

## Appendix 1: Recommendation

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

This document is not a decision notice for this application.

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<b>Applicant</b>	Ms Bronwyn Jones Fizzy Bermondsey Holding Trustee Limited as a Trustee of ...	<b>Ref. Number</b>	23/AP/2124
<b>Application Type</b>	S.73 Vary/Remove Conds/Minor Alterations		
<b>Recommendation</b>	AGREE variation		

### Draft of Decision Notice

#### **the variation is AGREED (subject to the completion of a legal agreement) for the following development:**

Demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme including providing new dwellings (Class C3), flexible Class A1/A3/A4/B1/D1/D2, flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, and a new secondary school. The development also includes communal amenity space, landscaping, children's playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed-use scheme, providing new homes (Class C3) and flexible multi-use floorspace (Class A1/A3/A4/D1), and other associated works.

Amendments to planning permission 17/AP/4088 and variation of its conditions including:

Increase the total number of homes from 1536 to 1624

Increased provision of social rent homes

Changes to massing and architecture

Changes to the quantum and allocation of non-residential floorspace

Removal of block R and basement under block RST with its ramp

Revised provision of public realm, playspace and tree planting

Enhanced fire strategy for each building

Increased communal spaces for residents

Reconfigured parking provision

Revised energy and overheating strategy

The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Tower Bridge Business Complex 100 Clements Road Aka Biscuit Factory & Bermondsey Campus Site Keetons Road London SE16 4DG

**In accordance with application received on 28 July 2023 and Applicant's Drawings**

## Conditions

### 1) Time limit and approved plans:

#### Condition 1 - Expiry of Detailed Works

The detailed development to which this permission relates must be commenced no later than 3 June 2024.

*Reason - To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).*

#### Condition 2 - Approved Plans and documents

The Detailed Component hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing with the Local Planning Authority:

##### Site and Phasing Plans

Site Location Plan 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0001 (PL1) received 16/8/23

Hybrid Application Boundary Plan 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0005 (PL1) received 16/8/23

Site Plan – Demolition 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0020 (PL1) received 16/8/23

Proposed Site Basement Plan- Proposed 877\_GRS-BFS-HTA\_U\_XX\_00\_DR\_0099 (PL1) received 28/7/23

Site Ground Floor Plan – Proposed 877\_GRS-BFS-HTA\_U\_XX\_00\_DR\_0100 (PL2) received 16/1/24

Sitewide Typical Floor Plan – Proposed 877\_GRS-BFS-HTA\_U\_XX\_00\_DR\_0140 (PL1) received 28/7/23 (as amended for individual buildings)

Site Roof Plan – Proposed 877\_GRS-BFS-HTA\_U\_XX\_00\_DR\_0150 (PL1) received 28/7/23 received 28/7/23

Sitewide Elevations – Proposed Clements Road 877\_GRS-BFS-HTA\_U\_XX\_E1\_DR\_0170 (PL1) received 28/7/23

Sitewide Elevations – Proposed Drummond Road 877\_GRS-BFS-HTA\_U\_XX\_E1\_DR\_0171 (PL1) received 28/7/23

Sitewide Elevations – Proposed Keetons Road 877\_GRS-BFS-HTA\_U\_XX\_E1\_DR\_0172 (PL1) received 28/7/23

Sitewide Elevations – Proposed Railway elevations 877\_GRS-BFS-HTA\_U\_XX\_E1\_DR\_0173 (PL1) (as amended for individual buildings)

Advanced Enabling Preparatory Works CIL Phasing Plan 877\_GRS-BFS-NMA-HTA\_U\_XX\_XX\_DR\_0011 (PL1) received 16/8/23

##### Proposed Building BC 1234

Level 00 – Proposed Ground Floor Plan Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_00\_DR-0200 (PL2) received 16/1/24

Level 01 – Proposed Floor Plan Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_01\_DR-0201 (PL2) received 16/1/24

Levels 02 - 04 – Proposed Floor Plans Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_02-04\_DR-0202 (PL1) received 28/7/23

Level 05 – Proposed Floor Plan Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_05\_DR-0205 (PL2) received 16/1/24

Level 06 – Proposed Floor Plan Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_06\_DR-0206 (PL2) received 26/1/24

