

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.

Applicant	Southwark Homes Limited	Reg. Number	23/AP/0479
Application Type	Major application		
Recommendation		Case Number	1422-19

Draft of Decision Notice**for the following development:**

Demolition of existing buildings and redevelopment to provide a mixed-use development comprising purpose-built student residential rooms (Sui Generis), affordable residential dwellings (Use Class C3), employment floorspace (Use Class E(g)), together with access, cycle parking, hard and soft landscaping and other associated works.

Land At 19 21 And 23 Harper Road 325 Borough High Street And 1-5 And 7-11 Newington Causeway London SE1 6AW

In accordance with application received on 22 February 2023 and Applicant's Drawing Nos.:

Existing Plans

EXISTING LOCATION PLAN	A348-MCO-XX-ZZ-DR-A-05001
EXISTING ELEVATION NORTH	A348-MCO-XX-ZZ-DR-A-05201
EXISTING ELEVATION EAST	A348-MCO-XX-ZZ-DR-A-05202
EXISTING ELEVATION SOUTH	A348-MCO-XX-ZZ-DR-A-

	05203
EXISTING ELEVATION WEST	A348-MCO-XX-ZZ-DR-A-05204
EXISTING PLAN LEVEL B1	A348-MCO-XX-B1-DR-A-05099
EXISTING PLAN LEVEL 00	A348-MCO-XX-00-DR-A-05100
EXISTING PLAN LEVEL 01	A348-MCO-XX-01-DR-A-05101
EXISTING PLAN LEVEL 02	A348-MCO-XX-02-DR-A-05102
EXISTING PLAN LEVEL 03	A348-MCO-XX-03-DR-A-05103
EXISTING PLAN LEVEL ROOF	A348-MCO-XX-R1-DR-A-05111
EXISTING SECTION AA	A348-MCO-XX-ZZ-DR-A-05301
EXISTING SECTION BB	A348-MCO-XX-ZZ-DR-A-05302

Proposed Plans

PROPOSED SITE PLAN	A348-MCO-XX-ZZ-DR-A-06001
PROPOSED ELEVATION NORTH	A348-MCO-XX-ZZ-DR-A-06201
PROPOSED ELEVATION EAST [EAST WING]	A348-MCO-XX-ZZ-DR-A-06202
PROPOSED ELEVATION EAST [WEST WING]	A348-MCO-XX-ZZ-DR-A-06203
PROPOSED ELEVATION SOUTH	A348-MCO-XX-ZZ-DR-A-06204
PROPOSED ELEVATION WEST [WEST WING]	A348-MCO-XX-ZZ-DR-A-06205
PROPOSED ELEVATION WEST [EAST WING]	
PROPOSED SITE PLAN	A348-MCO-XX-ZZ-DR-A-06001
PROPOSED PLAN LEVEL 00	A348-MCO-XX-00-DR-A-06100
PROPOSED PLAN LEVEL 01	A348-MCO-XX-01-DR-A-06101
PROPOSED PLAN LEVEL 02	A348-MCO-XX-02-DR-A-06102
PROPOSED PLAN LEVEL 03-04	A348-MCO-XX-03-DR-A-06103
PROPOSED PLAN LEVEL 05	A348-MCO-XX-05-DR-A-06105
PROPOSED PLAN LEVEL 06	A348-MCO-XX-06-DR-A-06106
PROPOSED PLAN LEVEL 07	A348-MCO-XX-07-DR-A-

	06107
PROPOSED PLAN LEVEL 08	A348-MCO-XX-08-DR-A-06108
PROPOSED PLAN LEVEL 09	A348-MCO-XX-09-DR-A-06109
PROPOSED PLAN LEVEL 10	A348-MCO-XX-10-DR-A-06110
PROPOSED PLAN LEVEL ROOF	A348-MCO-XX-R1-DR-A-06111
PROPOSED SECTION AA	A348-MCO-XX-ZZ-DR-A-06301
PROPOSED SECTION BB	A348-MCO-XX-ZZ-DR-A-06302
PROPOSED SECTION CC	A348-MCO-XX-ZZ-DR-A-06303
PROPOSED SECTION DD	A348-MCO-XX-ZZ-DR-A-06304

Other Documents Received

Arboricultural Report	The Moyal Associates
Archaeological Impact Assessment	MOLA
Biodiversity Net Gain Report	Schofield Lothian, January 2023
Circular Economy Statement	ScotchPartners
Construction & Env't Management Plan	GT Gardiner & Theobald
Contamination Assessment	Walsh
Daylight, Sunlight, Overshadowing and Solar Glare Report	2 Point
Delivery and Servicing Plan	WSP
Design & Access Statement	Morris & Company
Energy Strategy	Skelly & Couch
Equalities Impact Assessment	Trium
Health Impact Assessment	Trium
Landscape Strategy and Urban Greening	Andy Sturgeon Design
Lighting Assessment	Skelly & Council
Fire Statement	OFR
Flood Risk Assessment	Walsh
Noise and Vibration Assessment	Clarke Saunders
Planning Area Schedule	
Planning Gateway 1, Fire Statement	OFR
Pre-Demolition Waste Audit	McCormack
Preliminary Ecological Appraisal	Schofield Lothian
Southwark Police Station Assessment	Sellar
Statement of Community Involvement	Kanda Consulting
Student Accommodation Assessment	Savills
Student Management Plan	CRM Students
Sustainability Statement	Scotch Partners
Townscape Assessment	Tavernor
Transport Assessment	WSP
Transport Plan	WSP

Utilities Assessment	Skelly & Couch
Viability Assessment + Appendices	DS2
Ventilation / Extract Statement	Skelly & Couch
Waste Management Report	WSP
WCLA GLA Template	
Whole Life Carbon Assessment	Scotch Partners
Wind Study Report	RWDI

Permission is subject to the following Compliance Condition(s)

1.	The development to which this permission relates must have commenced not later than the expiration of three years beginning from the date of this decision notice. Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended.	
2.	The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice, unless otherwise required by any other condition in this notice.	
	PROPOSED ELEVATION NORTH	A348-MCO-XX-ZZ-DR-A-06201
	PROPOSED ELEVATION EAST [EAST WING]	A348-MCO-XX-ZZ-DR-A-06202
	PROPOSED ELEVATION EAST [WEST WING]	A348-MCO-XX-ZZ-DR-A-06203
	PROPOSED ELEVATION SOUTH	A348-MCO-XX-ZZ-DR-A-06204
	PROPOSED ELEVATION WEST [WEST WING]	A348-MCO-XX-ZZ-DR-A-06205
	PROPOSED ELEVATION WEST [EAST WING]	
	PROPOSED SITE PLAN	A348-MCO-XX-ZZ-DR-A-06001
	PROPOSED PLAN LEVEL 00	A348-MCO-XX-00-DR-A-06100
	PROPOSED PLAN LEVEL 01	A348-MCO-XX-01-DR-A-06101
	PROPOSED PLAN LEVEL 02	A348-MCO-XX-02-DR-A-06102
	PROPOSED PLAN LEVEL 03-04	A348-MCO-XX-03-DR-A-06103
	PROPOSED PLAN LEVEL 05	A348-MCO-XX-05-DR-A-06105
	PROPOSED PLAN LEVEL 06	A348-MCO-XX-06-DR-A-06106
	PROPOSED PLAN LEVEL 07	A348-MCO-XX-07-DR-A-06107
	PROPOSED PLAN LEVEL 08	A348-MCO-XX-08-DR-A-06108

