Distribution	
			Existing	Proposed			Existing	Proposed
General	W1	R1	4.4	6.4	2.0	45	10%	12%
	W2	R2	4.2	6.1	1.9	45	20%	26%
	W3	R3	4.1	5.8	1.7	41	9%	12%
	W4	R4	4.3	5.6	0.9	21	25%	26%
	W5		4.6	5.4	0.8	17		
	W6	R5	5.5	5.9	0.4	7	15%	16%
	W7	R6	12.9	12.9	0.0	0.0	84%	84%
	W8		16.9	16.9	0.0	0.0		

157. BRE guidelines state that existing non-domestic buildings where the occupants have a reasonable expectation of daylight should be assessed. Analysis of the ground floor commercial units show that 2 achieve and 6 fail the BRE guidance. However, with the alternative test, all 6 offices pass the mirror image test, with 5 exceeding it by up to 1.15x.

### 31 Bear Lane

31 Bear is sited to the north of the site. It has commercial accommodation at ground floor level and residential accommodation on the six floors above.

Vertical Sky Component				
No. of windows analysed	>27% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
15	12	0	0	3

158. Analysis was taken of 15 windows, 12 of which pass the BRE test. The remaining 3 windows are secondary windows to the rear (south) elevation.

Daylight Distribution				
No. of rooms analysed	>80% or 0.8 times existing (Negligible)	No. of rooms achieving between 0.7 & 0.8 times existing (Minor Adverse)	No. of rooms achieving between 0.6 & 0.7 times existing (Moderate Adverse)	No of rooms achieving more than 0.6 times existing (Major Adverse)
7	6	1	0	0

159. The Daylight Distribution assessment reflects that the worst impacted windows



are secondary, revealing that 1 of the affected rooms have minor adverse impact. In conclusion, there is an acceptable impact on 31 Bear Lane.

## Sunlight Impacts

160. Sunlight assessments have been undertaken for:

- 18 Great Suffolk Street
- Friars Close
- 8 Chancel Street
- 31 Bear Lane

### 18 Great Suffolk Street

Annual Sunlight				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	32	2	4	25

161. 51% of windows pass the BRE Annual Sunlight test. With 10% having Minor to Moderate Adverse impact and 40% have Major Adverse loss of sunlight.

162. When the impact of recessed balconies is omitted, the figures are 59% negligible, 6% minor to moderate adverse and 35% Major Adverse.

Winter Sunlight Hours				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
63	41	1	0	21

163. Sunlight impacts in winter are less severe with 67% of windows having Negligible impact and 33% having Major Adverse loss of sunlight.

164. When the impact of recessed balconies is omitted, the figures are 73% Negligible and 25% Major Adverse.

### Alternative targets

Annual Sunlight Hours (Alternative Targets)		
No. of rooms analysed	No. of rooms achieving the alternative target	No. of rooms achieving at least 0.8 times the alternative target.
63	58	5

165. Adopting the alternative target mirror Image sunlight analysis shows a more acceptable position but a number of windows continue to fail the alternative Mirror Image target. Regarding Annual Sunlight, the alternative target yields 92% compliance and 8% of windows with Major Adverse loss of sunlight. Those that continue to fail with the mirror test are at 5<sup>th</sup> & 6<sup>th</sup> floor level.

Winter Sunlight Hours (Alternative Targets)		
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No. of rooms analysed	No. of rooms achieving the alternative target	No. of rooms achieving at least 0.8 times the alternative target.
63	61	2

166. The alternative target sees almost no adverse impact in the winter, when the east elevation does not have much sunlight currently.

### 31 Bear Lane

Winter and Annual Sunlight Hours (Same results achieved for both)				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
5	3	0	2	0

167. Additional information was provided since the last consultation in January 2023, providing analysis of all five impacted rooms at 31 Bear Lane. Three of the rooms achieve the BRE guidelines with two having moderate adverse impact.

Alternative Winter and Annual Sunlight Hours (Same results achieved for both)				
No. of rooms analysed	>25% or 0.8 times existing (Negligible)	21% - 29% (Minor Adverse)	30% - 39% (Moderate Adverse)	>40% (Major Adverse)
5	5	0	0	0

168. However, when the alternative test is applied, all rooms pass the test. This is primarily due to the windows most impacted being secondary windows to habitable rooms.

## 39 Bear Lane

169.



Image: Showing bedrooms at 39 Bear Lane with west facing secondary windows that will be obstructed by the development. Effected bedroom window circled in red and effected stairwell window circled in blue.

170. Concerns have been raised regarding the west facing windows at 39 Bear Lane. However, half of these windows are to the stair well and not habitable rooms, therefore not requiring testing. The other west facing windows are to corridors in bedrooms that are already served by two large east facing windows. The building was clearly constructed with a building adjacent in mind and Officers are satisfied that obstruction of these secondary windows will not cause unacceptable loss of daylight and sunlight to the bedrooms.

## **OVERSHADOWING ASSESSMENT**

171. BRE guidance also requires assessment of impact on amenity space between and around buildings. The Developer has assessed the large roof terrace and not the smaller balconies at 31 Bear Lane. It has also assessed impact on the roof terrace at and it has assessed the roof terrace at 39 Bear Lane.

172.



**31 Bear Lane Roof Terrace (Blue square at top (north) of image and;  
39 Bear Lane Roof Terrace (Blue square at bottom (south) of image.**

173. These two terraces were analysed in accordance with paragraph 3.3.17 of the BRE guidelines which require that 50% of spaces such as this enjoy at least 2 hours of direct sunlight on 21 March (The Equinox). Where this test is not satisfied, the BRE guidelines are satisfied if the figure is at least 80% of its original value.

174. With regards to the terrace to 31 Bear Lane, the analysis demonstrates that 61% in the existing situation and 43% in the proposed situation will enjoy at least 2 hours of direct sunlight on 21 March. Also, analysis for 21 June demonstrates that very little shadow is cast by the proposal at mid-summer at any point in the day. This is on balance considered to be acceptable impact.

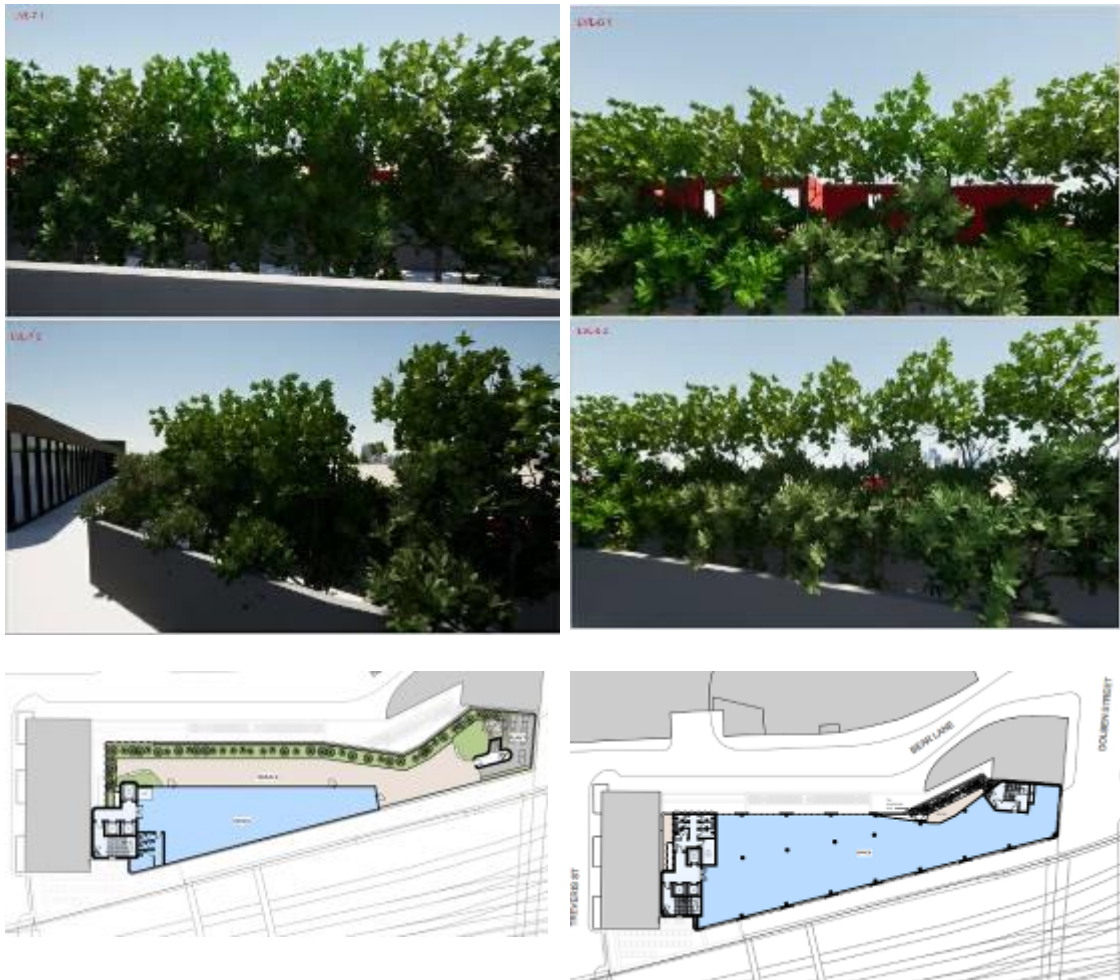
## **Conclusion on daylight and sunlight impacts**

175. There are adverse impacts on daylight and sunlight to windows and rooms of neighbouring properties, particularly to 18 Great Suffolk Street and 31 Bear Lane. The applicant has tested impacts against both the standard BRE tests, a worst case, and also an alternative “mirroring” test. Officers consider this a reasonable approach given the sites central location and associated BRE guidance. Not all of the affected properties meet the alternative tests but the majority do. This is a central London location and there should be some expectation that the site will be developed at a similar scale to its neighbours. The height and scale of development proposed is reasonable and in line with the established heights on the street. The impacts should be balanced against the positive enhancements including substantial employment space and affordable workspace, activation of the Low Line and substantial urban greening. On balance and considering both tests applied the impacts in this context are acceptable.

## **Overlooking of Neighbouring Properties**

176. In order to prevent harmful overlooking, the Residential Design Standards SPD (2015) requires proposed developments to achieve a distance of 12m between the front elevations of buildings and/or across a highway, and a minimum of 21m between rear elevations
177. The building had to be amended to achieve this standard with regards to 18 Great Suffolk Street
178. Except for the ground floor, windows less than 12m distance from windows across the road will be obscure glazed.
179. In the centre of the building, there are windows that are opposite 18 Great Suffolk Street, but these are policy compliant at more than 12m distance. Note, that with this being an office building it will be less used during the evening and at weekends, with the majority of overlooking occurring during office hours. Concerns had been raised about light pollution, but in order to achieve sustainability requirements lights will have automatic sensors ensuring that lights do not remain on for long after people have left the office.

180.



**Image: Illustrations of the effect that planting will have on horizontal views from the accessible roof terraces to 18 Great Suffolk Street.**

181. Concerns had been raised regarding overlooking from terraces. The second-floor terrace is not accessible. Other terraces are at least 12m from windows, with planters being positioned to be at the edge of the terraces with taller planting provided. This will eliminate most oblique overlooking and limit most horizontal overlooking. A condition will be imposed restricting use of the terraces after 8pm to avoid risk of anti-social behaviour.