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Level 07 – Proposed Floor Plan Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_07\_DR-0207 (PL1) received 28/7/23  
Level 08 – Proposed Floor Plan Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_08\_DR-0208 (PL1) received 28/7/23  
Roof Plan Building BC-1234 877\_GRS-BFS-HTA\_A\_B1234\_R1\_DR-0210 (PL1) received 28/7/23  
East Elevation Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_E1\_DR-0250 (PL1) received 28/7/23  
South Elevation Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_E1\_DR-0251 (PL2) received 16/1/24  
West Elevation Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_E1\_DR-0252 (PL2) received 16/1/24  
North Elevation Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_E1\_DR-0253 (PL2) received 16/1/24  
East Courtyard Elevation Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_E1\_DR-0230 (PL1) received 28/7/23  
West Courtyard Elevation Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_E1\_DR-0261 (PL1) received 28/7/23  
Sections AA & BB Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_S1\_DR-0280 (PL1) received 28/7/23  
Sections CC & DD Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_S1\_DR-0281 (PL1) received 28/7/23  
Building BC-1234 - Flat Layout - 1B2P Wheelchair 877\_GRS-BFS-HTA\_A\_B1234\_UN\_DR-0300 (PL1) received 5/12/23  
Building BC-1234 - Flat Layout - 2B3P Wheelchair 877\_GRS-BFS-HTA\_A\_B1234\_UN\_DR-0301 (PL1) received 5/12/23  
Building BC-1234 - Flat Layout - 2B3P Wheelchair 877\_GRS-BFS-HTA\_A\_B1234\_UN\_DR-0302 (PL1) received 5/12/23  
Building BC-1234 - Flat Layout - 2B4P Wheelchair 877\_GRS-BFS-HTA\_A\_B1234\_UN\_DR-0303 (PL1) received 5/12/23  
Bay study 01 Building 1234 877\_GRS-BFS-HTA\_A\_B1234\_D1\_DR-0600 (PL1) received 28/7/23  
Bay study 02 Block 1234 877\_GRS-BFS-HTA\_A\_B1234\_D1\_DR-0601 (PL1) received 28/7/23  
Bay study 05 Block 1234 877\_GRS-BFS-HTA\_A\_B1234\_D1\_DR-0604 (PL1) received 28/7/23

### Proposed Building BC-5

Level 00 - Ground Floor Plan Building BC-5 877\_GRS-BFS-HTA\_A\_B5\_00\_DR\_0200 (PL2) received 17/1/24  
Level 01-04 Floor Plan Building BC-5 877\_GRS-BFS-HTA\_A\_B5\_01\_DR\_0201 (PL1) received 28/7/23  
Level 05 Floor Plan Building BC-5 877\_GRS-BFS-HTA\_A\_B5\_05\_DR\_0205 (PL1) received 28/7/23  
Roof Level Building BC-5 877\_GRS-BFS-HTA\_A\_B5\_R1\_DR\_0206 (PL1) received 28/7/23  
East Elevation Building BC-5 877\_GRS-BFS-HTA-A\_B5\_E1\_DR\_0250 (PL1) received 28/7/23  
West Elevation Building BC-5 877\_GRS-BFS-HTA-A\_B5\_E1\_DR\_0251 (PL1) received 28/7/23  
North and South Elevations Building BC-5 877\_GRS-BFS-HTA-A\_B5\_E1\_DR\_0252 (PL1) received 28/7/23

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Section A-A Building BC-5 877\_GRS-BFS-HTA-A\_B5\_S1\_DR\_0280 (PL1) received 28/7/23

Section B-B Building BC-5 877\_GRS-BFS-HTA-A\_B5\_S1\_DR\_0281 (PL1) received 28/7/23

Bay Study Building BC-5 877\_GRS-BFS-HTA\_A\_B5\_D1\_DR\_0600 (PL1) received 28/7/23

### Proposed Building BF-D&E

Building BF-DE Level 00 Floor Plan 877-AFK-A-BDE-00-DR-0200 (PL2) received 16/1/24  
Building BF-DE Level Mezzanine Floor Plan 877-AFK-A-BDE-0M-DR-0201 (PL1) received 28/7/23

Building BF-DE Level 01 Floor Plan 877-AFK-A-BDE-01-DR-0202 (PL3) received 16/1/24

Building BF-DE Level 02 Floor Plan 877-AFK-A-BDE-02-DR-0203 (PL3) received 16/1/24