	PROPOSED PLAN LEVEL 09	A348-MCO-XX-09-DR-A-06109
	PROPOSED PLAN LEVEL 10	A348-MCO-XX-10-DR-A-06110
	PROPOSED PLAN LEVEL ROOF	A348-MCO-XX-R1-DR-A-06111
	PROPOSED SECTION AA	A348-MCO-XX-ZZ-DR-A-06301
	PROPOSED SECTION BB	A348-MCO-XX-ZZ-DR-A-06302
	PROPOSED SECTION CC	A348-MCO-XX-ZZ-DR-A-06303
	PROPOSED SECTION DD	A348-MCO-XX-ZZ-DR-A-06304
	TYPICAL WING BAY ELEVATIONS	A348-MCO-XX-ZZ-DR-A-06401
	TYPICAL GABLE END BAY ELEVATIONS	A348-MCO-XX-ZZ-DR-A-06402
	TYPICAL POCKET PARK BAY ELEVATION	A348-MCO-XX-ZZ-DR-A-06403
	TYPICAL COURTYARD BAY ELEVATION	A348-MCO-XX-ZZ-DR-A-06404
	TYPICAL RESIDENTIAL BAY ELEVATION	A348-MCO-XX-ZZ-DR-A-06405
	Reason:	
	To ensure that the Development is undertaken in accordance with the approved drawings and documents to achieve compliance with Development Plan Policies (London Plan 2021 and Southwark Plan 2022), and National Planning Policy Framework 2021.	
	PRE-COMMENCEMENT CONDITIONS	
3.	PROGRAMME OF ARCHAEOLOGICAL MITIGATION	
	Before any work hereby authorised begins, [excluding archaeological evaluation, demolition to slab level, and site investigation works] the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.	

4.	<p data-bbox="240 76 1391 147">ARCHAEOLOGICAL PRE-COMMENCEMENT FOUNDATION AND BASEMENT DESIGN CONDITION</p> <p data-bbox="240 188 1391 517">Before any work, hereby authorised, [excluding demolition to slab level, archaeological evaluation and site investigation works], begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.</p> <p data-bbox="240 557 1391 734">Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.</p>

5. ARCHAEOLOGICAL PUBLIC ENGAGEMENT PROGRAMME

a) Prior to commencement of the development (excluding demolition and site investigation works) hereby permitted, the applicant shall submit to and receive the Local Planning Authority's approval of a Public Engagement Programme which shall set out:

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

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

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

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

c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.

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

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

6. TREE PROTECTION MEASURES

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

7. CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

	<p>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:</p> <ul style="list-style-type: none"> • 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 <p>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.</p> <p>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.</p>
8.	<p>Contamination Strategy</p> <p>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:</p> <ol style="list-style-type: none"> 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

	<p>assessment of the risk to all receptors that may be affected, including those off site including any unexploded ordinances.</p> <p>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.</p> <p>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.</p> <p>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.</p>
9.	<p>SECURITY MEASURES</p> <p>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</p> <p>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.</p> <p>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).</p>
10.	<p>ECOLOGICAL MANAGEMENT PLAN</p> <p>Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.</p> <p>The scheme shall include the following elements: To include the roofs, trees,</p>

	<p>hedges, soft landscaping and nesting features</p> <p>Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.</p>
11.	<p>London Underground</p> <p>The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the demolition, foundations, and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:</p> <ul style="list-style-type: none"> • Provide details on all structures • Accommodate the location of the existing London Underground structures and tunnels • Accommodate ground movement arising from the construction thereof • And mitigate the effects of noise and vibration arising from the adjoining operations with the structures and tunnels. <p>The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in the paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan Supplementary Planning Guidance for Land and Industry and Transport 2012.</p>
12.	<p>SUSTAINABLE URBAN DRAINAGE</p> <p>No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth and location of attenuation units and flow control devices. The specific SuDS type, arrangement and material should be given in line with the proposed strategy dependant on any necessary site investigations. The strategy should achieve a reduction in surface water runoff rates as detailed in the approved 'Flood Risk Assessment and Drainage Strategy' prepared by Ardent. The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed and retained in accordance with the approved details.</p> <p>Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017), Policy SI 13 of the London Plan, and Policy P68 of the Southwark Plan.</p>

13.	<p>FIRE ACCESS</p> <p>Prior to the commencement of development, details of access for fire appliances as required by Approved Document B of the Building Regulations and details of adequate water supplies for fire fighting purposes shall be submitted to and approved in writing by the Local Planning Authority. The development approved shall be completed in accordance with any details approved which shall be retained thereafter..</p> <p>Reason: To minimise the risk to life and minimise building damage in the event of a fire, in accordance with the National Planning Policy Framework and Policy D12 (Fire safety) of the London Plan.</p>
14.	<p>FAÇADE DETAILS</p> <p>Prior to commencement of any works above grade (excluding demolition), detailed drawings at a scale of 1:5 or 1:10 through:</p> <ul style="list-style-type: none"> i) all facade variations; and ii) commercial fronts and residential entrances; and iii) all parapets and roof edges; and iv) all balcony details; and v) heads, cills and jambs of all openings <p>to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.</p> <p>Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF, Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan, and Policies P13 (Design of places), P14 (Design quality), and P17 (Tall buildings) of the Southwark Plan.</p>
15.	<p>FAÇADE SAMPLES</p> <p>Prior to the commencement of any above grade works (excluding demolition), samples of all external facing materials and full-scale (1:1) mock-ups of the facades to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority. These details should, notwithstanding the approved details, provide details of brickwork between the stone dressings to sympathize with the predominant use of brick along Borough High Street.</p> <p>Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF, Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan, and Policies P13 (Design of</p>

	places), P14 (Design quality), and P17 (Tall buildings) of the Southwark Plan.
16.	ABOVE GRADE CONDITIONS
17.	<p>HARD AND SOFT LANDSCAPING</p> <p>Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.</p> <p>Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.</p> <p>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), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).</p>
18.	<p>GREEN ROOFS FOR BIODIVERSITY</p> <p>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:</p> <ul style="list-style-type: none"> - 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). <p>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</p>

	<p>approved and shall be maintained as such thereafter.</p> <p>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.</p> <p>Reason:</p> <p>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).</p>
19.	<p>Condition: Invertebrate habitats</p> <p>Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>No less than 6 Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.</p> <p>The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.</p> <p>Discharge of this condition will be granted on receiving the details of the invertebrate features and mapped locations and Southwark Council agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Policy P59 and P60 of the Southwark Plan 2022.</p>
20.	<p>Tree planting and screening</p> <p>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</p>

	<p>planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.</p> <p>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.</p>
21.	<p>RESTRICTION ON THE INSTALLATION OF ROOF PLANT</p> <p>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.</p> <p>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).</p>
22.	<p>WHEELCHAIR ACCESIBLE STUDENT ROOMS</p> <p>Prior to the commencement of any above grade works (excluding demolition), the applicant shall submit written confirmation from the appointed building control body that the specifications for each student bedspace identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015). The development shall be carried out in accordance with the details thereby approved by the appointed building control body.</p> <p>M4 (Category 3) 'wheelchair user dwellings':- at least 5% M4 (Category 2) 'accessible and adaptable':- remaining units</p> <p>Reason: In order to ensure the development complies with Policy P5 (Student homes) of the Southwark Plan and Policy D7 (Accessible Housing) of the London Plan.</p>
23.	<p>PROVISION OF CYCLE STORAGE</p>