182. The applicant acknowledges that there will be a few locations where terrace users would be in direct line of sight of residential windows. They have as a result proposed a condition requiring details of louvered screens up to a height of 1.8m which will be placed in the centre of the planters to avoid overlooking into the windows of habitable rooms of 5-7 Bear Lane from the proposed terraces and provide details of plant species, heights and maintenance programme to create effective screening.

183. The proposal includes no windows facing the light well to 31 Dolben Street and therefore there are no overlooking issues to it.

## **TRANSPORT CONSIDERATIONS**

184. Policy P50 (Highways impacts) of the Southwark Plan 2022 seeks to ensure

that developments minimise the demand for private car journeys. In addition, the policy requires developments to demonstrate that the road network has sufficient capacity to support any increase in the number of the journeys by the users of the development, considering the cumulative impact of adjoining or nearby development.

185. The Mayors Transport Strategy (MTS) Mayors Transport Strategy (MTS) includes three strategic challenges that are of significant importance to assessing this application.

- Vision Zero
- Healthy Streets
- Air Quality

186. In assessing this application from a transport perspective, the site is located in an area that the Council is considering pedestrian, and cycle changes to enable healthy streets. The proposals will not prevent these plans being delivered.

187. The site has a PTAL rating score of 6b, which is highest PTAL level in terms of accessibility to public transport.

### Trip Generation

188. In summary, the proposed development is forecast to generate an additional 408 public transport, 139 walk trips and 45 cycle trips per day (from a current 8 car driver trips, 51 public transport trips, 22 walk trips and 7 cycle trips per day). Given that this is a car-free scheme within a controlled parking zone (CPZ), any car driver trips have been reassigned to other modes of travel. Given the low number of motorised vehicle trips to the site, the main modes of travel are either by bicycle or public transport. A disabled parking space is to be provided on road with an electric charging point.

189. The submitted Transport Assessment (TA) is considered to provide an adequate appraisal of the relevant transport and highway related matters including an assessment of the potential for journeys to be made by sustainable modes of transport as well as detailed estimates of vehicular trips resulting from the development. The proposal is forecast to generate no car driver trips, 375 public transport trips, 162 walk trips and 52 cycle trips per day.

190. These vehicle movements would not generate any significant adverse impact on the existing movements on the adjoining roads. It is not considered that the proposed development would impact on the local highway network in terms of trip generation.

191. A planning obligation will ensure that no future occupiers of the proposed development could obtain parking permits in this CPZ.

### Public Transportation

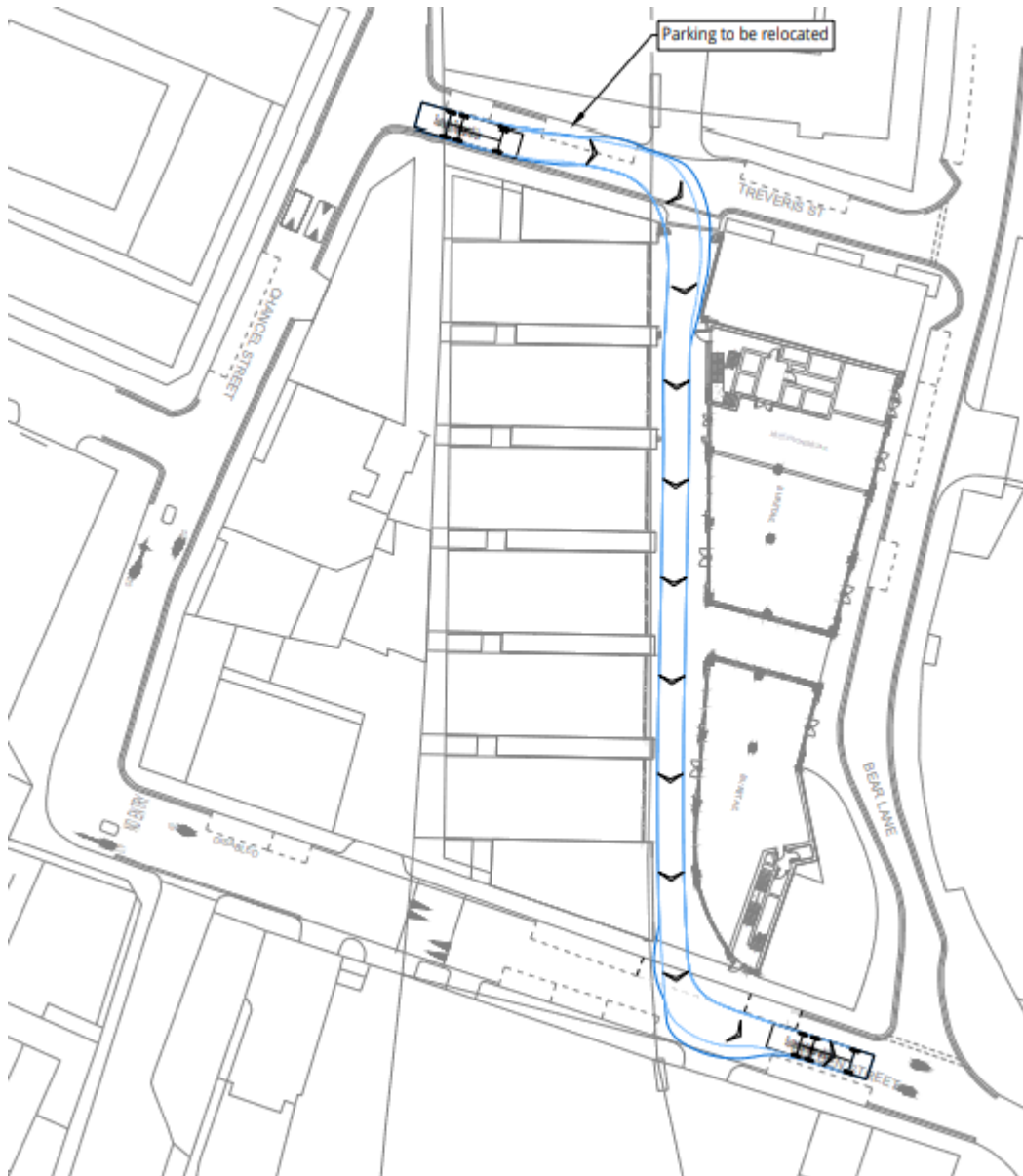
192. It is important to consider the trips during peak hour. In terms of peak hour (08:00-09:00) impact on public transport services the proposed development

would lead to:

- 27 additional Underground passengers
- 9 additional train passengers
- 30 additional bus passengers.

### Servicing and Delivery

193.



**Image: Swept path analysis for a standard refuse vehicle utilising the new Low Line route.**

194. The new building will be serviced from within the site that will be conditioned, using the proposed new one way, northbound only service road along the western flank of the building that also provides a new access to the adjacent Low Line arches. On street loading bays will be also used subject to conditions limiting servicing hours to 08:00 - 20:00 Monday to Friday, 09:00 - 18:00 on Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays. The new service road is 4.22m wide, which is enough for a refuse vehicle with space for pedestrians to pass it when using the main entrance into the office. There is an



expectation of 13 service vehicles per day that will travel at low speeds as a result of the nature of the surrounding streets with 20mph limits.

195. In order to achieve a proper swept path into the site, on street parking will be altered on Treveris Street, Dolben Street and Bear Lane, but parking spaces will not be lost, see image above. This will be paid for by the Developer via s.278 agreement.
196. The development will be refuse serviced by a private refuse contractor. The private waste contractor's vehicle will use the new service road. As a private refuse collection arrangement, site management will be able to specify times of collection to avoid peak hours and vehicle sizes, to be controlled by condition.

## **Active Transport**

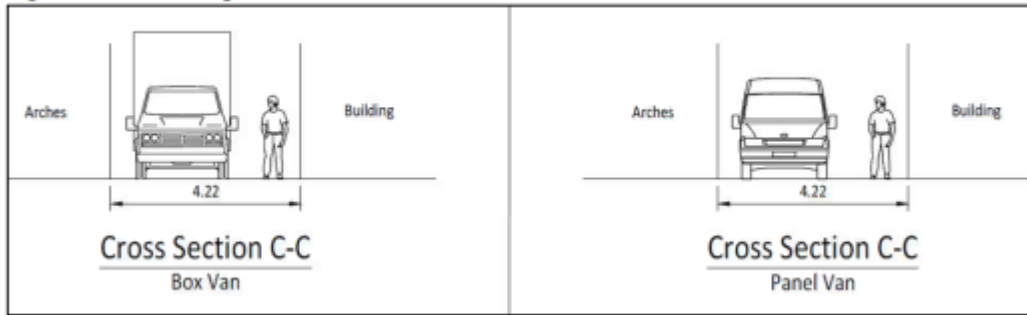
### **Walking and the public realm**



**Image: Increased Bear Lane pavement width.**

198. The development will provide for wider footways on Bear Lane that varies from 1.5m and 4m depth providing 43.8sqm of additional pavement space, and this will be delivered through the s278 Agreement. This is a welcome improvement to this historic street.
199. Pedestrians will primarily enter and exit the new office via the Low Line frontage (which also serves as the new service road), dispersing in various directions from Treveris and Dolben Streets as well as Bear Lane.
200. This balanced approach complies with Policy P50 (Highway impacts) of the New Southwark Plan, which requires that there be adequate provision for pedestrians and cyclists.

**Figure 6.1: Servicing Corridor Cross Section**



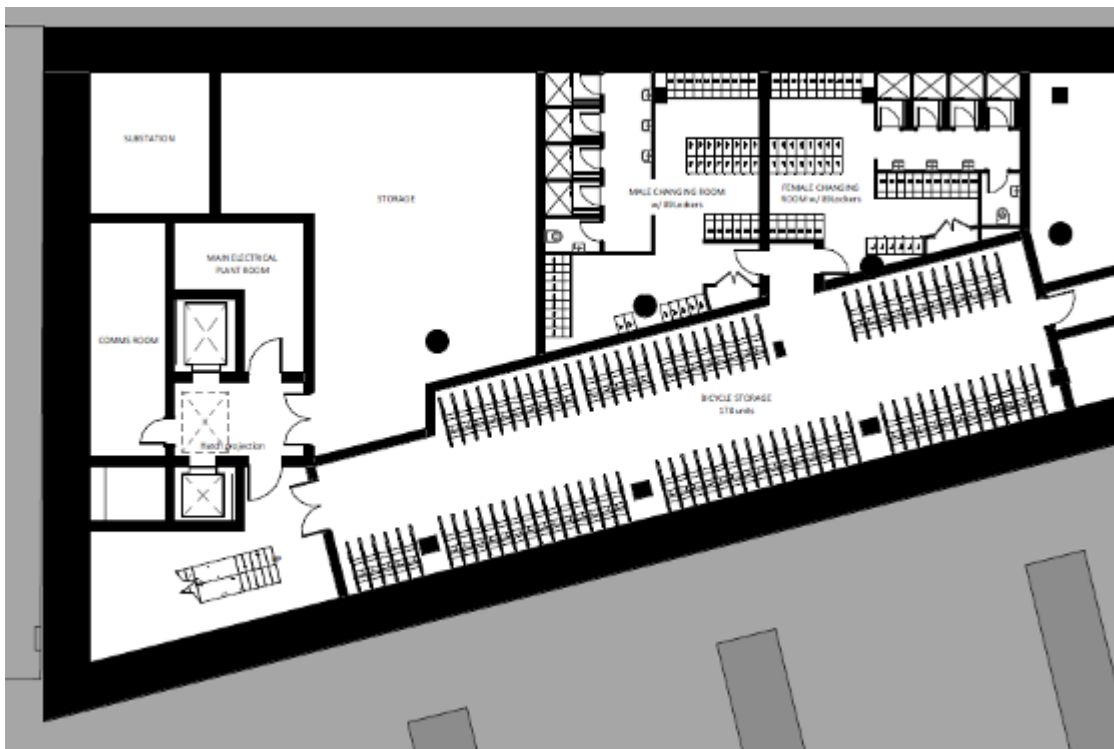
**Image: servicing Corridor Cross Section**

201. The servicing road has enough width for loading and for people to pass at its narrowest section that is 4.22m wide. The road is up to 5.37m wide and is 5m wide for most of the route.