Building BF-DE Level 03 Floor Plan 877-AFK-A-BDE-03-DR-0204 (PL3) received 16/1/24

Building BF-DE Typical Level Plan (Level 04 - 019) 877-AFK-A-BDE-04-DR-0205 (PL3) received 16/1/24

Building BF-DE Level 20 Floor Plan 877-AFK-A-BDE-20-DR-0221 (PL1) received 28/7/23

Building BF-DE Level 21 Roof Plan 877-AFK-A-BDE-21-DR-0222 (PL1) received 28/7/23

Building BF-DE South-West Elevation 877-AFK-A-BDE-E1-DR-0250 (PL2) received 16/1/24

Building BF-DE North-West Elevation 877-AFK-A-BDE-E1-DR-0251 (PL2) received 16/1/24

Building BF-DE North-East Elevation 877-AFK-A-BDE-E1-DR-0252 (PL2) received 16/1/24

Building BF-DE South-East Elevation 877-AFK-A-BDE-E1-DR-0253 (PL2) received 16/1/24

Building BF-DE Bay Study - Office Entrance 877-AFK-A-BDE-E1-DR-0254 (PL1) received 28/7/23

Building BF-DE Bay Study - Residential Entrance 877-AFK-A-BDE-E1-DR-0255 (PL1) received 28/7/23

Building BF-DE Section A-A 877-AFK-A-BDE-S1-DR-0260 (PL2) received 16/1/24

Building BF-DE Section B-B 877-AFK-A-BDE-S1-DR-0261 (PL2) received 16/1/24

Building BF-DE Section C-C 877-AFK-A-BDE-S1-DR-0262 (PL2) received 16/1/24

Building BF-DE - Flat Layout - 1B2P Wheelchair 877-AFK-A-BDE-UN-DR-0301 (PL1) received 5/12/23

Building BF-DE - Flat Layout - 2B4P Wheelchair 877-AFK-A-BDE-UN-DR-0302 (PL1) received 5/12/23

### Proposed Building BF-F

Building BF-F Proposed Context Plan 877-HBTBP-A-BF-00-DR-0100 (PL2) received 16/1/24

Building BF-F L02 Clements Road Context Plan 877-HBTBP-A-BF-02-DR-0121 (PL1) received 11/12/23

Building BF-F North South Proposed Context Sections 877-HBTBP-A-BF-S1-DR-0120 (PL2) received 12/12/23

Building BF-F Level 00 Floor Plan 877-HBTBP-A-BF-00-DR-0200 (PL2) received 16/1/24

Building BF-F Level 01 Floor Plan 877-HBTBP-A-BF-01-DR-0201 (PL2) received 16/1/24

Building BF-F Level 02 Floor Plan 877-HBTBP-A-BF-02-DR-0202 (PL2) received 8/12/23

Building BF-F Level 03 Floor Plan 877-HBTBP-A-BF-03-DR-0203 (PL2) received 8/12/23

Building BF-F Level 04 Floor Plan 877-HBTBP-A-BF-04-DR-0204 (PL1) received 28/7/23

Building BF-F Level 05 Floor Plan 877-HBTBP-A-BF-05-DR-0205 (PL1) received 28/7/23

Building BF-F Level 06 Floor Plan 877-HBTBP-A-BF-06-DR-0206 (PL1) received 28/7/23

Building BF-F Level 07 Floor Plan 877-HBTBP-A-BF-07-DR-0207 (PL1) received 28/7/23

Building BF-F Level 08 Floor Plan 877-HBTBP-A-BF-08-DR-0208 (PL1) received 28/7/23

Building BF-F Level 09 Floor Plan 877-HBTBP-A-BF-09-DR-0209 (PL1) received 28/7/23