	<p>Prior to the commencement of any above grade works (excluding demolition):</p> <p>a) details and 1:50 scale drawings of the secure cycle parking facilities to Southwark Plan 2022 standards shall be submitted to and approved in writing by the Local Planning Authority This shall include:</p> <p>For the student accommodation, 346 spaces, 333 of which are long-stay with 13 short-stay including 272 two-tier, 42 Sheffield, 15 Accessible.Sheffield and 3 raised wheel.</p> <p>For the office accommodation, 39 spaces, 34 of which are long-stay with 5 short-stay including 22 two-tier, 4 Sheffield, 2 Accessible.Sheffield and 6 lockers for folding bikes.</p> <p>For the residential accommodation, 16 spaces, 14 of which are long-stay with 2 short-stay including 12 two-tier and 2 Accessible.Sheffield</p> <p>Details must also provide additional cycle measures including 12 shared bikes to be located within the student lobby area and managed by the on-site concierge.</p> <p>b) Details relating to the servicing layout and its relationship with the public highway shall be submitted to be approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided prior to the occupation of the development and thereafter shall be retained and the space used for no other purpose and the development shall not be carried out otherwise than in accordance with any such approval given.</p> <p>Reason: In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with London Plan Policy T5 (Cycling) and Southwark Plan Policy P53 (Cycling).</p>
	<p>PRE OCCUPATION CONDITIONS</p>
<p>24.</p>	<p>LANDSCAPE MANAGEMENT PLAN</p> <p>Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.</p> <p>Details of an irrigation schedule shall be provided for all trees to ensure successful establishment.</p> <p>For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.</p>

	<p>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.</p> <p>Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 03:2022 (EN) -Tree Planting Standard.</p> <p>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), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).</p>
25.	<p>SWIFT NESTING FEATURES</p> <p>Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than twenty four 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.</p> <p>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.</p> <p>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).</p>

26.	<p>BIRD AND BAT BOXES</p> <p>Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than six 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 nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.</p> <p>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.</p> <p>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).</p>
27.	<p>Condition. Ecological Monitoring</p> <p>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:</p> <p>Surveys of created habitats listed in the UGF and BNG reports and use of bird or bat boxes.</p> <p>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.</p> <p>Surveys should be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30.</p> <p>Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Policy P59 and P60 of the Southwark Plan 2022.</p>
28.	<p>SPRINKLERS</p> <p>Prior to the commencement of any above grade works (excluding demolition), full particulars of the sprinkler system to be used within the building shall be submitted to and approved in writing by the Local Planning Authority The</p>

	<p>development shall not be carried out otherwise than in accordance with any approval given.</p> <p>Reason: To ensure that there is an adequate level of fire safety within this mixed use development in accordance with Policy D12 (Fire Safety) of the London Plan.</p>
29.	<p>EVACUATION LIFTS</p> <p>Prior to the commencement of any above grade works (excluding demolition), details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that a minimum of at least two lifts (or more subject to capacity assessments) will be suitably sized fire evacuation lifts suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.</p> <p>Reason: In order to ensure that the proposed development complies with the requirements of the London Fire Brigade and Policy D12 (Fire Safety) of the London Plan.</p>
30.	<p>WASTE</p> <p>Before the first occupation of the building hereby permitted, details of the arrangements for the storing of domestic and commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers. The facilities shall thereafter be retained and shall not be used or the space used for any other purpose. Details should, notwithstanding the details submitted, position waste storage for the residential properties adjacent to the loading bay so as to avoid odour and vermin risk to the residential entrance and to secure that residential refuse collections occur at the rear service yard.</p> <p>Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour, and potential vermin/pest nuisance in accordance with the National Planning Policy Framework 2021 and Policies P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan 2022.</p>
31.	<p>COMPLIANCE CONDITIONS</p>

32.	<p>ARCHAEOLOGICAL MITIGATION</p> <p>Archaeological Mitigation, compliance with WSI and archaeology of national significance</p> <p>a. During all below grade works or impacts, the applicant shall carry out archaeological mitigation in accordance with an archaeological written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority [ref: WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MITIGATION]. The below-grade works shall not be carried out otherwise than in accordance with any such approval given and in compliance with the method set out in the approved WSI.</p> <p>b. In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be agreed and submitted to the Local Planning Authority for approval in writing</p> <p>We need to seek section 106 planning obligations to support Southwark Council's effective monitoring of archaeological matters. A contribution has to be calculated by the case officer for developments on the basis of the officer time which is needed to carry out the range of archaeological tasks which are required. It is up to the individual case officer to make sure that applicants make a calculated contribution for Southwark's archaeology service in accordance with our 'S106 Planning Obligations and CIL' SPD (page 19). Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.</p>
33.	<p>Plant Noise</p> <p>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.</p> <p>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.</p>
34.	<p>Restriction of Commercial Use</p>

	<p>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 identified as 01 Workspace/Corner Café, shown in the Proposed Plan Level 00 (Ground Floor) Drawing Number A348-MCO-XX-00-DR-A-06100 other than Use Class E(a), Retail and E(g) use for the rest of the commercial floor space unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To support the Borough and Bankside Town Centre by providing active frontages at ground floor level and to provide retail provision and to secure employment floorspace 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).</p>
35.	<p>35. Servicing hours - standard Any deliveries or collections to the commercial use hereby approved 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.</p> <p>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.</p>
36.	<p>36. No infiltration of Surface Water Drainage</p> <p>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.</p> <p>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</p>
37.	<p>37. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT</p> <p>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.</p>

	<p>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).</p>
38.	<p>STUDENT ACCOMMODATION NOISE</p> <p>The student accommodation hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:</p> <p>Bedrooms - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T * Living and Dining rooms- 35dB LAeq T †</p> <p>* - Night-time - 8 hours between 23:00-07:00 † - Daytime - 16 hours between 07:00-23:00</p> <p>Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Southwark Plan Policy P56 (Protection of amenity) and the National Planning Policy Framework.</p>
39.	<p>PARTY WALL NOISE TRANSMISSION</p> <p>Party walls, floors and ceilings between the commercial premises, the new dwellings and student accommodation shall be designed to achieve a minimum weighted standardized level difference of 60 dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014.</p> <p>Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Southwark Plan policy P56 ('Protection of amenity') and the National Planning Policy Framework 2021.</p>
40.	<p>FIXED AND OBSCURE GLAZING TO BE PROVIDED</p> <p>The window(s) on the north elevation of the building shown on PROPOSED PLAN LEVEL 01, Ref A348-MCO-XX-01-DR-A-06101 circled by a green line shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.</p> <p>Reason:</p> <p>In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Southwark Police Station and any future development on that site; from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework</p>