### Cycling

202. Chanel Street, which partially borders the application site to the west, is located on TfL's Quietway 14, providing a 2km cycle route between Blackfriars Road and Bermondsey. Cycle Superhighway 6 is also located on Blackfriars Road to the west of the site, providing a route from Kings Cross to Elephant and Castle. Also to the north is National Cycle Route 4, providing a long-distance route from Greenwich to Fishguard in Wales, providing a commutable route from Fulham and Kingston-Upon-Thames and beyond.

- 203.



**Image: Basement cycle storage and changing rooms.**

204. The Applicant has proposed 178 long stay cycle spaces in the basement. Also, 3 short stay cycle spaces (Sheffield Stands) and a cargo space have been

provided in the public realm at ground floor level. Associated with this is a locker room and a toilet and shower room. These have been amended to provide generous single sex changing rooms.

205. The applicant has also agreed to pay a contribution towards cycle hire docking station. It is considered that the provision is compliant with policy.

### Construction

206. An Outline Construction Logistics Plan has been submitted with the application. The S106 would secure a detailed Demolition and Construction and Environmental Management Plan (DEMP and CEMP). This is for the Council to manage cumulative impacts of the construction of the development on the highways and environment.

### Conclusion on Transport

207. The development is supported because it provides improved and good quality pedestrian and cycle facilities. It reduces car dependency and would not have a significant impact on public transport services. It would have appropriate management to reduce the impact of servicing and delivery, subject to the s106 obligations and conditions.

## **ARCHEAEOLOGY**

208. The site is located within the 'North Southwark and Roman Roads' Tier 1 Archaeological Priority Area (APA). The APA is the most archaeologically significant area of Southwark containing deeply stratified multi-phase archaeology dating from prehistoric times to the modern day.
209. A Historic Environment Assessment has been provided by Museum of London Archaeology setting out anticipated archaeological implications of the development.
210. There is a moderate potential for palaeoenvironmental remains with low to high significance to be found, with estimates ranging from low to high potential. There is moderate potential for low heritage significant remains from c.18 properties fronting Dolben Street. For other periods there is a low potential because until the post-medieval period the site was within the Bankside Channel making it unsuitable for occupation.
211. The most appropriate investigation strategy is archaeological evaluation trenches and pits. A preliminary investigation should include the archaeological monitoring of geotechnical pits dug for engineering purposes. These should inform an archaeological mitigation strategy that should comprise excavation or a watching brief. An approved archaeological Written Scheme of Investigation will be required. This will be secured by condition.

## **ENVIRONMENTAL CONSIDERATIONS**

### Flood Risk and Water Resources

212. The application site is located within Flood Zone 3 of the River Thames which is tidally influenced at this location. Flood Zone 3 is classified as comprising land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of tidal flooding (>0.5%). Flood defences are indicated to be in good condition and afford the Site a standard of protection up to the 1 in 1000 year event.
213. Policy P68 (Reducing flood risk) of the Southwark Plan states that development must be designed to be safe and resilient to flooding and finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding. Additionally, major development is required to reduce surface water run-off to green field run-off rates, and this must be through the application of water sensitive urban design and SuDS.
214. The Applicant has submitted a Flood Risk Assessment (FRA). The Environment Agency (EA) has reviewed the submitted information in relation to flood risk and contamination and they do not object to the proposal subject to conditions, in particular to mitigate risk of contamination from previous industrial uses. This was following further information being provided in relation to concerns regarding risks posed to groundwater by the development. The site is sensitive because it is located upon a secondary aquifer, has industrial use and is adjacent to railway land. The amended details satisfied the Environment Agency that the risks to groundwater posed by this development can be satisfactorily managed subject to conditions.
215. The proposal has also been reviewed by the Council's Flood and Drainage Engineer. The application complies with the hierarchy of drainage set out in the London Plan, Policy SL13 (Sustainable drainage) because whereas drainage is proposed to discharge into a combined sewer it has been demonstrated that there are no segregated grey and brown water sewers nearby.
216. The Applicant has proposed to use green and blue roofs, permeable paving, and an underground storage tank to manage their surface water before discharging. Whereas they have not proposed other green infrastructure such as raingardens or small above ground planters cannot be practically provided due to the lack of available external space, and this has been agreed by the Council's Flood Risk Officer.
217. Thames Water consent for the proposed discharge connection has been applied for but is not yet provided. It is required but the Council's Flood Risk Officer is satisfied that this can be resolved via condition.
218. The Council's Flood Risk Officer has sought more details regarding levels of features, which will need to be resolved via a condition requiring drainage layout details. A condition is also required to obtain a drainage strategy regarding the maintenance tasks and frequencies for each drainage component.
219. The proposed Greenfield runoff rate has a restricted outflow of 2.0 l/s with all hardstanding accounted for and with the blue roof entered as a virtual

catchment and storage device to obtain a realistic inflow into the porous paving and underground system. This has been considered acceptable by the Council's Flood Risk Officer.

220. The applicant proposes several drainage features including potential rainwater harvesting, a green and blue roof, planters and permeable paving and geocellular attenuation tanks.
221. The attenuation volume proposed (18.4 m<sup>3</sup>) is greater than the attenuation volume required (12.2 m<sup>3</sup>). It has been demonstrated that the site will not flood as a result of the 1 in 30 year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100 year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration will be suitably managed via adjusting site levels so that exceedance flows go away from buildings and towards the highway which has a low likelihood of surface water flooding. It is recommended that the mitigation measures outlined in the report be provided and this can be secured via a condition.
222. Policy D12 (Fire safety) of the London Plan 2021 expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.
223. The submitted strategy demonstrates how the development would achieve the highest standards of fire safety, including means of escape, fire safety features and means of access for fire service personnel. The provision of a suitably sized evacuation lift is also proposed in line with Policy D5 of the London Plan that has 120-minute fire-resisting construction with FD60S doors.
224. Materials of construction generally comprise concrete, steelwork, masonry, gypsum plaster and glazed components with materials satisfying British Standards regarding fire resistance.
225. Given that the submitted strategy does not finalise details of construction methods and materials, a pre-commencement condition requiring the submission of a finalised Fire Strategy to be approved in writing by the Council is attached to this decision.

### Lighting

226. All lighting within the site will offer minimal upwards light spill and all functional lighting will be designed to offer good vertical illumination and good facial recognition, to create 'defensible space' around pedestrians and to ensure good quality lighting conditions for CCTV cameras.
227. The proposed lighting will be sustainable in terms of energy use, environmental impact and durability/ vandal-resistance. All automatic lighting will be photocell activation type fittings.
228. The final lighting details will be secured by condition.

## Ground Conditions and Contamination

229. Given the nature of the site, use and surrounding uses, there is the potential for contamination at the site. The applicant submitted a Phase 1 Land Quality Assessment (in respect of land contamination). The Council's Environmental Protection Team (EPT) has reviewed the report and support the requirement that a phase 2 assessment should be carried out. A condition has been recommended by EPT to secure any further remediation strategies.

## Air Quality

230. The site is in an Air Quality Management Area (AQMA) and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development. Southwark Plan Policy P65 (Improving air quality), states that development should address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.
231. An Air Quality Assessment was submitted and was prepared to determine the likely air quality impacts from the redevelopment of the site on existing and introduced receptors. It was noted that there are several highly sensitive residential receptors in the vicinity which could be affected by changes in air quality arising from construction and demolition activities associated with the development. Commercial and industrial premises in the area will also be sensitive to dust including the Hilton Hotel opposite. No ecological receptors have been identified within 200 m of the development site.
232. The results of the dust risk assessment indicate that construction activities may have at worst, medium air quality impacts at nearby receptors without mitigation. These impacts can be minimised or removed through the implementation of a construction phase dust management plan detailing the appropriate mitigation measures and dust monitoring. A DEMP and CEMP will be secured to ensure mitigation measures would be in place. EPT also agree with the findings and raised no objections. They require that the dust mitigation measures outlined in table 20 should be incorporated into the final CEMP.
233. The air quality neutral assessment has found that the proposed development will exceed air quality neutral requirements in respect of transport and building emissions.

## Noise and Vibration

234. A Noise Impact Assessment has been submitted and reviewed by EPT. They have requested conditions for plant noise. A condition is recommended prohibiting use of the external terraces after 19:00
235. Noise sensitive receptors with a potential to be affected by new noise sources associated with the development such as external building services plant include the existing residential dwellings on Treveris Street, Dolben Street and Bear Lane and include the Bear Lane Hilton Hotel.

## Agent of Change

236. Where new noise and other nuisance-generating development is proposed close to residential and other sensitive uses, Policy D13(C) (Agent of Change) of the London Plan 2021 requires that new noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.
237. The proposal, as the incoming 'agent of change', to be designed to mitigate and manage any impacts from existing sources on the future users/occupiers. Developments should be designed to ensure that established noise and other nuisance-generating uses remain viable and can grow without unreasonable restrictions placed on them.
238. The proposed development would go from an established light industrial use to an office building. Steps have been taken to mitigate risk of noise and nuisance. Entrance doors have been placed on the west elevation only to prevent excess activity on residential Bear Lane where existing residential properties are located. A condition will restrict hours of use and planters have been focussed on the edge of the terraces to move workers back from the edge, whilst obscure views of people using the terraces. Also, a condition will be applied restricting late evening and night time usage of the terraces. With these steps, it is considered that any harm has been adequately mitigated with the scheme therefore complying with London Plan Policy D13.

## **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

### Energy

239. Policy SI2 (Minimising greenhouse gas emissions) of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policy SI3 (Energy infrastructure) requires consideration of decentralised energy networks, Policy SI4 (Managing heat risk) deals with managing heat risk and Policy SI5 (Water infrastructure) is concerned with protecting and conserving water resources and associated infrastructure.
240. Policy P70 (Energy) of the Southwark Plan sets out the borough approach to ensuring that new developments tackle climate change. The approach is generally consistent with London Plan Policies but also requires new commercial developments to meet BREEAM 'Excellent'. The policy also states that non-residential developments must reduce carbon emissions by at least 40% on 2021 Building Regulations. Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.
241. An Energy Strategy Report based on the Mayor's hierarchy has been submitted by the applicant. This details how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Be Lean' 'Be Clean' and 'Be Green' measures have been employed in an attempt to achieve the

reduction in line with the GLA guidance on preparing energy statements, P70 of the Southwark Plan 2022, and the Southwark Sustainable Design and Construction SPD.