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Building BF-F Roof Plan 877-HBTBP-A-BF-R1-DR-0210 (PL1) received 28/7/23  
Building BF-F North Elevation 877-HBTBP-A-BF-E1-DR-0250 (PL2) received 16/1/24  
Building BF-F East Elevation 877-HBTBP-A-BF-E1-DR-0251 (PL1) received 28/7/23  
Building BF-F South Elevation 877-HBTBP-A-BF-E1-DR-0252 (PL2) received 16/1/24  
Building BF-F West Elevation 877-HBTBP-A-BF-E1-DR-0253 (PL1) received 28/7/23  
Building BF-F Courtyard Elevations – East 877-HBTBP-A-BF-E1-DR-0254 (PL1) received 28/7/23  
Building BF-F Courtyard Elevations – West 877-HBTBP-A-BF-E1-DR-0255 (PL1) received 28/7/23  
877-HBTBP-A-BF-00-DR-1300 BUILDING BF-F-LEVEL 00 - PROPOSED DEMOLITION PLAN (Rev: REV PL1) received 9/11/23  
877-HBTBP-A-BF-01-DR-1301 BUILDING BF-F - LEVEL 01 - PROPOSED DEMOLITION PLAN (Rev: REV PL1) received 9/11/23  
877-HBTBP-A-BF-02-DR-1302 BUILDING BF-F - LEVEL 02 - PROPOSED DEMOLITION PLAN (Rev: REV PL1) received 9/11/23  
877-HBTBP-A-BF-03-DR-1303 BUILDING BF-F - LEVEL 03 - PROPOSED DEMOLITION PLAN (Rev: REV PL1) received 9/11/23  
877-HBTBP-A-BF-E1-DR-1350 BUILDING BF-F NORTH AND SOUTH ELEVATIONS - PROPOSED FACADE DEMOLITION (Rev: REV PL1) received 9/11/23  
877-HBTBP-ABF-E1-DR-1351 BUILDING BF-F - EAST AND WEST ELEVATIONS - PROPOSED FACADE DEMOLITION (Rev: REV PL1) received 9/11/23  
877-HBTBP-A-BF-RF-DR-1304 BUILDING BF-F - LEVEL 04 - PROPOSED DEMOLITION PLAN (Rev: REV PL1) received 9/11/23  
Building BF-F - Flat Layout - 1B2P Wheelchair 877-HBTBP-A-BF-UN-DR-0350 (PL1) received 5/12/23  
Building BF-F - Flat Layout - 2B4P Wheelchair 877-HBTBP-A-BF-UN-DR-0351 (PL1) received 5/12/23  
Building BF-F Bay Study - Stair Core North 877-HBTBP-A-BF-E1-DR-0260 (PL1) received 28/7/23  
Building BF-F Bay Study - Office Entrance 877-HBTBP-A-BF-E1-DR-0261 (PL1) received 28/7/23  
Building BF-F Bay Study - Flex Space Entrance 877-HBTBP-A-BF-E1-DR-0262 (PL1) received 28/7/23  
Building BF-F Bay Study - Office Entrance 877-HBTBP-A-BF-E1-DR-0263 (PL1) received 28/7/23  
Building BF-F Bay Study - Typical Full Height 877-HBTBP-A-BF-E1-DR-0264 (PL1) received 28/7/23  
Building BF-F Bay Study -Residential Entrance 877-HBTBP-A-BF-E1-DR-0265 (PL1) received 28/7/23  
Building BF-F Bay Study -Loading Bay 877-HBTBP-A-BF-E1-DR-0266 (PL1) received 28/7/23  
Building BF-F Bay Study -Full Height with BoH 877-HBTBP-A-BF-E1-DR-0267 (PL1) received 28/7/23  
Building BF-F Section AA - North South 1 Proposed 877-HBTBP-A-BF-S1-DR-0280 (PL1) received 28/7/23  
Building BF-F Section BB - North South 2 Proposed 877-HBTBP-A-BF-S1-DR-0281 (PL1) received 28/7/23  
Building BF-F Section CC - North South 3 Proposed 877-HBTBP-A-BF-S1-DR-0282 (PL1) received 28/7/23  
Building BF-F Section DD - East West 1 Proposed 877-HBTBP-A-BF-S1-DR-0283 (PL1) received 28/7/23

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Building BF-F Section EE - East West 2 Proposed 877-HBTBP-A-BF-S1-DR-0284 (PL1) received 28/7/23

### Building BF-OPQ

Level 00 Ground Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_00\_DR-0200 (PL2) received 17/1/24

Level 01-02 Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_01\_DR-0201 (PL2) received 8/12/23

Level 03-07 Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_03\_DR-0203 (PL2) received 8/12/23

Level 08 Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_08\_DR-0208 (PL2) received 8/12/23

Level 09 Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_09\_DR-0209 (PL2) received 8/12/23

Level 10 Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_10\_DR-0210 (PL2) received 8/12/23