	(2021); Policy D4 (Delivering good design) of the London Plan (2021); and Policy P56 (Protection of amenity) of the Southwark Plan (2022).
41.	NON STANDARD CONDITION
42.	<p>ARCHAEOLOGICAL REPORTING</p> <p>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.</p> <p>Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.</p>
43.	<p>ARBORICULTURAL SITE SUPERVISION</p> <p>Part 1: All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.</p> <p>Part 2: The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days of completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.</p> <p>Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.</p> <p>Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).</p>

44.	<p>Materials Schedule and On-Site Presentation of Samples</p> <p>Before any façade works of development hereby authorised begins:</p> <p>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;</p> <p>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.</p> <p>The development shall be carried out in accordance with any such approval given in relation to parts a) and b) above.</p> <p>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.</p>
45.	<p>External Lighting - pre-approval</p> <p>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.</p> <p>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.</p> <p>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.</p>
46.	<p>PILING METHOD STATEMENT</p>

	<p>No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework paragraph 183 and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan.</p>
47.	<p>ENERGY EFFICIENCY</p> <p>The development hereby permitted shall be constructed to include the energy efficiency measures stated in the Energy Strategy prepared by JAW and submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure the development complies with the National Planning Policy Framework, Strategic Policy SP4 of the Southwark Plan, and Policy S1 2 (Minimising greenhouse gas emissions) of the London Plan.</p>
	<p>INFORMATIVES</p>
48.	<p>Surface Water Drainage</p> <p>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.</p>
49.	<p>London Fire Brigade Informative</p> <p>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.</p> <p>If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation (FSR-AdminSupport@london-</p>

	fire.gov.uk) to review the proposed provision.
50.	<p>Piling</p> <p>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".</p>
51.	<p>Waste</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>

Consultation undertaken

Site notice date: 03/03/2023

Press notice date: 09/03/2023

Case officer site visit date: n/a

Neighbour consultation letters sent:

Internal services consulted

Design and Conservation Team [Surgery]
Transport Policy
Archaeology
Design and Conservation Team [Formal]
Local Economy
Ecology
Planning Enforcement
Highways Development and Management
Highways Licensing
Housing Regeneration and Delivery
Community Infrastructure Levy Team
Flood Risk Management & Urban Drainage
Urban Forester
Waste Management

Environmental Protection
Section 106 Team
Urban Forester
Urban Forester

Statutory and non-statutory organisations

EDF Energy
Environment Agency
Great London Authority
Historic England
London Fire & Emergency Planning Authority
London Underground
Natural England - London & South East Region
Network Rail
Metropolitan Police Service (Designing Out Crime)

Transport for London

Thames Water

Neighbour and local groups consulted:

10B Trinity Church Square London Southwark
10A Trinity Church Square London Southwark
Flat 14 Fraser Court 1 Brockham Street
25C Trinity Church Square London Southwark
Flat 7 34 Trinity Church Square London
Flat 3 22 Trinity Church Square London
Flat 70 Collinson Court Great Suffolk Street
Flat 6 Gloucester Court Swan Street
Flat 8 Collinson Court Great Suffolk Street
Flat 7 Collinson Court Great Suffolk Street
Flat 27 Collinson Court Great Suffolk Street
8A Trinity Street London Southwark
8 Borough Square London Southwark
Flat 75 Redman House Lant Street
Flat 63 Redman House Lant Street
Flat 60 Redman House Lant Street
Flat 110 Redman House Lant Street
Flat 104 Redman House Lant Street
Flat 18 Collinson Court Great Suffolk Street
Flat 13 Collinson Court Great Suffolk Street
40 Collinson Walk London Southwark
33 Collinson Walk London Southwark
31 Collinson Walk London Southwark
10 Trinity Street London Southwark
Advocates Lounge Sessions House Newington Causeway
Flat C 307 Borough High Street London
302 Borough High Street London Southwark
299A Borough High Street London Southwark
Part Ground Flr Rise House 5 Trinity Street
Flat 20 66 Swan Street London

Flat 8 66 Swan Street London
Flat 6 66 Swan Street London
Flat 4 66 Swan Street London
64 Swan Street London Southwark
60 Swan Street London Southwark
Flat 25 25 Harper Road London
Flat 24 25 Harper Road London
Flat 20 25 Harper Road London
Flat 16 25 Harper Road London
27 Harper Road London Southwark
Flat 3 56 Swan Street London
Flat 2 56 Swan Street London
Flat C6b David Bomberg House 282-302 Borough High Street
Flat C2b4 David Bomberg House 282-302 Borough High Street
Flat B7a David Bomberg House 282-302 Borough High Street
Flat B4a David Bomberg House 282-302 Borough High Street
Flat B3a David Bomberg House 282-302 Borough High Street
Flat B2a David Bomberg House 282-302 Borough High Street
Flat A5a David Bomberg House 282-302 Borough High Street
Unit B And C 40-42 Newington Causeway London
Living Accommodation The Ship 68 Borough Road
6 Borough Square London Southwark
Flat 3 56 Trinity Church Square London
Flat 64 Redman House Lant Street
Flat 2 Collinson Court Great Suffolk Street
Flat 59 Collinson Court Great Suffolk Street
Flat 70 Redman House Lant Street
Flat 56 Redman House Lant Street
Flat 30 Collinson Court Great Suffolk Street
Flat 2 Gloucester Court Swan Street
Flat 18 Gloucester Court Swan Street

19 Collinson Walk London Southwark
Unit 1 Suffolk House 127-129 Great
Suffolk Street
7A Trinity Church Square London
Southwark
Second Floor Borough Medical Centre 1-
5 Newington Causeway
Flat A 62 Trinity Church Square London
Flat 1 6 Trinity Street London
Flat 2 St Michaels Court 3 Hulme Place
12B Trinity Street London Southwark
14 Brockham Street London Southwark
16 Trinity Church Square London
Southwark
First Floor And Second Floor 14-16
Trinity Street London
Flat 1 29 Swan Street London
Ground Floor Left 7 Newington
Causeway London
Ground Floor To First Floor Borough
Medical Centre 1-5 Newington Causeway
9 Newington Causeway London
Southwark
19 Trinity Church Square London
Southwark
58 Trinity Church Square London
Southwark
48 Trinity Church Square London
Southwark
45B Trinity Church Square London
Southwark
Flat 9 2 Trinity Church Square London
Flat 1 14 Trinity Church Square London
11A Trinity Church Square London
Southwark
Apartment 2 Rutherford Lodge 7
Brockham Street
Flat 11 Fraser Court 1 Brockham Street
Flat 6 Fraser Court 1 Brockham Street
Flat 6 34 Trinity Church Square London
Flat 2 34 Trinity Church Square London
Flat 2 22 Trinity Church Square London
Flat 1 38 Trinity Church Square London
Unit 2 Suffolk House 127-129 Great
Suffolk Street
20 Trinity Street London Southwark
Britannia House 7 Trinity Street London
Flat 68 Collinson Court Great Suffolk
Street
Flat 65 Collinson Court Great Suffolk
Street
Flat 55 Collinson Court Great Suffolk