242. The development achieves a 38% reduction in overall carbon emissions over Part L of the Building Regulations 2013. However, Policy P70 (Energy) of the Southwark Plan requires a 40% reduction. The Applicant has indicated that they are confident that a further 2% savings can be achieved and are happy for a condition to be provided so that this detail can be finalised at the detailed design stage.

### Be Lean (use less energy)

243. 'Be lean' refers to the approach taken by the design team to maximise the positive aspects of the scheme's passive design to minimise the base energy demand of the buildings. As part of this application, key passive ('Be Lean') design features include:

- Improving building fabric U-values;
- Optimised solar controlled glass;
- Mechanical ventilation with heat recovery to offices with low specific fan powers;
- High efficiency VRF cooling and heating;
- High efficiency lighting with controls including presence and absence detection and daylight dimming.

### Be Clean (supply energy efficiently)

244. The development is 320m from the nearest heat network and being commercial will primarily require cooling rather than heating. Also, the proposed cooling system can provide heating with efficient heat recovery technology. It is therefore not intended that the scheme will connect to the heat network

### Be Green (Low or Carbon Zero Energy)

245. Photo-voltaic panels have been considered suitable for the proposed development. The PV panels would be placed on the roof of the building.
246. Heat pumps will be used to incorporate heating and cooling with the anticipated main requirement being cooling.

## **Overheating**

247. London Plan Policy SI4 (Managing heat risk) and Policy P69 (Sustainability standards) of the Southwark Plan set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy is as follows:

- Minimise internal heat generation through energy efficient design; then
- Reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then



- Manage the heat within the building through exposed internal thermal mass and high ceilings; then
- Use passive ventilation; then
- Use mechanical ventilation; then
- Use active cooling systems (ensuring they are the lowest carbon options).

248. The proposed development has been designed to reduce cooling demand and overheating risks. There would be the use of high-performance glazing and air source heat pumps and mechanical ventilation with heat recovery.

**BREEAM**

249. Southwark Plan Policy P69 (Sustainability standards) requires developments to achieve a BREEAM rating of ‘Excellent’ for non-residential development and non-self-contained residential development over 500sqm.

250. The Energy Strategy provides a preliminary BREEAM assessment for the proposed development. The pre-assessment results demonstrate that the development is being designed to achieve a BREEAM New Construction rating of ‘Excellent’, in accordance with P69 of the Southwark Plan and this will be secured by condition.

**251. PLANNING OBLIGATIONS (Section 106 Undertaking or Agreement)**

252. Southwark Plan Implementation Policy IP3 (Community infrastructure levy (CIL) and Section 106 planning obligations) and Policy DF1 (Delivery of the Plan and Planning Obligations) of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. IP3 of the Southwark Plan Aims to ensure that any potential adverse impact that makes a proposed development unacceptable is mitigated by using planning conditions in the first instance. Additionally, and where they meet the required tests, Section 106 legal agreements that either a) mitigates the impact or b) pay the council a financial contribution to enable the council to will be used to mitigate the impact. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

253. The application would be supported by the following Section 106 obligations:

Planning obligation	Mitigation	Applicant’s position
<b>Local Economy and Workspace</b>		

<p>Employment and training (at the end phase)</p>	<ul style="list-style-type: none"> <li>• One job lasting a minimum 26 weeks for an unemployed Southwark resident per 500sqm GEA (13 jobs)</li> <li>• One Southwark resident trained in pre or post-employment short courses per 500sqm GEA (13 jobs)</li> <li>• One new apprenticeship start or in work NVQ per 2000sqm (3 jobs)</li> <li>• Where the target number of sustained jobs, short courses or apprenticeships cannot be provided a contribution will be sought to be used by Southwark Council to provide equivalent opportunities in the local area to residents based on the following formula: <ul style="list-style-type: none"> <li>○ Shortfall against target number of jobs lasting minimum 26 weeks for an unemployed Southwark resident x £4,300 (the average cost of supporting an unemployed Southwark resident into sustained employment)</li> <li>○ Shortfall against target number of Southwark residents trained in short courses x £150 (the approximate cost of a typical construction sector short course)</li> <li>○ Shortfall against target number of apprenticeship starts x £1,500 (the approximate cost of a typical construction sector Level 2 qualification)</li> </ul> </li> </ul>	<p>Agreed</p>
<p>Employment and Enterprise: General and end-user base (skills, training and employment)</p>	<ul style="list-style-type: none"> <li>• The number of jobs lasting a minimum of 26 weeks for unemployed Southwark residents will be calculated at 10% of the estimated Full Time Employee (FTE) employment on site according to Homes and Community Agency (HCA) employment densities (see page 21) or an alternative measure agreed by the council. [Assume 1:13, 524 jobs, and 52 Southwark jobs].</li> </ul>	
<p>Affordable workspace</p>	<ul style="list-style-type: none"> <li>• Provision of 10% of internal GIA as Affordable Workspace – proposed to be at GF see attached.</li> <li>• Affordable Workspace defined as</li> </ul>	<p>Agreed</p>

	<p>75% of local market rent</p> <ul style="list-style-type: none"> <li>• Service charges defined £5.50 psf</li> <li>• Affordable Workspace</li> </ul> <p>Management Plan to be provided and delivered</p>	
<b>Transport and Highways</b>		
Public Transport Infrastructure Contribution	A contribution towards the provision of a TfL Cycle Hire Docking Station (£70,000)	Agreed
Highway works	Footway reconstruction	Agreed
Highway Works	2 Raised tables on Bear Lane	Agreed
Highway Works	DSP Bond	Agreed
Parking permit restriction	This development would be excluded from those eligible for car parking permits under any future CPZ operating in this locality.	Agreed
Low Line Management Plan	A management plan is required to secure access to the new Low Line route for both this development and for the adjoining mixed use railway arches that are within the blue line of the site, presently under the ownership of the Applicant.	Agreed
<b>Energy, Sustainability and the Environment</b>		
Futureproofing for connection to District Heat Network (DHN)	Prior to occupation, an Energy Strategy must be approved setting out how the development will be designed and built so that it will be capable of connecting to the District CHP in the future.	Agreed
Achieving net carbon zero	An off-set payment of to be confirmed to take into account new requirements to exceed 2021 Building Regulations by 40%.	Agreed
Archaeology monitoring/supervision fund	Contribution towards cost of providing technical archaeological support of £6,778 for schemes above 5,000 and below 10,000 sqm.	Agreed
Achieving Greenfield rates	(£366 per cubic metre shortfall against greenfield run off rates)	Agreed
Administration fee	Maximum contribution to cover the costs of monitoring these necessary planning obligations, calculated as 2% of total	Agreed

	sum	
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254. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.

255. If a satisfactory legal agreement has not been entered into by 31 October 2023, it is recommended that the Director of Planning and Growth refuses planning permission, if appropriate, for the following reason:

*“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable workspace and mitigation against the adverse impacts of the development through projects or contributions in accordance with Policy IP3 ‘Community infrastructure levy (CIL) and Section 106 planning obligations’ of the Southwark Plan (2022), and London Plan (2021) policy DF1 ‘Delivery of the Plan and Planning Obligations’, as well as guidance in the council’s Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)”.*

### **Mayoral and Southwark Community Infrastructure Levy (CIL)**

256. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material “local financial consideration” in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark’s CIL will provide for infrastructure that supports growth in Southwark.

257. The site is located within Southwark CIL Zone 1 and MCIL2 Band 2 zone. Based on the floor areas provided in the agent’s revised CIL Form1 dated 19 Nov 2022 and proposed floor areas in Area Schedule published (Feb 2022 update), the gross amount of CIL is approximately £1,109,831.07. It should be noted that this is an estimate, and the floor areas will be checked when related CIL Assumption of Liability Form is submitted after planning approval has been obtained.

### **STATEMENT OF COMMUNITY INVOLVEMENT**

258. Consultation was carried out by the applicant prior to the submission of the planning application, and during the consideration of the application. The consultation undertaken was carried out with the local community and key stakeholders from the area. This is summarised in the tables below, which are taken from the submitted Statement of Community Involvement.

<b>Meetings</b>	<b>Date</b>	<b>Attendees</b>	<b>Summary of discussions</b>
Pre application meetings		Council officers	Discussion of land use. Discussions and concerns raised regarding the height, bulk and

			architecture. Requests that applicants submit a Pre-Application Engagement Plan and carry out public consultation as part of the pre-application process
Private meetings	16/01/2020	Hilton Hotel Bankside meeting with Hotel Manager.	
	17/01/2020	Southwark Charities: Clerk to the Trustees & Pelican Property Development	
	22/01/2020	Better Bankside; Deputy CEO & Bankside Urban Forest Manager	
Public website <a href="http://www.bear-lane.co.uk">www.bear-lane.co.uk</a>		To 18 <sup>th</sup> December 2020, the website had circa 100 visits.	371 letters were sent to publicise the website. Site included 15 proposal panels and a feedback form.

**Table: List of meetings and events**

259. 20 meetings were arranged with locally elected politicians and the local community (including Community webinars) as detailed in Table 1 below. Details of these meetings can be found in Appendix 1 of the March 2021 Statement of Community Involvement document.

13/08/2019	Arcadis LLP on behalf of Riverside Housing Group Assistant Development Consultant
16/01/2020	Hilton Hotel Bankside – Hotel Manager and staff.
17/01/2020	Southwark Charities – Clerk to the Trustees, and Pelican Property Development
22/01/2020	Better Bankside – Deputy CEO Bankside Urban Forest Manager
29/01/2020	5a Bear Lane residents
12/02/2020	LB Southwark – Cabinet Member for Growth, Development & Planning,
10/02/2020	18 Great Suffolk Street residents
09/03/2020	Living Bankside – Executive Chairman
05/05/2020	Bankside Open Spaces Trust – Chairman
06/01/2021	LB Southwark ( Borough & Bankside ward) Councillors

07/01/2021	13 Residents from 5B Bear Lane, 31 Dolben Street, 18 Great Suffolk Street and 1 Treveris Street and others (via Community webinars)
11/01/2021	7 Residents from 5B Bear Lane, 31 Dolben Street and 18 Great Suffolk Street (via Community webinars)
13/01/2021	Better Bankside – Deputy CEO and others Bankside Urban Forest Manager
28/01/2021	LB Southwark – Cabinet Member for Climate Emergency, Planning & Transport and Director of Planning
12/02/2021	Southwark Charities – Clerk to the Trustees (Pelican Property Development)
19/02/2021	31 Dolben Street residents
25/02/2021 and 03/03/2021	5b Bear Lane residents
03/03/2021	18 Great Suffolk Street residents
03/03/2021	– Living Bankside, Executive Chairman

## Community impact and equalities assessment

260. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
261. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
262. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
    - The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to

tackle prejudice and promote understanding.

263. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. The provision of affordable workspace would potentially benefit small BAME businesses in Southwark, whilst the accessible nature of the new work space and low line works would benefit employees with disabilities.