Level 11-14 Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_11\_DR-0211 (PL2) received 8/12/23

Level 15 Floor Plan Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_15\_DR-0215 (PL1) received 28/7/23

Level 16+ Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_16\_DR-0216 (PL1) received 28/7/23

Buildings BF-OQ East Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0250 (PL1) received 16/8/23

Buildings BF-OQ South Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0251 (PL1) received 16/8/23

Buildings BF-OQ West Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0252 (PL1) received 16/8/23

Buildings BF-OQ North Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0253 (PL1) received 16/8/23

Building BF-P East Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0254 (PL1) received 16/8/23

Building BF-P South Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0255 (PL1) received 16/8/23

Building BF-P West Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0256 (PL1) received 16/8/23

Building BF-P North Elevation 877\_GRS-BFS-HTA\_A\_BOPQ\_E1\_DR-0257 (PL1) received 16/8/23

Buildings BF-OPQ Section A 877\_GRS-BFS-HTA\_A\_BOPQ\_S1\_DR-0280 (PL1) received 28/7/23

Buildings BF-OPQ Section B 877\_GRS-BFS-HTA\_A\_BOPQ\_S1\_DR-0281 (PL1) received 28/7/23

Buildings BF-OPQ Section C 877\_GRS-BFS-HTA\_A\_BOPQ\_S1\_DR-0282 (PL1) received 16/8/23

Buildings BF-OPQ Section D 877\_GRS-BFS-HTA\_A\_BOPQ\_S1\_DR-0283 (PL1) received 28/7/23

Buildings BF-OPQ - Flat Layout - 1B2P Wheelchair 877\_GRS-BFS-HTA\_A\_BOPQ\_UN\_DR-0300 (PL1)

Buildings BF-OPQ - Flat Layout - 2B4P Wheelchair 877\_GRS-BFS-HTA\_A\_BOPQ\_UN\_DR-0301 (PL1)

Buildings BF-OPQ - Flat Layout - 3B4P Wheelchair 877\_GRS-BFS-HTA\_A\_BOPQ\_UN\_DR-0302 (PL1)

Building BF-P Bay Study Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_D1\_DR-0600 (PL1) received 28/7/23

Building BF-Q Bay Study Building BF-OPQ 877\_GRS-BFS-HTA\_A\_BOPQ\_D1\_DR-0601 (PL1) received 28/7/23

### Proposed Building BF-ST

Building BF-RST Ground Floor Plan 877-AFK-A-BST-00-DR-0200 (PL2) received 16/1/24

Building BF-RST Mezzanine Plan 877-AFK-A-BST-0M-DR-0201 (PL1) received 28/7/23

Building BF-RST Level 01 Plan 877-AFK-A-BST-01-DR-0202 (PL2) received 8/12/23

Building BF-RST Level 02 Plan 877-AFK-A-BST-02-DR-0203 (PL2) received 8/12/23

Building BF-RST Level 03 Plan 877-AFK-A-BST-03-DR-0204 (PL2) received 8/12/23

Building BF-RST Typical Level Plan (Level 04 - Level 20) 877-AFK-A-BST-04-DR-0205 (PL2) received 8/12/23

Building BF-RST Typical Level Plan (Level 21 - Level 23) 877-AFK-A-BST-21-DR-0222 (PL3) received 16/1/24

Building BF-RST Level 24 Plan 877-AFK-A-BST-24-DR-0225 (PL1) received 16/1/24

Building BF-RST Level 25 Plan 877-AFK-A-BST-25-DR-0226 (PL1) received 16/1/24

Building BF-RST Level 26 Plan 877-AFK-A-BST-26-DR-0227 (PL2) received 8/12/23

Building BF-RST Level 27 Plan 877-AFK-A-BST-27-DR-0228 (PL2) received 8/12/23

Building BF-RST Level 28 Plan 877-AFK-A-BST-28-DR-0229 (PL3) received 16/1/24

Building BF-RST Level 29 Plan 877-AFK-A-BST-29-DR-0230 (PL2) received 8/12/23

Building BF-RST Typical Level Plan Levels 30-33 877-AFK-A-BST-30-DR-0231 (PL2) received 8/12/23

Building BF-RST Level 34 Plan 877-AFK-A-BST-34-DR-0235 (PL1) received 16/8/23

Building BF-RST Roof Plan 877-AFK-A-BST-0R-DR-0237 (PL1) received 16/8/23

Building BF-RST North East Elevation 877-AFK-A-BST-E1-DR-0250 (PL2) received 16/1/24