Street
Flat 46 Collinson Court Great Suffolk
Street
Flat 41 Collinson Court Great Suffolk
Street
Flat 40 Collinson Court Great Suffolk
Street
Flat 81 Redman House Lant Street
Flat 36 Collinson Court Great Suffolk
Street
Flat 16 Gloucester Court Swan Street
Flat 1 Gloucester Court Swan Street
Flat 78 Redman House Lant Street
Flat 76 Redman House Lant Street
Flat 67 Redman House Lant Street
Flat 57 Redman House Lant Street
Flat 16 Collinson Court Great Suffolk
Street
13 Borough Square London Southwark
39 Scovell Crescent London Southwark
The Ship 68 Borough Road London
Public Lounge Sessions House
Newington Causeway
2 Horsemonger Mews London
Southwark
Offices 23 Harper Road London
Flat 2 Balppa House 57-61 Newington
Causeway
Unit 3 Arches 80 And 81 Newington
Court Newington Causeway
Flat 19 66 Swan Street London
Flat 7 66 Swan Street London
Flat 5 66 Swan Street London
62 Swan Street London Southwark
Flat 8 56 Swan Street London
Flat E3 David Bomberg House 282-302
Borough High Street
Flat E2 David Bomberg House 282-302
Borough High Street
Flat C3b David Bomberg House 282-302
Borough High Street
Flat B7b David Bomberg House 282-302
Borough High Street
Flat B1 David Bomberg House 282-302
Borough High Street
Flat A6b David Bomberg House 282-302
Borough High Street
Flat A3a David Bomberg House 282-302
Borough High Street
42 Newington Causeway London
Southwark
Flat 12 Fraser Court 1 Brockham Street

Flat 7 2 Trinity Church Square London
Flat 4 29 Swan Street London
11 Trinity Church Square London
Southwark
6 Trinity Street London Southwark
Flat 39 Collinson Court Great Suffolk
Street
Flat B 62 Trinity Church Square London
Flat 1 44 Trinity Church Square London
10C Trinity Church Square London
Southwark
Flat 15 Collinson Court Great Suffolk
Street
15 Borough Square London Southwark
Flat 9 Collinson Court Great Suffolk
Street
Flat 52 Collinson Court Great Suffolk
Street
Flat 37 Collinson Court Great Suffolk
Street
Flat 65 Redman House Lant Street
Unit 8 Suffolk House 127-129 Great
Suffolk Street
Flat 54 Redman House Lant Street
Flat 1 31 Trinity Church Square London
Flat 10 Fraser Court 1 Brockham Street
Flat D 47 Trinity Church Square London
45D Trinity Church Square London
Southwark
Flat 2 2 Trinity Church Square London
Flat 5 202 Great Suffolk Street London
Flat 5 St Michaels Court 3 Hulme Place
Ground Floor 293-295 Borough High
Street London
Second Floor 44-46 Newington
Causeway London
Flat A 47 Trinity Church Square London
Flat 6 Balppa House 57-61 Newington
Causeway
Unit 4 Arches 78 And 79 Newington
Court Newington Causeway
Flat 3 305 Borough High Street London
Flat B 59 Trinity Church Square London
Flat 2 6 Trinity Street London
Flat C 67 Trinity Church Square London
43 Trinity Church Square London
Southwark
35 Trinity Church Square London
Southwark
18 Trinity Church Square London
Southwark
5 Brockham Street London Southwark

Flat 3 2 Trinity Church Square London
Flat 5 34 Trinity Church Square London
Flat 4 31 Trinity Church Square London
Flat 4 27 Trinity Church Square London
Flat 12 St Michaels Court 3 Hulme Place
16 Brockham Street London Southwark
Flat 100 Redman House Lant Street
Flat 66 Collinson Court Great Suffolk
Street
Flat 51 Collinson Court Great Suffolk
Street
Flat 3 202 Great Suffolk Street London
Flat 20 Collinson Court Great Suffolk
Street
Flat 90 Redman House Lant Street
Flat 84 Redman House Lant Street
Flat 79 Redman House Lant Street
Flat 66 Redman House Lant Street
Flat 61 Redman House Lant Street
Flat 19 Collinson Court Great Suffolk
Street
Flat 14 Collinson Court Great Suffolk
Street
Flat 102 Redman House Lant Street
4 Borough Square London Southwark
14 Borough Square London Southwark
47 Collinson Walk London Southwark
41 Collinson Walk London Southwark
39 Collinson Walk London Southwark
Unit 2 David Bomberg House 282-302
Borough High Street
36 Collinson Walk London Southwark
17 Collinson Walk London Southwark
43 Scovell Crescent London Southwark
Maisonette Second And Third Floor 38
Newington Causeway London
Third Floor Borough Medical Centre 1-5
Newington Causeway
Balppa House 57-61 Newington
Causeway London
Flat 17 66 Swan Street London
Flat 9 66 Swan Street London
Flat 3 66 Swan Street London
Flat 2 66 Swan Street London
58 Swan Street London Southwark
Flat 29 25 Harper Road London
Flat 14 25 Harper Road London
Flat 10 56 Swan Street London
Flat 5 56 Swan Street London
Flat D2 David Bomberg House 282-302
Borough High Street
Flat B6b David Bomberg House 282-302

Borough High Street
Flat B5b David Bomberg House 282-302
Borough High Street
Flat B4b David Bomberg House 282-302
Borough High Street
Flat A5b David Bomberg House 282-302
Borough High Street
5 Light Room Apartments 325 Borough
High Street London
11 Borough Square London Southwark
38 Collinson Walk London Southwark
Flat 99 Redman House Lant Street
Flat 105 Redman House Lant Street
3 Trinity Church Square London
Southwark
Flat 88 Redman House Lant Street
55 Harper Road London Southwark
10 Borough Square London Southwark
Flat 38 Collinson Court Great Suffolk
Street
Flat 7 202 Great Suffolk Street London
Flat 2 Stonemason Court 63 Borough
Road
30 Collinson Walk London Southwark
Flat 57 Collinson Court Great Suffolk
Street
Flat 54 Collinson Court Great Suffolk
Street
1 Trinity Church Square London
Southwark
Flat 96 Redman House Lant Street
Flat 26 Collinson Court Great Suffolk
Street
Flat 24 Collinson Court Great Suffolk
Street
Flat 7 Gloucester Court Swan Street
28 Collinson Walk London Southwark
Unit 1 David Bomberg House 282-302
Borough High Street
4A Trinity Church Square London
Southwark
Flat 4 38 Trinity Church Square London
Flat 3 14 Trinity Church Square London
23A Trinity Church Square London
Southwark
7D Trinity Church Square London
Southwark
Flat 1 56 Trinity Church Square London
63 Trinity Church Square London
Southwark
Flat 2 29 Swan Street London
Unit C 127-129 Great Suffolk Street

London
Flat 1 Balppa House 57-61 Newington
Causeway
Unit 1 Arches 84 And 85 Newington
Court Newington Causeway
53 Harper Road London Southwark
Flat 1 5 Trinity Church Square London
40 Trinity Church Square London
Southwark
37 Trinity Church Square London
Southwark
23 Trinity Church Square London
Southwark
12 Trinity Church Square London
Southwark
65 Trinity Church Square London
Southwark
61 Trinity Church Square London
Southwark
10 Brockham Street London Southwark
Flat 6 2 Trinity Church Square London
Flat B 47 Trinity Church Square London
23B Trinity Church Square London
Southwark
12C Trinity Church Square London
Southwark
22 Trinity Street London Southwark
David Bomberg House 282-302 Borough
High Street London
299 Borough High Street London
Southwark
Flat 61 Collinson Court Great Suffolk
Street
Flat 45 Collinson Court Great Suffolk
Street
Flat 56 Collinson Court Great Suffolk
Street
Flat 6 202 Great Suffolk Street London
Flat 4 202 Great Suffolk Street London
Flat 33 Collinson Court Great Suffolk
Street
Flat 28 Collinson Court Great Suffolk
Street
Flat 23 Collinson Court Great Suffolk
Street
Flat 11 Gloucester Court Swan Street
Flat 97 Redman House Lant Street
Flat 69 Redman House Lant Street
297 Borough High Street London
Southwark
32 Collinson Walk London Southwark
29 Collinson Walk London Southwark