### **Human rights implications**

264. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
265. This application has the legitimate aim of providing new home. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **Positive and proactive engagement**

266. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
267. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

268. Positive and proactive engagement: summary table

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

## CONCLUSION ON PLANNING ISSUES

269. The redevelopment of the site is supported. The proposed commercial/office scheme would be in line with policy aspirations of the Southwark Plan and London Plan to increase the number of employment opportunities within the Central Activity Zone. The introduction of Affordable Workspace to the development is considered to be a major benefit of the scheme.
270. The building would be positioned to allow for a new access road to the Low Line. It would also set back the building from the current Bear Lane building line to provide a more spacious highway, with most of the building above first floor level providing at least 12m window to window distance. The development would also provide substantial gains in biodiversity with a 0.33 increase in Urban Greening on the site.
271. The scheme would have some significant impacts on neighbouring properties in relation to daylight and sunlight, but on balance these are acceptable given the sites central London location. Any overlooking to neighbouring occupiers is minimised by window obscuring, set back and planters and restrictive hours applied to the roof terrace.
272. It is therefore recommended that planning permission be granted subject to conditions, and the applicant entering into a Section 106 Legal Agreement under the terms as set out above.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 1516-33 Application file: 21/AP/0737 Southwark Local Development Framework and Development Plan Documents	Environment and Leisure and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Recommendation
Appendix 2	Planning Policies
Appendix 3	Consultation undertaken
Appendix 4	Consultation responses received



## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Philip Ridley, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	25 May 2023	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
<b>Date final report sent to Constitutional Team</b>		25 May 2023

## 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>	C/O Agent GH/AH Bear Lane Ltd	<b>Reg. Number</b>	21/AP/0737
<b>Application Type</b>	Major application		
<b>Recommendation</b>		<b>Case Number</b>	1516-33

### Draft of Decision Notice

#### for the following development:

Demolition of existing buildings to allow for the erection of a new building up to eight storeys in height (plus roof plant and basement) to provide Class E accommodation including office and retail floorspace. The development will include improvements to the low line and public realm, cycle parking, provision of a service bay and other associated works.

33-36 Bear Lane London Southwark SE1 0UH

#### In accordance with application received on 2 March 2021 and Applicant's Drawing Nos.:

Location Plan 1901-SPP-00-P-GF-0002 REV 01 received 02/03/2021

#### Existing Plans

EXISTING STREET SURVEY 1901-SPP-02-ST-0001-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL 02 1901-SPP-02-P-GF-0004-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL 01 1901-SPP-02-P-GF-0003-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL GF 1901-SPP-02-P-GF-0002-S4-P02 received 24/01/2022

EXISTING PLAN - LEVEL B1 1901-SPP-02-P-GF-0001-S4-P02 received 24/01/2022

EXISTING ELEVATIONS 1901-SPP-02-E-0001-S4-P02 received 24/01/2022

BOUNDARY LINES 1901-SPP-00-P-GF-0004-S4-P02 received 24/01/2022

GF - EXISTING FLOOR PLAN 1901-SPP-00-P-GF-0003-S4-P02. received 24/01/2022

#### Proposed Plans

EXTENT OF DEMOLITION - EAST ELEVATION 1901-SPP-95-E-GF-0001-S4-P02 received 24/01/2022

EXTENT OF DEMOLITION - EAST ELEVATION 1901-SPP-95-E-GF-0001 REV 01 received 06/04/2021

PROPOSED - ELEVATIONS – EAST & WEST – COLOUR 1901-SPP-25-E-0003 REV P05 received 27/04/23

PROPOSED - ELEVATIONS – NORTH & SOUTH 1901-SPP-25-E-0002 REV P06 received 27/04/23

PROPOSED - ELEVATIONS – NORTH & SOUTH - COLOUR 1901-SPP-25-E-0004 REV P05 received 27/04/23

PROPOSED - ELEVATIONS – EAST & WEST 1901-SPP-25-E-0001 REV P07 received 27/04/23

PROPOSED - SECTIONS 1901-SPP-26-S-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL B1 - 901-SPP-20-GA-B1-0001 REV P07 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL GF - 1901-SPP-20-GA-GF-0001 REV P08 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 01 - 1901-SPP-20-GA-GF-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 02 - 1901-SPP-20-GA-L2-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 03 - 1901-SPP-20-GA-L3-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 04 - 1901-SPP-20-GA-L4-0001 REV P05 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 05 - 1901-SPP-20-GA-L5-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 06 - 1901-SPP-20-GA-L6-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – LEVEL 07 - 1901-SPP-20-GA-L7-0001 REV P06 received 27/04/23

PROPOSED – FLOORPLANS – ROOF - 1901-SPP-20-GA-RF-0001 REV P06 received 27/04/23

#### Other Documents

EXTENT OF DEMOLITION SCOPE 1901-SPP-95-P-GF-0001-S4-P02 received 24/01/2022

SITE LOCATION PLAN 1901-SPP-00-P-GF-0002 REV 01 received 05/03/2021

BOUNDARY LINES 1901-SPP-00-P-GF-0004 REV 01 received 05/03/2021

EXTENT OF DEMOLITION SCOPE 1901-SPP-95-P-GF-0001 REV 01 received 06/04/2021

VIEWS STUDY received 19/11/2022

PROPOSED - BAY STUDY - LEVELS 3 & 4 1901-SPP-30-B-0002-S4-P03 received 25/01/2022

PROPOSED - BAY STUDY - LEVELS GF & 1 1901-SPP-30-B-0001-S4-P03 received 25/01/2022

PROPOSED - BAY STUDY - LEVELS 3 & 4 1901-SPP-30-B-0002 REV P03 received 24/10/2022

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

1. 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)**

2. Contamination Strategy

No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

all previous uses; potential contaminants associated with those uses;

a conceptual model of the site indicating sources, pathways and receptors; and

potentially unacceptable risk arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

### 3. SECURITY MEASURES

#### a. Secured By Design Measures.

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 the development

#### b. Secured by Design Certification.

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

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality) and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

4. No development shall take place, including any works of demolition, until a written Construction Environmental Planning 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:

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

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

#### Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

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

#### Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23

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

**6. 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).

**7. ECOLOGICAL MANAGEMENT PLAN**

Prior to the commencement of development a 30 year landscape management plan, including long - term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The 30 year landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: Ground level planters, Urban - Brown roof, Ground-based green wall, intensive green roofs, Trees, shrub planting and nesting and roosting features. Also, details of gating to the low line route.

Reason: 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 a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity, also in accordance with: Chapters 8, 12 & 16 of the National Planning Policy Framework 2021; 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).

## 8. Swift nesting features

Before any above grade work hereby authorised begins, details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority and shall be installed prior to the first commencement of the use hereby granted permission.

No fewer than eighteen 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).

## 9. Tree planting and screening

In connection with trees and other planted screening planned for the third floor east facing roof terrace, prior to above grade 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.

Reason:

To ensure the proposed development will preserve and enhance the privacy of residents opposite and 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

#### 10. SCREENING OF ROOF TERRACES

Prior to the commencement of above grade works, details of obscure glazing to east facing windows less than 12m from residential properties and screening in the form of privacy screens and planting to roof terraces facing east and north shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved. Screening to include residual locations on roof terraces where the planting scheme results in direct line of sight of residential windows

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

#### 11. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

Details of roof plant, equipment and other structures shall be provided and approved in writing by the Local Planning Authority prior to the first commencement of above ground work. Development shall then be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason:

In order to ensure that 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 and to ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise and vibration in accordance with Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality), P56 (Protection of amenity) and Policy P69 (Sustainability Standards) of the Southwark Plan (2022) of the Southwark Plan (2022).

12. Hard and soft landscaping and gating

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),

Detailed drawings of security gates to the north and south entrances to the new Low Line route, to be operated in accordance with the Low Line Management Plan.

Details of the means of enclosure for the western site boundaries to the Low Line railway arches.

Shall be submitted to and approved in writing by the Local Planning Authority. The landscaping and the gating and boundary treatment of the Low Line route 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).

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

### 13. PROVISION OF CYCLE STORAGE

Before the first occupation of the building/extension, the cycle storage and locker, shower and changing facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities 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:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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); and Policy P53 (Cycling) of the Southwark Plan (2022).

### 14. Ecological 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:

Surveys of created habitat Inc. all roofs and green wall, use of bird and 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.

Surveys shall be undertaken in 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.

This will help refine the design of net gain/mitigation schemes to ensure effective measures are delivered in future developments. Also in accordance with: Chapters 8, 12 & 16 of the National Planning Policy Framework 2021; 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).

15. 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.

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.

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

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no use of the ground floor of the development hereby granted that is coloured green, shown in Drawing Number 1901-SPP-20-GA-GF-0001 other than Use Class E(a), Retail unless otherwise agreed in writing by the Local Planning Authority.

Reason: To support the Borough and Bankside Town Centre by providing active frontages at ground floor level and to provide retail provision in accordance with NPPF 2021 Chapters 1 (Achieving Sustainable Development), 6 (Ensuring the vitality of town centres), London Plan Policies GG5 (Growing a good economy), SD6 (Town centres and high streets),. SD7 (Town centres: development principles and Development Plan Documents), SD8 (Town centre network), SD9 (Town Centres: Local partnerships and implementation), Policy SD10 (Strategic and local regeneration), E9 (Retail, markets and hot food takeaways 2022 Southwark Plan Policies P32 (Small Shops), P35 (Town and local centres), P38 (Shops outside protected shopping frontages, town and local centres) and P52 (Low line routes).

17. ROOF TO BE USED ONLY IN EMERGENCY

The second, fourth and fifth floor east facing green / biodiverse roof terrace adjacent to Bear Lane and the part of the sixth floor terrace annotated on the approved floor plans as being, "For maintenance only" and the roof above the Seventh Floor annotated on the roof plan as, "Plant and PV Area" hereby permitted, shall not be used other than as a means of escape and for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting outside and general pedestrian activities.

Reason:

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

18. Servicing hours - standard

Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 - 20:00 Monday to Friday, 09:00 - 18:00 on Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays.

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.

19. No infiltration of Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework

20. Doors onto Bear Lane

There shall hereafter be no doors opening onto Bear Lane from the ground floor of the development hereby granted, with the exception of the east elevation substation doors shown on drawing.

Reason: To limit the additional volume of pedestrian activity on Bear Lane in light of footpaths being less than 2.4m wide so as to reduce congestion on pavements. Also to reduce noise and disturbance for residents on Bear Lane, which has low ambient noise levels, in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

21. TERRACES HOURS OF USE

The use of the sixth and seventh floor roof terraces hereby approved shall only be between 07:00 and 19:00 other than for emergencies with the exception of the second floor roof terrace, which shall only be used for emergencies only.

Reason:

To safeguard the amenity of neighbours in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

22. RESTRICTION ON THE INSTALLATION OF 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 a building hereby permitted.

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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and P56 (Protection of amenity) of the Southwark Plan (2022).

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

23. 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.

24. External Lighting - pre-approval

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 (2021) and Lighting within the schemes public realm areas should conform to lighting standard BS 5489:2020.

Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given.

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, in accordance with Chapter 8 (Healthy and safe communities) of the National Planning Policy Framework (2021), the Southwark Plan 2022 Policy P16 (Designing out crime); P13: Design of places, P14: Design quality Policy P56 (Protection of amenity) and P66 Reducing noise pollution and enhancing soundscapes.