Building BF-RST North West Elevation 877-AFK-A-BST-E1-DR-0251 (PL2) received 16/1/24

Building BF-RST South East Elevation 877-AFK-A-BST-E1-DR-0252 (PL2) received 16/1/24

Building BF-RST South West Elevation 877-AFK-A-BST-E1-DR-0253 (PL2) received 16/1/24

Building BF-RST Residential Bay Study 877-AFK-A-BST-XX-DR-0255 (PL1) received 16/8/23

Building BF-RST Section AA 877-AFK-A-BST-S1-DR-0260 (PL1) received 28/7/23

Building BF-RST Section BB 877-AFK-A-BST-S1-DR-0261 (PL1) received 28/7/23

Building BF-RST Section CC 877-AFK-A-BST-S1-DR-0262 (PL1) received 28/7/23

Building BF-RST Section DD 877-AFK-A-BST-S1-DR-0263 (PL1) received 28/7/23

Building BF-RST - Flat Layout - 2B3P Wheelchair 877-AFK-A-BST-UN-DR-0303 (PL2) received 16/1/24

### Proposed Building BF-W

Building BF-W Ground & Mezzanine Floor Plans 877-AFK-A-BW-XX-DR-0200 (PL1) received 28/7/23

Building BF-W Typical Floor Plans - Lower Levels 877-AFK-A-BW-XX-DR-0202 (PL2) received 8/12/23

Building BF-W Typical Floor Plans - Higher Levels 877-AFK-A-BW-XX-DR-0210 (PL2) received 8/12/23

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Building BF-W Roof Floor Plans 877-AFK-A-BW-XX-DR-0217 (PL1) received 28/7/23  
Building BF-W South East Elevation 877-AFK-A-BW-XX-DR-0230 (PL1) received 28/7/23  
Building BF-W East Elevation 877-AFK-A-BW-XX-DR-0231 (PL1) received 28/7/23  
Building BF-W North Elevation 877-AFK-A-BW-XX-DR-0232 (PL1) received 28/7/23  
Building BF-W South West Elevation 877-AFK-A-BW-XX-DR-0233 (PL1) received 28/7/23  
Building BF-W Section A-A 877-AFK-A-BW-XX-DR-0261 (PL1) received 28/7/23  
Building BF-W Section B-B 877-AFK-A-BW-XX-DR-0262 (PL1) received 28/7/23  
Building BF-W Section C-C 877-AFK-A-BW-XX-DR-0263 (PL1) received 28/7/23  
Building BF-W Bay Study 877-AFK-A-BW-XX-DR-0271 (PL1) received 28/7/23  
Building BF-W - Flat Layout - 2B4P Wheelchair 877-AFK-A-BW-UN-DR-0304 (PL1)  
received 5/12/23

### Landscape General Arrangement Plans

General Arrangement Reference Plan 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0900 (PL5)  
received 15/12/23  
General Arrangement Plan 1 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0902 (PL2) received  
25/8/23  
General Arrangement Plan 2 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0902 (PL2) received  
25/8/23  
General Arrangement Plan 3 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0903 (PL3) received  
6/12/23  
General Arrangement Plan 4 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0904 (PL2) received  
25/8/23  
General Arrangement Plan 5 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0905 (PL3) received  
6/12/23  
General Arrangement Plan 6 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0906 (PL4) received  
6/12/23  
General Arrangement Plan 7 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0907 (PL2) received  
25/8/23  
General Arrangement Plan 8 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0908 (PL3) received  
6/12/23  
General Arrangement Plan 9 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0909 (PL4) received  
6/12/23  
General Arrangement Plan 10 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0910 (PL2) received  
25/8/23  
General Arrangement Plan 11 877\_GRS-BFS-HTA\_L\_XX\_XX\_DR-0911 (PL4) received  
15/12/23

*Reason - For the avoidance of doubt and in the interests of proper planning.*

### **Condition 3 - Reserved Matters to be Submitted**

Details of scale, access, appearance, layout, and landscaping, (hereinafter called "the reserved matters") for the part of the site identified within the green outline on Drawing 877 GRS-BFS-HTA\_U\_XX\_XX\_DR\_0005 Revision PL1 (Hybrid Application Boundary Plan) as forming the outline component of the application shall be submitted to and approved in writing by the Local Planning Authority before any development within the Outline Component begins and the development shall be carried out as approved.