First Floor 133-135 Great Suffolk Street
London
Flat 12 202 Great Suffolk Street London
Unit D Second Floor 127-129 Great
Suffolk Street London
Flat 7 Balppa House 57-61 Newington
Causeway
Unit 2 304 Borough High Street London
Flat 21 66 Swan Street London
Flat 21 25 Harper Road London
Flat 19 25 Harper Road London
Flat 4 25 Harper Road London
Flat 3 25 Harper Road London
Flat 7 56 Swan Street London
Unit 1 304 Borough High Street London
62 Borough Road London Southwark
Flat C5b David Bomberg House 282-302
Borough High Street
Flat C5a David Bomberg House 282-302
Borough High Street
Flat C4b David Bomberg House 282-302
Borough High Street
Flat B6a David Bomberg House 282-302
Borough High Street
Flat A6a David Bomberg House 282-302
Borough High Street
Flat 63 Collinson Court Great Suffolk
Street
Basement Flat 67 Trinity Church Square
London
16C Trinity Church Square London
Southwark
Flat 3 52 Trinity Church Square London
Flat 7 31 Trinity Church Square London
9 Borough Square London Southwark
39 Trinity Church Square London
Southwark
47 Scovell Crescent London Southwark
51 Harper Road London Southwark
Flat 2 5 Trinity Church Square London
20 Trinity Church Square London
Southwark
Second Floor Flat 8 Trinity Street
London
Flat 4 Stonemason Court 63 Borough
Road
Flat 2 19 Harper Road London
Flat 64 Collinson Court Great Suffolk
Street
Flat 77 Redman House Lant Street
Flat 9 St Michaels Court 3 Hulme Place
33 Swan Street London Southwark

21 Collinson Walk London Southwark
Flat 4 29 Trinity Church Square London
Flat 3 44 Trinity Church Square London
Flat 8 2 Trinity Church Square London
Flat 5 Fraser Court 1 Brockham Street
Flat 2 Fraser Court 1 Brockham Street
Ruse 280 Borough High Street London
Flat 4 49 Trinity Church Square London
Flat C 62 Trinity Church Square London
Flat A 60 Trinity Church Square London
Third Floor Flat 8 Trinity Street London
57 Trinity Church Square London
Southwark
Unit A 127-129 Great Suffolk Street
London
Flat B 307 Borough High Street London
Flat 3 Balppa House 57-61 Newington
Causeway
Crown Court Swan Street London
Flat 10 St Michaels Court 3 Hulme Place
24 Newington Causeway London
Southwark
Flat 3 19 Harper Road London
21 Harper Road London Southwark
50 Trinity Church Square London
Southwark
Flat 2 14 Trinity Church Square London
Flat 5 49 Trinity Church Square London
Flat 3 49 Trinity Church Square London
Flat 1 49 Trinity Church Square London
10E Trinity Church Square London
Southwark
45C Trinity Church Square London
Southwark
Flat 6 29 Trinity Church Square London
Flat 5 29 Trinity Church Square London
Flat 4 34 Trinity Church Square London
Flat 2 44 Trinity Church Square London
1-3 Trinity Street London Southwark
Flat 72 Redman House Lant Street
Flat 3 Stonemason Court 63 Borough
Road
Flat 1 Stonemason Court 63 Borough
Road
77 - 81 Borough Road London
Southwark
2 Trinity Street London Southwark
Flat 32 Collinson Court Great Suffolk
Street
12 Trinity Street London Southwark
Flat 9 Gloucester Court Swan Street
Flat 8 Gloucester Court Swan Street

Flat 98 Redman House Lant Street
Flat 93 Redman House Lant Street
Flat 73 Redman House Lant Street
Flat 58 Redman House Lant Street
Flat 107 Redman House Lant Street
2 Borough Square London Southwark
1 Borough Square London Southwark
26 Collinson Walk London Southwark
23 Collinson Walk London Southwark
16 Collinson Walk London Southwark
Basement And Ground Floor 4 Trinity Street London
Flat 10 Balppa House 57-61 Newington Causeway
Rise House 5 Trinity Street London
Basement And Ground Floor 305-307 Borough High Street London
Basement Part Ground And First Floor Rise House 5 Trinity Street
Flat 22 66 Swan Street London
Flat 12 66 Swan Street London
Flat 10 66 Swan Street London
54 Swan Street London Southwark
Flat 32 25 Harper Road London
Flat 31 25 Harper Road London
Flat 17 25 Harper Road London
Flat 11 25 Harper Road London
Flat 4 56 Swan Street London
Flat 1 56 Swan Street London
Flat E6 David Bomberg House 282-302 Borough High Street
Flat E5 David Bomberg House 282-302 Borough High Street
Flat C1b David Bomberg House 282-302 Borough High Street
Flat A4a David Bomberg House 282-302 Borough High Street
Flat A2a David Bomberg House 282-302 Borough High Street
2 Light Room Apartments 325 Borough High Street London
Flat 43 Collinson Court Great Suffolk Street
Unit 5 127-129 Great Suffolk Street London
Flat 3 34 Trinity Church Square London
55 Trinity Church Square London Southwark
Flat 1 18 Trinity Street London
53 Trinity Church Square London Southwark
6 Mccoid Way London Southwark

33 Trinity Church Square London Southwark
Flat 21 Collinson Court Great Suffolk Street
Deeper Life Bible Church 82 Borough Road London
4 Mccoid Way London Southwark
10F Trinity Church Square London Southwark
45 Collinson Walk London Southwark
37 Collinson Walk London Southwark
34 Collinson Walk London Southwark
10 Mccoid Way London Southwark
Flat 44 Collinson Court Great Suffolk Street
Flat 10 Collinson Court Great Suffolk Street
Flat 94 Redman House Lant Street
Flat 91 Redman House Lant Street
Flat 74 Redman House Lant Street
Flat 68 Redman House Lant Street
Flat 34 Collinson Court Great Suffolk Street
45 Scovell Crescent London Southwark
42 Trinity Church Square London Southwark
Flat 109 Redman House Lant Street
Flat 6 31 Trinity Church Square London
Flat 3 31 Trinity Church Square London
Flat 1 27 Trinity Church Square London
Flat 15 Fraser Court 1 Brockham Street
Flat 7 Fraser Court 1 Brockham Street
Flat 6 49 Trinity Church Square London
Flat 2 54 Trinity Church Square London
Flat 13 66 Swan Street London
Flat 23 66 Swan Street London
Flat 1 66 Swan Street London
70 Swan Street London Southwark
Flat 27 25 Harper Road London
Flat 15 25 Harper Road London
Flat 7 25 Harper Road London
Flat 6 25 Harper Road London
Flat 5 25 Harper Road London
Flat 2 25 Harper Road London
Flat 9 56 Swan Street London
Flat E4 David Bomberg House 282-302 Borough High Street
Flat D1 David Bomberg House 282-302 Borough High Street
Flat C4a David Bomberg House 282-302 Borough High Street
Flat C1a David Bomberg House 282-302