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

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

## Informatives

### 1 Surface Water Drainage

Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water.

### 2 London Fire Brigade Informative

If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office (water@london-fire.gov.uk) to discuss the proposed provision.

If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation (FSR-AdminSupport@london-fire.gov.uk) to review the proposed provision.

### 3 Piling

Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".

### 4 Waste

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:



<https://www.claire.co.uk/projects-and-initiatives/dow-cop> excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution. Treated materials can be transferred between sites as part of a hub and cluster project formally agreed with the EA some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to the Position statement on the Definition of Waste: Development Industry Code of Practice and the Environmental regulations page on GOV.UK  
<https://www.gov.uk/browse/business/waste-environment/environmental-regulations>

## Planning Policies

### 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:

Section 2 - Achieving sustainable development

Section 6 - Building a strong, competitive economy

Section 7 - Ensuring the vitality of town centres

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural 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:

Policy SD1 - Opportunity Areas

Policy SD10 - Strategic and local regeneration

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

Policy D3 - Optimising site capacity through the design-led approach

Policy D4 - Delivering good design

Policy D5 - Inclusive design

Policy D11 - Safety, security and resilience to emergency

Policy D12 - Fire safety

Policy D13 - Agent of Change

Policy D14 - Noise

Policy E1 - Offices

Policy E2 - Providing suitable business space

Policy E3 - Affordable workspace

Policy E11 - Skills and opportunities for all

Policy G1 - Green infrastructure

Policy G5 - Urban greening

Policy G6 - Biodiversity and access to nature

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 12 - Flood risk management  
Policy SI 13 - Sustainable drainage  
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 T6.5 - Non-residential disabled persons parking  
Policy T7 - Deliveries, servicing and construction  
Policy T9 - Funding transport infrastructure through planning

### Southwark Plan 2022

SP4 – Green and inclusive economy  
SP6 – Climate emergency  
P13 – Design of places  
P14 – Design quality  
P16 – Designing out crime  
P18 – Efficient use of land  
P23 – Archaeology  
P30 – Office and business development  
P31 – Affordable workspace  
P35 – Town and local centres  
P49 – Public transport  
P50 – Highways impacts  
P51 – Walking  
P53 – Cycling  
P54 – Car parking  
P56 – Protection of amenity  
P59 – Green infrastructure  
P60 – Biodiversity  
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  
IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations

### Mayors SPD/SPGs

Sustainable Design and Construction (April 2014)

Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

Planning for Equality and Diversity in London (October 2007)

## Southwark SPDs/SPGs

Design and Access Statements (2007)

S106 and CIL (2015)

S106 and CIL Addendum (2017)

**Consultation undertaken****Site notice date:** 10/05/2021**Press notice date:** 08/04/2021**Case officer site visit date:** N/A**Neighbour consultation letters sent:** 13/01/2023**Internal services consulted**

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

**Statutory and non-statutory organisations**

London Fire & Emergency Planning Authority  
Natural England - London & South East Re  
London Underground  
Network Rail  
Metropolitan Police Service (Designing O  
Thames Water  
Transport for London  
Environment Agency

**Neighbour and local groups consulted:**

Flat 5 Suthring House 220 Blackfriars Road  
Part Basement Ground Floor First Floor and  
Second Floor 6 Chancel Street London  
Flat 80A 18 Great Suffolk Street London  
4-5 Burrell Street London Southwark  
Ground Floor 99 Southwark Street London  
Railway Arch 12 Chancel Street London  
Flat 4 17 Great Suffolk Street London  
Flat 132 17 Great Suffolk Street London  
Part Ground Floor 99 Southwark Street  
London

Unit 1 15 Great Suffolk Street London  
18A Great Suffolk Street London Southwark  
Flat 69 18 Great Suffolk Street London  
Hilton London Bankside 2-8 Great Suffolk  
Street London  
1 Burrell Street London Southwark  
Flat 9 1 Treveris Street London  
Flat 6 1 Treveris Street London  
Flat 3 1 Treveris Street London  
Third Floor 99 Southwark Street London  
Second Floor 99 Southwark Street London

Flat 1 Edward Edwards House Nicholson Street  
 Flat 6 28 Great Suffolk Street London  
 3 Burrell Street London Southwark  
 Cutters Yard 28 Great Suffolk Street London  
 Flat 174 17 Great Suffolk Street London  
 Flat 52 17 Great Suffolk Street London  
 Flat 28 18 Great Suffolk Street London  
 Part A Fourth Floor 5-13 Great Suffolk Street London  
 Flat 35 17 Great Suffolk Street London  
 Flat 125 17 Great Suffolk Street London  
 Unit 1 Grande Vitesse Industrial Centre 38 Great Suffolk Street  
 Flat 2 28 Great Suffolk Street London  
 13 Friars Close Bear Lane London  
 Flat 4 Edward Edwards House Nicholson Street  
 Flat 10 Edward Edwards House Nicholson Street  
 Flat D Christchurch House 4 Chancel Street  
 Flat 160 17 Great Suffolk Street London  
 Flat 30 17 Great Suffolk Street London  
 Flat 27 17 Great Suffolk Street London  
 Flat 21 17 Great Suffolk Street London  
 Flat 70 18 Great Suffolk Street London  
 Flat 67 18 Great Suffolk Street London  
 Flat 64 18 Great Suffolk Street London  
 Flat 44 18 Great Suffolk Street London  
 Flat 4 Suthring House 220 Blackfriars Road  
 Railway Arches 6 Burrell Street London  
 22 Great Suffolk Street London Southwark  
 115 Southwark Street London Southwark  
 Flat E Christchurch House 4 Chancel Street  
 Flat 7 Edward Edwards House Nicholson Street  
 Flat 25 Edward Edwards House Nicholson Street  
 26 Friars Close Bear Lane London  
 6 Burrell Street London Southwark  
 111 Southwark Street London Southwark  
 Flat 3 Holmwood Buildings 97A Southwark Street  
 Flat 3 28 Great Suffolk Street London  
 Units 1 And 2 1 Treveris Street London  
 Flat 57 18 Great Suffolk Street London  
 Flat 43 18 Great Suffolk Street London  
 Flat 98 17 Great Suffolk Street London  
 Flat 94 17 Great Suffolk Street London  
 Flat 86 17 Great Suffolk Street London  
 Flat 75 17 Great Suffolk Street London  
 Flat 37 17 Great Suffolk Street London  
 Flat 34 17 Great Suffolk Street London  
 Flat 6 17 Great Suffolk Street London  
 Flat 13 5B Bear Lane London  
 Flat 11 5B Bear Lane London  
 Flat 3 31 Dolben Street London  
 Flat 166 17 Great Suffolk Street London  
 Flat 161 17 Great Suffolk Street London  
 Flat 159 17 Great Suffolk Street London  
 Flat 82 17 Great Suffolk Street London  
 Flat 6 Edward Edwards House Nicholson Street  
 4 Friars Close Bear Lane London  
 Flat 20 5B Bear Lane London  
 Flat 172 17 Great Suffolk Street London  
 Flat 114 17 Great Suffolk Street London  
 Flat 54 18 Great Suffolk Street London  
 Flat 1 17 Great Suffolk Street London  
 Flat 144 17 Great Suffolk Street London  
 4 Brinton Walk London Southwark  
 Flat 28 Edward Edwards House Nicholson Street  
 24-26 Great Suffolk Street London Southwark  
 Flat 8 Edward Edwards House Nicholson Street  
 21 Friars Close Bear Lane London  
 Flat 35 Edward Edwards House Nicholson Street  
 Flat 33 Edward Edwards House Nicholson Street  
 Flat 26 Edward Edwards House Nicholson Street  
 Flat 13 Edward Edwards House Nicholson Street  
 Flat 6 Holmwood Buildings 97 Southwark Street  
 Part Basement Rear 42-44 Dolben Street London  
 Flat 110 17 Great Suffolk Street London  
 Flat 107 17 Great Suffolk Street London  
 Flat 99 17 Great Suffolk Street London  
 Flat 79 17 Great Suffolk Street London  
 Flat 168 17 Great Suffolk Street London  
 Flat 154 17 Great Suffolk Street London  
 Flat 126 17 Great Suffolk Street London  
 Flat 124 17 Great Suffolk Street London  
 Flat 86 18 Great Suffolk Street London  
 Flat 84 18 Great Suffolk Street London  
 Flat 75 18 Great Suffolk Street London  
 Flat 3 5B Bear Lane London  
 Arches 33 To 34 Dolben Street London  
 Flat 1 Suthring House 220 Blackfriars Road  
 Mansard House 29 Dolben Street London  
 Flat B Christchurch House 4 Chancel Street  
 Flat 5 Edward Edwards House Nicholson Street  
 Flat 3 Edward Edwards House Nicholson Street  
 Flat 12 Edward Edwards House Nicholson Street  
 1 Rotherham Walk London Southwark  
 7 Friars Close Bear Lane London