*Reason - The part of the application is in outline only, and these details remain to be submitted and approved.*



**Condition 4 - Compliance with Approved Plans and Documents**

Applications for reserved matters must be developed in accordance with the following drawings and documents:

<b>Parameter Plans - Proposed Buildings BF-U and BF-V</b>	
BF-U & BF-V Development Building Zones Parameter Plan	877-HBTBP-A-BUV-00-DR-0110 PL3
BF-U & BF-V Horizontal Limits Parameter Plan	877-HBTBP-A-BUV-00-DR-0111 PL3
BF-U & BF-V Vertical Limits Parameter Plan	877-HBTBP-A-BUV-00-DR-0112 PL3
BF-U & BF-V Access Arrangements Parameter Plan	877-HBTBP-A-BUV-00-DR-0113 PL3
BF-U & BF-V Public Realm and Wind Mitigation Parameter Plan	877-HBTBP-A-BUV-00-DR-0114 PL3
BF-U & BF-V Land Uses at Ground Floor Proposed Parameter Plan	877-HBTBP-A-BUV-00-DR-0115 PL3
BF-U & BF-V Land Uses Above Ground Proposed Parameter Plan	877-HBTBP-A-BUV-00-DR-0116 PL3
BF-U & BF-V Vertical Limits Parameter North Elevation	877-HBTBP-A-BUV-00-DR-0117 PL2
BF-U & BF-V Vertical Limits Parameter East Elevation	877-HBTBP-A-BUV-00-DR-0118 PL2

The reserved matters shall be in accordance with all parameters and principles hereby approved, including those set out in the parameter plans, Design Code [date] 2024 rev.PL[\*\* ] received [date] 2024 and Development Specification (Revised) received [date] 2024.

*Reason - For the avoidance of doubt and in the interests of proper planning.*

**Condition 5 - Timing of Reserved Matters Submission**

Applications for approval of the reserved matters must be made to the Local Planning authority before or on seven years from the 4 June 2020.

*Reason - To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).*

**Condition 6 - Expiry of Reserved Matters Commencement**

Development of the Outline Component to which this permission relates must be begun not later than the expiration of three years from the approval of the final reserved matter(s), unless otherwise agreed.

*Reason - To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).*

**2) Pre-commencement**

**Conditions: Condition 7 – School**

**Phasing**

The Building BC-6 school development shall be implemented and occupied in accordance with the School Phasing Plan approved by ref. 20/AP/1759, unless otherwise agreed in writing by the Local Planning Authority.

*Reason - To protect and maintain the learning environment throughout the demolition and construction phases, in accordance with in accordance with London Plan (2021) Policies S1 (Developing London’s social infrastructure) and S3 (Education and childcare facilities) and Policy P27 (Education places) of the Southwark Plan (2022).*

**Condition 8 – Demolition and Construction Environmental Management Plan**

- (a) Demolition shall take place only in accordance with the Demolition Environmental Management Plans approved by refs. 20/AP/2118 and 23/AP/2152.
- (b) No development (excluding demolition, site clearance, groundworks, ground investigations) shall take place in a Phase or Building of the development, until a written construction environmental management plan (CEMP) for the relevant Phase or Building has been submitted and approved in writing by the Local Planning Authority. The construction of Building BC-6 shall be undertaken only in accordance with the CEMP approved by ref. 21/AP/0543.

The DEMP and CEMP for any relevant Building or Phase shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts and to maintain safety of all public highway users. A copy of the DEMP and CEMP (as applicable) shall be available on site at all times and shall include the following information:

- A detailed specification of demolition and construction works (as applicable) at the relevant Phase or Building of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- A commitment to adopt and implement the ICE Demolition Protocol and Considerate Contractor Scheme;
- Vehicular accesses, a commitment to use FORS silver (minimum) or similar registered haulage contractors and a commitment to use haulage contractors whose heavy vehicles meet Direct Vision Standard 2-star rating as a minimum.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction 2016, available from <https://www.southwark.gov.uk/environment/environmental-protection/construction>

- S61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings.
- Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings – vibration sources other than blasting,
- Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.
- Transport for London's Construction Logistics Plan Guidance, available from <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/freight>