Borough High Street
Flat B5a David Bomberg House 282-302
Borough High Street
Flat B3b David Bomberg House 282-302
Borough High Street
4 Light Room Apartments 325 Borough
High Street London
325B Borough High Street London
Southwark
37 Scovell Crescent London Southwark
Flat 3 Collinson Court Great Suffolk
Street
Flat 11 Collinson Court Great Suffolk
Street
Flat C 47 Trinity Church Square London
Flat 6 St Michaels Court 3 Hulme Place
Flat 3 5 Trinity Church Square London
133-135 Great Suffolk Street London
Southwark
18 Newington Causeway London
Southwark
Flat 5 19 Harper Road London
Flat 10 Gloucester Court Swan Street
Flat 17 Gloucester Court Swan Street
Flat 2 29 Trinity Church Square London
Flat 8 34 Trinity Church Square London
Flat 3 38 Trinity Church Square London
6 Trinity Church Square London
Southwark
Apartment 1 Rutherford Lodge 7
Brockham Street
Atm 304 Borough High Street London
Flat 4 St Michaels Court 3 Hulme Place
Flat 2 305 Borough High Street London
Flat 15 Gloucester Court Swan Street
Flat 12 Gloucester Court Swan Street
Flat B 67 Trinity Church Square London
Flat 72 Collinson Court Great Suffolk
Street
Flat 69 Collinson Court Great Suffolk
Street
Flat 17 Collinson Court Great Suffolk
Street
7 Borough Square London Southwark
Flat 47 Collinson Court Great Suffolk
Street
Flat 42 Collinson Court Great Suffolk
Street
Flat 80 Redman House Lant Street
66 Trinity Church Square London
Southwark
Crown Court Basement To Second

Floors Sessions House Newington
Causeway
Flat G 62 Trinity Church Square London
Flat D 62 Trinity Church Square London
Flat 4 19 Harper Road London
Unit A 40-42 Newington Causeway
London
Flat A 2 Avonmouth Street London
Flat B 60 Trinity Church Square London
7-9 Newington Causeway London
Southwark
26 Newington Causeway London
Southwark
Flat 1 22 Trinity Church Square London
Flat 5 14 Trinity Church Square London
Flat 4 5 Trinity Church Square London
6A Trinity Church Square London
Southwark
Flat 8 Fraser Court 1 Brockham Street
Flat 4 Fraser Court 1 Brockham Street
Flat 3 Fraser Court 1 Brockham Street
Flat 1 Fraser Court 1 Brockham Street
25B Trinity Church Square London
Southwark
23C Trinity Church Square London
Southwark
7C Trinity Church Square London
Southwark
Flat 1 2 Trinity Church Square London
Flat 2 31 Trinity Church Square London
Flat 7 St Michaels Court 3 Hulme Place
18 Brockham Street London Southwark
Flat 11 202 Great Suffolk Street London
Unit 4 Suffolk House 127-129 Great
Suffolk Street
5 Mccoid Way London Southwark
Flat 58 Collinson Court Great Suffolk
Street
7 Mccoid Way London Southwark
Flat 35 Collinson Court Great Suffolk
Street
Flat 5 Collinson Court Great Suffolk
Street
Flat 25 Collinson Court Great Suffolk
Street
Flat 3 Gloucester Court Swan Street
5 Borough Square London Southwark
Flat 95 Redman House Lant Street
Flat 89 Redman House Lant Street
Flat 87 Redman House Lant Street
Flat 86 Redman House Lant Street
43 Collinson Walk London Southwark

27 Collinson Walk London Southwark
22 Collinson Walk London Southwark
50 Swan Street London Southwark
2C Trinity Street London Southwark
282 Borough High Street London Southwark
Flat 1 305 Borough High Street London
Flat A 307 Borough High Street London
Flat 5 Balppa House 57-61 Newington Causeway
Second Floor And Third Floor Flat 2 Trinity Street London
Second Floor Rise House 5 Trinity Street
24 Collinson Walk London Southwark
Flat 6 Collinson Court Great Suffolk Street
Flat 4 Collinson Court Great Suffolk Street
Flat 29 Collinson Court Great Suffolk Street
35 Scovell Crescent London Southwark
Flat 10 202 Great Suffolk Street London
25 Trinity Church Square London Southwark
Flat 106 Redman House Lant Street
Flat 103 Redman House Lant Street
Flat 101 Redman House Lant Street
Flat 3 27 Trinity Church Square London
16A Trinity Church Square London Southwark
69 Borough Road London Southwark
45A Trinity Church Square London Southwark
77 Borough Road London Southwark
Ground Floor 44-46 Newington Causeway London
Flat A 59 Trinity Church Square London
2 Avonmouth Street London Southwark
Flat 7 19 Harper Road London
Flat A 51 Trinity Church Square London
41 Trinity Church Square London Southwark
30 Trinity Church Square London Southwark
21 Trinity Church Square London Southwark
46 Trinity Church Square London Southwark
Flat 4 14 Trinity Church Square London
Flat 3 54 Trinity Church Square London
Flat 1 54 Trinity Church Square London
Flat 6 5 Trinity Church Square London

Flat 9 Fraser Court 1 Brockham Street
Flat 4 22 Trinity Church Square London
Flat 3 29 Trinity Church Square London
Flat 2 27 Trinity Church Square London
Flat 5 Stonemason Court 63 Borough Road
Flat 11 St Michaels Court 3 Hulme Place
Flat 1 St Michaels Court 3 Hulme Place
Flat 9 202 Great Suffolk Street London
8 Trinity Street London Southwark
1 Mccoid Way London Southwark
Flat 60 Collinson Court Great Suffolk Street
Flat 48 Collinson Court Great Suffolk Street
8 Mccoid Way London Southwark
Flat 5 Gloucester Court Swan Street
Flat 31 Collinson Court Great Suffolk Street
Flat 19 Gloucester Court Swan Street
Flat 1 Collinson Court Great Suffolk Street
3 Borough Square London Southwark
20 Collinson Walk London Southwark
14 Collinson Walk London Southwark
41 Scovell Crescent London Southwark
Third Floor 133-135 Great Suffolk Street London
Flat 3 29 Swan Street London
Flat 15 66 Swan Street London
Flat 18 66 Swan Street London
Flat 16 66 Swan Street London
Flat 30 25 Harper Road London
Flat 28 25 Harper Road London
Flat 22 25 Harper Road London
Flat 18 25 Harper Road London
Flat 13 25 Harper Road London
Flat 8 25 Harper Road London
Flat 6 56 Swan Street London
Flat D3 David Bomberg House 282-302 Borough High Street
Flat C3a David Bomberg House 282-302 Borough High Street
Flat C2a David Bomberg House 282-302 Borough High Street
Flat A2b David Bomberg House 282-302 Borough High Street
1 Light Room Apartments 325 Borough High Street London
25 Collinson Walk London Southwark
Unit 3 Suffolk House 127-129 Great Suffolk Street