17 Friars Close Bear Lane London  
 14 Friars Close Bear Lane London  
 Flat 7 Holmwood Buildings 97A Southwark Street  
 Flat 79 18 Great Suffolk Street London  
 Flat 60 18 Great Suffolk Street London  
 Flat 101 17 Great Suffolk Street London  
 Flat 91 17 Great Suffolk Street London  
 Flat 83 17 Great Suffolk Street London  
 Flat 67 17 Great Suffolk Street London  
 Flat 55 17 Great Suffolk Street London  
 Flat 37 18 Great Suffolk Street London  
 Flat 31 18 Great Suffolk Street London  
 Flat 22 17 Great Suffolk Street London  
 Flat 11 17 Great Suffolk Street London  
 Flat 10 5B Bear Lane London  
 39 Bear Lane London Southwark  
 Flat 175 17 Great Suffolk Street London  
 Flat 156 17 Great Suffolk Street London  
 Flat 155 17 Great Suffolk Street London  
 Flat 138 17 Great Suffolk Street London  
 Flat 130 17 Great Suffolk Street London  
 Flat 119 17 Great Suffolk Street London  
 Flat 45 17 Great Suffolk Street London  
 11 Friars Close Bear Lane London  
 Flat 20 17 Great Suffolk Street London  
 Flat 1 5B Bear Lane London  
 Flat 89 17 Great Suffolk Street London  
 Flat 81 18 Great Suffolk Street London  
 Flat 46 17 Great Suffolk Street London  
 Flat 63A 18 Great Suffolk Street London  
 18B Great Suffolk Street London Southwark  
 Flat 38 Edward Edwards House Nicholson Street  
 Flat 24 Edward Edwards House Nicholson Street  
 Flat 21 Edward Edwards House Nicholson Street  
 Flat 12 Holmwood Buildings 97A Southwark Street  
 Flat 113 17 Great Suffolk Street London  
 Flat 104 17 Great Suffolk Street London  
 Flat 87 17 Great Suffolk Street London  
 Flat 165 17 Great Suffolk Street London  
 Flat 73 17 Great Suffolk Street London  
 Flat 56 17 Great Suffolk Street London  
 Flat 38 17 Great Suffolk Street London  
 Flat 146 17 Great Suffolk Street London  
 Flat 143 17 Great Suffolk Street London  
 Flat 55 18 Great Suffolk Street London  
 Flat 50 18 Great Suffolk Street London  
 Flat 35 18 Great Suffolk Street London  
 Railway Arch 80 Scoresby Street London  
 9 Brinton Walk London Southwark  
 8 Brinton Walk London Southwark  
 5 Brinton Walk London Southwark  
 Flat 36 Edward Edwards House Nicholson Street  
 Flat 16 Edward Edwards House Nicholson Street  
 7 Rotherham Walk London Southwark  
 20 Friars Close Bear Lane London  
 Seager House 29-31 Great Suffolk Street London  
 Units 3 To 5 Grande Vitesse Industrial Centre 38 Great Suffolk Street  
 Flat 11 Holmwood Buildings 97A Southwark Street  
 28A Great Suffolk Street London Southwark  
 Flat 5 1 Treveris Street London  
 Flat 77 18 Great Suffolk Street London  
 Flat 65 18 Great Suffolk Street London  
 Flat 63 18 Great Suffolk Street London  
 Flat 56 18 Great Suffolk Street London  
 Flat 49 18 Great Suffolk Street London  
 Flat 105 17 Great Suffolk Street London  
 Flat 80 17 Great Suffolk Street London  
 Flat 78 17 Great Suffolk Street London  
 Flat 61 17 Great Suffolk Street London  
 Flat 42 18 Great Suffolk Street London  
 Flat 39 18 Great Suffolk Street London  
 Flat 33 18 Great Suffolk Street London  
 Flat 28 17 Great Suffolk Street London  
 Flat 19 17 Great Suffolk Street London  
 Flat 3 17 Great Suffolk Street London  
 Flat 2 31 Dolben Street London  
 Flat 148 17 Great Suffolk Street London  
 Flat 145 17 Great Suffolk Street London  
 Flat 142 17 Great Suffolk Street London  
 Flat 111 17 Great Suffolk Street London  
 Railway Arch 7 Chancel Street London  
 2 Brinton Walk London Southwark  
 Flat 39 17 Great Suffolk Street London  
 Flat 15 Edward Edwards House Nicholson Street  
 Flat 5 Holmwood Buildings 97 Southwark Street  
 Flat 87 18 Great Suffolk Street London  
 Flat 100 17 Great Suffolk Street London  
 Flat 64 17 Great Suffolk Street London  
 Flat 2 5B Bear Lane London  
 Part Basement Front 42-44 Dolben Street London  
 10 Friars Close Bear Lane London  
 Flat 30 Edward Edwards House Nicholson Street  
 Flat 8 Holmwood Buildings 97A Southwark Street  
 Railway Arch 13 Chancel Street London  
 Flat 96 17 Great Suffolk Street London  
 Flat 93 17 Great Suffolk Street London  
 Flat 171 17 Great Suffolk Street London  
 Flat 163 17 Great Suffolk Street London

Flat 157 17 Great Suffolk Street London  
 Flat 62 17 Great Suffolk Street London  
 Flat 59 17 Great Suffolk Street London  
 Flat 48 17 Great Suffolk Street London  
 Flat 33 17 Great Suffolk Street London  
 Flat 24 17 Great Suffolk Street London  
 Unit 2 1 Treveris Street London  
 Arches 3A and 3D Burrell Street London  
 First Floor 42-44 Dolben Street London  
 3 Friars Close Bear Lane London  
 5-7 Bear Lane London Southwark  
 Flat 5 28 Great Suffolk Street London  
 Railway Arch 4 Burrell Street London  
 Mar I Terra Public House 14 Gambia Street  
 London  
 Flat 3 Suthring House 220 Blackfriars Road  
 Flat 2 Suthring House 220 Blackfriars Road  
 Prince William Henry 216-219 Blackfriars  
 Road London  
 Living Accommodation 22 Great Suffolk  
 Street London  
 Ground Floor 42-44 Dolben Street London  
 Part Arch 5 and Arches 6 to 6B Burrell Street  
 London  
 Second Floor and Third Floor 42-44 Dolben  
 Street London  
 Flat 4 Holmwood Buildings 97A Southwark  
 Street  
 Flat 162 17 Great Suffolk Street London  
 Part Basement and Part Ground Floor  
 Christchurch House 4 Chancel Street  
 Railway Arch 8 to 8A Chancel Street London  
 2 Rotherham Walk London Southwark  
 Ground Floor 18 Great Suffolk Street  
 London  
 First Floor 99 Southwark Street London  
 Excluding Third Floor and Fourth Floor 5-13  
 Great Suffolk Street London  
 Flat 89 18 Great Suffolk Street London  
 Atm Site 18 Great Suffolk Street London  
 Railway Arch 83 Scoresby Street London  
 16 Friars Close Bear Lane London  
 Flat 78 18 Great Suffolk Street London  
 Flat 27 18 Great Suffolk Street London  
 Flat 72 18 Great Suffolk Street London  
 Flat 22 Edward Edwards House Nicholson  
 Street  
 4 Rotherham Walk London Southwark  
 Flat 2 17 Great Suffolk Street London  
 Flat 153 17 Great Suffolk Street London  
 Flat 133 17 Great Suffolk Street London  
 Railway Arch 9 Chancel Street London  
 23 Friars Close Bear Lane London  
 Flat 81 17 Great Suffolk Street London  
 Flat 36 18 Great Suffolk Street London  
 Flat 26 17 Great Suffolk Street London  
 Flat 1 28 Great Suffolk Street London  
 Flat 9 17 Great Suffolk Street London  
 Flat 51 18 Great Suffolk Street London  
 Railway Arches 3 and 3A and 3C and 3D  
 and 3E and 3F Burrell Street London  
 Flat 17 5B Bear Lane London  
 Flat 43A 18 Great Suffolk Street London  
 Railway Arch 10 Chancel Street London  
 Railway Arch 11 Chancel Street London  
 Flat 68 17 Great Suffolk Street London  
 Flat 54 17 Great Suffolk Street London  
 Flat 71 17 Great Suffolk Street London  
 Flat 65 17 Great Suffolk Street London  
 Flat 41 17 Great Suffolk Street London  
 Flat 118 17 Great Suffolk Street London  
 Flat 149 17 Great Suffolk Street London  
 Flat 121 17 Great Suffolk Street London  
 Flat 115 17 Great Suffolk Street London  
 Railway Arch 5 Burrell Street London  
 Flat 140 17 Great Suffolk Street London  
 Flat 137 17 Great Suffolk Street London  
 Flat 129 17 Great Suffolk Street London  
 Flat Above Prince William Henry 216-219  
 Blackfriars Road  
 Railway Arches 77 To 78 Gambia Street  
 London  
 James Forbes House 27 Great Suffolk Street  
 London  
 Flat 4 28 Great Suffolk Street London  
 Units 2 To 6 and Arch 30 Grande Vitesse  
 Industrial Centre 38 Great Suffolk Street  
 Third Floor 5-13 Great Suffolk Street London  
 30A Dolben Street London Southwark  
 Flat 7 1 Treveris Street London  
 Flat 109 17 Great Suffolk Street London  
 Flat 74 18 Great Suffolk Street London  
 Flat 70 17 Great Suffolk Street London  
 8 Chancel Street London Southwark  
 10 Nicholson Street London Southwark  
 Flat 85 17 Great Suffolk Street London  
 Flat 135 17 Great Suffolk Street London  
 Flat 51 17 Great Suffolk Street London  
 8 Nicholson Street London Southwark  
 Flat 1 45 Dolben Street London  
 24 Friars Close Bear Lane London  
 9 Friars Close Bear Lane London  
 6 Friars Close Bear Lane London  
 19 Friars Close Bear Lane London  
 Flat 15 Holmwood Buildings 97A Southwark  
 Street  
 Flat 10 Holmwood Buildings 97 Southwark  
 Street  
 Flat 2 Holmwood Buildings 97 Southwark  
 Street  
 9 Rotherham Walk London Southwark  
 Flat 29 Edward Edwards House Nicholson  
 Street  
 5 Rotherham Walk London Southwark



16 Nicholson Street London Southwark  
6 Brinton Walk London Southwark  
Flat A Christchurch House 4 Chancel Street  
3 Brinton Walk London Southwark  
1 Brinton Walk London Southwark  
Flat 102 17 Great Suffolk Street London  
Flat 90 17 Great Suffolk Street London  
Flat 76 17 Great Suffolk Street London  
Flat 10 17 Great Suffolk Street London  
Flat 7 17 Great Suffolk Street London  
Flat 151 17 Great Suffolk Street London  
Flat 18 17 Great Suffolk Street London  
Flat 13 17 Great Suffolk Street London  
Flat 1 31 Dolben Street London  
Flat 4 31 Dolben Street London  
Flat 61 18 Great Suffolk Street London  
Flat 30 18 Great Suffolk Street London  
Flat 32 18 Great Suffolk Street London  
Flat 53 18 Great Suffolk Street London  
Flat 47 18 Great Suffolk Street London  
Flat 41 18 Great Suffolk Street London  
Flat 58 18 Great Suffolk Street London  
Flat 38 18 Great Suffolk Street London  
Flat 16 17 Great Suffolk Street London  
18 Nicholson Street London Southwark  
Flat 9 Edward Edwards House Nicholson  
Street  
Flat 23 Edward Edwards House Nicholson  
Street  
22 Friars Close Bear Lane London  
1 Friars Close Bear Lane London  
7 Burrell Street London Southwark  
Flat 16 Holmwood Buildings 97A Southwark  
Street  
Flat 85 18 Great Suffolk Street London  
Flat 83 18 Great Suffolk Street London  
Flat 71 18 Great Suffolk Street London  
Flat 66 18 Great Suffolk Street London  
Flat 106 17 Great Suffolk Street London  
Flat 92 17 Great Suffolk Street London  
Flat 84 17 Great Suffolk Street London  
Flat 63 17 Great Suffolk Street London  
Flat 60 17 Great Suffolk Street London  
Flat 43 17 Great Suffolk Street London  
Flat 40 17 Great Suffolk Street London  
Flat 25 17 Great Suffolk Street London  
Flat 5 17 Great Suffolk Street London  
Flat 24 5B Bear Lane London  
Flat 21 5B Bear Lane London  
Flat 8 5B Bear Lane London  
Flat 169 17 Great Suffolk Street London  
Flat 136 17 Great Suffolk Street London  
Flat 128 17 Great Suffolk Street London  
Flat 120 17 Great Suffolk Street London  
Flat 117 17 Great Suffolk Street London  
Flat 19 5B Bear Lane London  
7 Bear Lane London Southwark

7 Brinton Walk London Southwark  
Flat C Christchurch House 4 Chancel Street  
Flat 31 Edward Edwards House Nicholson  
Street  
Flat 27 Edward Edwards House Nicholson  
Street  
Flat 19 Edward Edwards House Nicholson  
Street  
3 Rotherham Walk London Southwark  
20 Great Suffolk Street London Southwark  
113 Southwark Street London Southwark  
Flat 1 Holmwood Buildings 97 Southwark  
Street  
Flat 10 1 Treveris Street London  
Flat 4 1 Treveris Street London  
Flat 80 18 Great Suffolk Street London  
Flat 108 17 Great Suffolk Street London  
Flat 77 17 Great Suffolk Street London  
Flat 74 17 Great Suffolk Street London  
Flat 72 17 Great Suffolk Street London  
Flat 58 17 Great Suffolk Street London  
Flat 50 17 Great Suffolk Street London  
Flat 49 17 Great Suffolk Street London  
Flat 44 17 Great Suffolk Street London  
Flat 34 18 Great Suffolk Street London  
Flat 23 17 Great Suffolk Street London  
Flat 14 17 Great Suffolk Street London  
5A Bear Lane London Southwark  
Flat 5 31 Dolben Street London  
Part B Fourth Floor 5-13 Great Suffolk Street  
London  
Flat 167 17 Great Suffolk Street London  
Flat 164 17 Great Suffolk Street London  
Flat 150 17 Great Suffolk Street London  
Flat 131 17 Great Suffolk Street London  
Flat 116 17 Great Suffolk Street London  
Flat 16 5B Bear Lane London  
Flat 9 5B Bear Lane London  
Flat 6 5B Bear Lane London  
18 Dolben Street London Southwark  
Flat 32 Edward Edwards House Nicholson  
Street  
8 Rotherham Walk London Southwark  
Flat 76 18 Great Suffolk Street London  
Flat 68 18 Great Suffolk Street London  
Flat 45 18 Great Suffolk Street London  
Flat 103 17 Great Suffolk Street London  
Flat 95 17 Great Suffolk Street London  
Flat 66 17 Great Suffolk Street London  
Flat 57 17 Great Suffolk Street London  
Flat 53 17 Great Suffolk Street London  
Flat 40 18 Great Suffolk Street London  
Flat 32 17 Great Suffolk Street London  
Flat 29 17 Great Suffolk Street London  
Flat 17 17 Great Suffolk Street London  
Flat 18 5B Bear Lane London  
Flat 4 5B Bear Lane London

Flat 173 17 Great Suffolk Street London  
Flat 170 17 Great Suffolk Street London  
Flat 152 17 Great Suffolk Street London  
Flat 147 17 Great Suffolk Street London  
Flat 141 17 Great Suffolk Street London  
Flat 134 17 Great Suffolk Street London  
Flat 127 17 Great Suffolk Street London  
Flat 112 17 Great Suffolk Street London  
Flat 22 5B Bear Lane London  
Flat 12 5B Bear Lane London  
Flat 39 Edward Edwards House Nicholson  
Street  
6 Rotherham Walk London Southwark  
8 Friars Close Bear Lane London  
25 Friars Close Bear Lane London  
18 Friars Close Bear Lane London  
9-11 Bear Lane London Southwark  
Arch 17 Dolben Street London  
Flat 9 Holmwood Buildings 97 Southwark  
Street  
Flat 14 Holmwood Buildings 97 Southwark  
Street  
Flat 8 1 Treveris Street London  
Flat 88 18 Great Suffolk Street London  
Flat 48 18 Great Suffolk Street London  
Flat 97 17 Great Suffolk Street London  
Flat 69 17 Great Suffolk Street London  
Flat 47 17 Great Suffolk Street London  
Living Accommodation Mar I Terra Public  
House 14 Gambia Street  
Flat 29 18 Great Suffolk Street London  
Flat 26 18 Great Suffolk Street London  
Flat 42 17 Great Suffolk Street London  
Flat 31 17 Great Suffolk Street London  
Flat 12 17 Great Suffolk Street London  
Flat 8 17 Great Suffolk Street London  
Flat 23 5B Bear Lane London  
Flat 15 5B Bear Lane London  
Flat 7 5B Bear Lane London  
5E Bear Lane London Southwark  
5C-5D Bear Lane London Southwark

Flat 176 17 Great Suffolk Street London  
Flat 139 17 Great Suffolk Street London  
Flat 123 17 Great Suffolk Street London  
Flat 25 5B Bear Lane London  
Railway Arch 10 Treveris Street London  
34-40A Bear Lane London Southwark  
Flat 2 45 Dolben Street London  
14 Nicholson Street London Southwark  
12 Nicholson Street London Southwark  
14 Great Suffolk Street London Southwark  
Flat 37 Edward Edwards House Nicholson  
Street  
Flat 18 Edward Edwards House Nicholson  
Street  
5 Friars Close Bear Lane London  
2 Friars Close Bear Lane London  
15 Friars Close Bear Lane London  
12 Friars Close Bear Lane London  
30 Great Suffolk Street London Southwark  
13 Bear Lane London Southwark  
12 Gambia Street London Southwark  
30 Dolben Street London Southwark  
Flat 13 Holmwood Buildings 97 Southwark  
Street  
15A Great Suffolk Street London Southwark  
Flat 11 1 Treveris Street London  
Flat 82 18 Great Suffolk Street London  
Flat 73 18 Great Suffolk Street London  
Flat 62 18 Great Suffolk Street London  
Flat 59 18 Great Suffolk Street London  
Flat 52 18 Great Suffolk Street London  
Flat 46 18 Great Suffolk Street London  
Flat 88 17 Great Suffolk Street London  
Flat 36 17 Great Suffolk Street London  
Flat 15 17 Great Suffolk Street London  
Flat 14 5B Bear Lane London  
Flat 5 5B Bear Lane London  
Flat 158 17 Great Suffolk Street London  
Flat 122 17 Great Suffolk Street London

## **Re-consultation:**

## Consultation responses received

### Internal services

Community Infrastructure Levy Team  
 Ecology  
 Environmental Protection  
 Highways Development and Management  
 Flood Risk Management & Urban Drainage  
 Urban Forester  
 Transport Policy  
 Community Infrastructure Levy Team  
 Ecology  
 Environmental Protection  
 Highways Development and Management  
 Transport Policy  
 Community Infrastructure Levy Team  
 Archaeology

### Statutory and non-statutory organisations

Environment Agency  
 Natural England - London & South East Re  
 London Underground  
 Metropolitan Police Service (Designing O  
 Metropolitan Police Service (Designing O

### Neighbour and local groups consulted:

Flat 5, 5B Bear Lane 5B Bear Lane London	16 Myatt Avenue Stone ST15 0FP
Flat 22 5B Bear Lane London	Flat 21 5b Bear Lane London
87 Glengall Rd London NW2 7SX	Flat 2 31 Dolben Street London
Flat 3 - 31 Dolben Street London se1 0uq	29 Dolben Street London SE10 9JL
112 High Street Chatteris PE16 6NN	Flat 13, 5B Bear Lane London
33 Almond Grove Hempstead Kent	FLAT 9 5B BEAR LANE LONDON
Flat 21 5b Bear Lane London	Flat 20 5b Bear Lane London Se10uh
Flat 4 31 Dolben Street London	48 Carlton Road London E175RE
Flat11 5B Bear lane London	Flat 17- 5B Bear Lane London SE1 0UH
Flat 2 5B Bear Lane London	Flat 2 5b bear lane London Se10uh
18 Great Suffolk Street London SE10UG	FLAT 18, 5B BEAR LANE LONDON
7 Evangelist Road London NW5 1UA	Flat 11 5B Bear Lane London
FLAT 4, 5B BEAR LANE LONDON	Flat 2 31 Dolben Street London
112 High Street CHATTERIS	31 Dolben Street Flat 3 London
CAMBRIDGESHIRE	Flat 29 Belgrave Heights 26 Belgrave Road London
FLAT 5, 5B BEAR LANE LONDON	Flat 4 31 Dolben Street, London
FLAT 19, 5B BEAR LANE LONDON	FLAT 8 5B BEAR LANE LONDON
Flat 11 Albany 38-40 Alexandra grove London	3-31 Dolben Street London se1 0uq
9, Birchington Road Crouch end N8 8HR	Flat 26 18 Great Suffolk Street London
Flat 36 18 Great Suffolk Street London SE10UG	18 great Suffolk street London SE10UG

FLAT 21, 5B, BEAR LANE BEAR LANE LONDON  
177 Waller Road London SE14 5LX  
Flat 21 5b Bear Lane London  
16 Heysham Lawn Liverpool L275RQ  
44 Roundhill Crescent Brighton BN23FR  
9 Birchington Rd Crouch End London  
46, 18 Great Suffolk Street London SE10UG  
111 Southwark Street London SE1 0JF  
Flat 25 5b Bear Lane London  
Flat 36 18 Great Suffolk Street London SE1 0UG  
Flat 46, 18 Great Suffolk Street London SE1 0UG  
Flat 19, 5B, Bear Lane 5B Bear Lane London  
Flat 17 Quadrant House 15 Burrell Street London  
Flat 6 5b bear lane London Se1 0uh  
Flat 33 18 Great Suffolk Street London  
Flat 21 5b Bear Lane London  
Flat 29 18 Great Suffolk St Southwark  
Flat 25 5b Bear Lane London  
Flat 22 5B Bear Lane London  
1 Harpes Road Harpes Road Oxford  
26 Goodenough Road London SW19 3QW  
Flat 44, 18 Great Suffolk Street London  
Flat 20 5b Bear Lane London  
48 Carlton Road London  
126 Crystal Palace Rd London SE22 9ER  
18 Great Suffolk St, flat 50 London SE1 0UG  
40 Dover Park Drive Putney London  
Flat 6 5b bear lane London Se1 0uh  
16 Windmill Row London  
Flat 21, 5B, Bear Lane 5B Bear Lane London  
Flat 17, 5B, Bear Lane 5B Bear Lane London  
Flat 25 5b Bear Lane London  
Flat 25 lion court London se1 2ep  
Flat 2 5b bear lane London se1 0uh  
20 Roupell Street London SE1 8SP  
9 Stock Orchard St, London  
Flat 6 5b Bear lane London

Flat 4, 5B, Bear Lane 5B Bear Lane London  
31 Dolben Street Flat 3 London  
Flat 58, 18 Great Suffolk Street London SE1 0UG  
Flat 16, 5B, Bear Lane 5B Bear Lane London  
18 Great Suffolk Street Southwark SE1 0UG  
7 Copperfield Street London SE1 0EP  
Flat 13, 5b Bear Lane London SE1 0UH  
Flat 26 18 Great Suffolk Street London  
8 Broadwall London SE1 9QE  
103 Cheyne Walk London  
7A Stockwell Green London SW9 9JF  
145 Bermondsey St London SE1 3UW  
18 Great Suffolk St London SE1 0UG  
Eta Projects LTD 5C-5D Bear Lane London  
Flat 17- 5B Bear Lane London Se1 0uh  
Flat 3 - 31 Dolben Street London SE1 0UQ  
318 Upper Elmers End Road Beckenham BR3 3HF  
8 Mossington Gardens Southwark London  
Flat 25 5B Bear Lane London  
Flat 2 31 Dolben Street London  
Flat 6 5b bear lane London Se1 0uh  
192 Applegarth House London SE1 0PZ  
Flat 21 5B bear Lane London  
55 Cobourg Road London SE5 0HU  
18 Great Suffolk Street London SE1 0UG  
16 Heysham Lawn Liverpool L27 5RQ  
12 Brinton Walk London  
F3618 Great Suffolk Street London SE10UG  
Flat 18, 5B, Bear Lane 5B Bear Lane London  
147 Chudleigh Road London  
Flat 75 18 Great Suffolk St Southwark  
Flat 59, 18 Great Suffolk Street London SE1 0UG  
FLAT 21, 5B BEAR LANE LONDON  
170 London SW19 6HG  
Flat 17-5b Bear Lane London SE10UH  
31 Dolben St London Se10uq  
Flat A 447 Archway Road London  
31 Bear Lane London SE1 0UH