301-303 Borough High Street London Southwark
Flat 8 202 Great Suffolk Street London
Flat 6 19 Harper Road London
12 Brockham Street London Southwark
28 Trinity Church Square London Southwark
Flat 92 Redman House Lant Street
Flat 71 Redman House Lant Street
35 Collinson Walk London Southwark
First Floor Flat 4 Trinity Street London
3 Brockham Street London Southwark
Second Floor Flat 4 Trinity Street London
12 Mccoid Way London Southwark
Flat 59 Redman House Lant Street
Unit 7 Suffolk House 127-129 Great Suffolk Street
Flat C 2 Avonmouth Street London
Flat 13 Fraser Court 1 Brockham Street
Flat 2 202 Great Suffolk Street London
26 Trinity Church Square London Southwark
Flat 2 204 Great Suffolk Street London
Flat E 62 Trinity Church Square London
Flat 4 Balppa House 57-61 Newington Causeway
Flat 1 52 Trinity Church Square London
49 Harper Road London Southwark
4 Trinity Church Square London Southwark
Flat 1 204 Great Suffolk Street London
Living Accommodation Ruse 280
Borough High Street
Fifth Floor 291-299 Borough High Street London
Living Accommodation 40-42 Newington Causeway London
1 Horsemonger Mews London Southwark
Flat C 59 Trinity Church Square London
57 Harper Road London Southwark
Flat 2 52 Trinity Church Square London
38 Newington Causeway London Southwark
Flat 1 34 Trinity Church Square London
Flat 2 49 Trinity Church Square London
Flat 2 56 Trinity Church Square London
Apartment 3 Rutherford Lodge 7
Brockham Street
7B Trinity Church Square London Southwark

16B Trinity Church Square London Southwark
12B Trinity Church Square London Southwark
Flat 4 2 Trinity Church Square London
Flat 4 44 Trinity Church Square London
65 Borough Road London Southwark
307 Borough High Street London Southwark
1 Hulme Place London Southwark
3 Mccoid Way London Southwark
2 Mccoid Way London Southwark
Flat 71 Collinson Court Great Suffolk Street
Flat 50 Collinson Court Great Suffolk Street
Flat 1 202 Great Suffolk Street London
Flat 20 Gloucester Court Swan Street
Flat 14 Gloucester Court Swan Street
12A Trinity Street London Southwark
Flat 4 18 Trinity Street London
Flat 2 18 Trinity Street London
Flat 55 Redman House Lant Street
Flat 53 Redman House Lant Street
18 Collinson Walk London Southwark
33 Scovell Crescent London Southwark
Flat D 307 Borough High Street London
First Floor 44-46 Newington Causeway London
Fourth Floor 291-299 Borough High Street London
Basement And Ground Floor Flat 61
Trinity Church Square London
Unit B 127-129 Great Suffolk Street London
Borough Medical Centre 1 - 5 Newington Causeway London
Flat 24 66 Swan Street London
Flat 14 66 Swan Street London
Flat 11 66 Swan Street London
68 Swan Street London Southwark
52 Swan Street London Southwark
Flat 26 25 Harper Road London
Flat 23 25 Harper Road London
Flat 12 25 Harper Road London
Flat 10 25 Harper Road London
Flat 9 25 Harper Road London
Flat 1 25 Harper Road London
2 Hulme Place London Southwark
Flat D5 David Bomberg House 282-302
Borough High Street
Flat D4 David Bomberg House 282-302

Borough High Street
Flat C6a David Bomberg House 282-302
Borough High Street
Flat B2b David Bomberg House 282-302
Borough High Street
Flat A3b David Bomberg House 282-302
Borough High Street
Southwark Police Station 323 Borough
High Street London
3 Light Room Apartments 325 Borough
High Street London
325A Borough High Street London
Southwark
Flat B 2 Avonmouth Street London
Unit 6 127-129 Great Suffolk Street
London
Flat 4 305 Borough High Street London
Flat 83 Redman House Lant Street
Flat 13 Gloucester Court Swan Street
Flat 108 Redman House Lant Street
Flat 9 Balppa House 57-61 Newington
Causeway
Flat 62 Collinson Court Great Suffolk
Street
Flat 13 202 Great Suffolk Street London
9A Trinity Church Square London
Southwark
Ground Floor Flat 67 Trinity Church
Square London
Flat 53 Collinson Court Great Suffolk
Street
Flat 22 Collinson Court Great Suffolk
Street
Flat 3 18 Trinity Street London
Flat 5 5 Trinity Church Square London
Flat 67 Collinson Court Great Suffolk
Street
12 Borough Square London Southwark
Flat 49 Collinson Court Great Suffolk
Street
Jury Lounge Sessions House Newington
Causeway
Flat 12 Collinson Court Great Suffolk
Street

Flat 85 Redman House Lant Street
Flat 82 Redman House Lant Street
Flat 62 Redman House Lant Street
Flat 3 St Michaels Court 3 Hulme Place
Henry Wood Hall Trinity Church Square
London
Flat 4 Gloucester Court Swan Street
Flat 5 31 Trinity Church Square London
Flat 2 38 Trinity Church Square London
Flat 5 2 Trinity Church Square London
25A Trinity Church Square London
Southwark
12A Trinity Church Square London
Southwark
Flat 8 31 Trinity Church Square London
Flat 7 29 Trinity Church Square London
Flat 8 St Michaels Court 3 Hulme Place
Flat F 62 Trinity Church Square London
20-22 Newington Causeway London
Southwark
304 Borough High Street London
Southwark
Flat 8 Balppa House 57-61 Newington
Causeway
First Floor Flat 2 Trinity Street London
Ground Floor 14-16 Trinity Street
London
Flat 3 6 Trinity Street London
51 Trinity Church Square London
Southwark
9 Trinity Church Square London
Southwark
59 Harper Road London Southwark
Flat A 67 Trinity Church Square London
13 Trinity Church Square London
Southwark
64 Trinity Church Square London
Southwark
Flat 1 19 Harper Road London
Flat 1 29 Trinity Church Square London
10D Trinity Church Square London
Southwark

Re-consultation:

Consultation responses received

Internal services

Design and Conservation Team [Surgery]
Transport Policy
Archaeology
Design and Conservation Team [Formal]
Ecology
Highways Development and Management
Community Infrastructure Levy Team
Urban Forester
Urban Forester
Urban Forester

Statutory and non-statutory organisations

Great London Authority
Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Flat 12, 25 Harper Road Southwark London	6AW
60a westow hill London se19 1rx	Flat 15 25 Harper Road London
Flat 24 66 Swan Street London	12b Trinity Street Trinity Street London
Flat 10 25 Harper Road London SE1 6AW	Flat 10 56 Swan Street London
66 Swan St London SE1	Flat 1, 25 Harper Road London SE16AW
F5 21 Harper road London SE1 6AW	Flat 24 25 Harper Road London
6 Falmouth Road London Southwark	15 Collinson Court London SE1 1NZ
Flat 28 25 Harper Road London	53 Harper Road London SE1 6AP
24 Ash Ave London SE17 1HS	66 Swan St London SE1 6AW
Flat 17, 25 Harper Road London SE1	21 Harper Road F6 London
	55 Baker Street London W1U 8AN

Relevant planning history

No relevant planning history