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

*Reason - To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, and safety of users of the public highway is maintained, in accordance with the National Planning Policy Framework (2023), London Plan (2021) Policies S11 (Improving air quality), T1 (Strategic approach to transport), T3 (Transport capacity, connectivity and safeguarding), T4 (Assessing and mitigating transport impacts) and T7 (Deliveries, servicing and construction); and Policies P50 (Highways impacts), P56 (Protection of amenity) and P65 (Improving air quality) of the Southwark Plan (2022).*

### **Condition 9 - Land Contamination, Verification Report**

- (a) The Phase 1 site investigation and risk assessment was approved by ref. 20/AP/3173. The phase 2 activities shall be conducted in accordance with the approved scheme and the additional site investigation approved by ref. 23/AP/1419 (for Buildings 1-4 and 5 only), unless otherwise agreed in writing by the Local Planning Authority.
- (b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms as part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. The works for Buildings DE, F, O, P, Q, and ST only and the campus site

building BC-6 (school) only shall be undertaken in accordance with the details approved by ref. 20/AP/3173. The works for Buildings 1-4 and 5 only shall be undertaken in accordance with the details approved by ref. 23/AP/1419.

- (c) Following the completion of the works and measures identified in the approved remediation strategy, and prior to each phase of development being occupied, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority. The verification of the works for Phase 1 have been approved by ref. 21/AP/3742; the gas protection measures, pathway break and topsoil in soft landscaped areas require submitting to the Local Planning Authority for approval in writing.
- (d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above. This part d has been discharged in part only in relation to Phase 1 (plots P, OQ, DE, and ST) by approval ref. 22/AP/0839 and further verification information (including information relating to cover gas protection and clean cover in areas of soft landscaping) is required to be submitted to the Local Planning Authority for approval in writing.

*Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the National Planning Policy Framework (2023), and Policies P56 (Protection of amenity) and P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).*

### **Condition 10 - Archaeology Building Recording**

Development shall take place within any Phase or Building of the development, including demolition, only in accordance with the approved programme of archaeological building recording for that Phase or Building as set out in the written scheme of investigation approved by ref. 20/AP/2044, unless otherwise agreed in writing by the Local Planning Authority.

*Reason - In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with Policy P23 (Archaeology) of the Southwark Plan (2022), Policy HC1 (Heritage conservation and growth) of the London Plan (2021) and the National Planning Policy Framework (2023).*

### **Condition 11 - Archaeological Foundation Design**

Before any work hereby authorised begins within any Phase or Building of the development, excluding demolition, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works for that relevant Phase or Building shall be submitted to and approved in writing by the Local

Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. Works for Building BC-6 shall be undertaken in accordance with the details approved by ref. 21/AP/0484. Works for Buildings 1-4, 5, DE and ST shall be undertaken in accordance with the following details (unless otherwise agreed in writing by the Local Planning Authority): Level 00 Plan and Foundation Overlay – Building 1-4 [ref. GRS-BFS\_HTA-A\_B1\_SK] prepared by HTA, Level 00 Plan and Foundation Overlay – Building 5 [ref. GRS-BFS\_HTA-A\_B5\_SK], prepared by HTA, Block DE Ground Floor Plan/Structural Foundation Overlay [ref. 877-AFK-A-BDE-00-DR-0290 Rev PL2], prepared by AFK, and Block ST Ground Floor Plan/Structural Foundation Overlay [ref. 877-AFK-A-BST-00-DR-0290 Rev PL2], prepared by AFK.

*Reason - In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Policy P23 (Archaeology) of the Southwark Plan (2022), Policy HC1 (Heritage conservation and growth) of the London Plan (2021) and the National Planning Policy Framework (2023).*

### **Condition 12 - Archaeological Evaluation**

The archaeological evaluation works shall be carried out in accordance with the Written Scheme of Investigation approved by reference 20/AP/2039, unless otherwise agreed in writing by the Local Planning Authority.

*Reason - In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 (Archaeology) of the Southwark Plan (2022), Policy HC1 (Heritage conservation and growth) of the London Plan (2021) and the National Planning Policy Framework (2023).*

### **Condition 13 - Archaeological Mitigation**

Before any work hereby authorised begins within each Phase or Building of development, excluding demolition, the applicant shall submit a written scheme of investigation for a programme of archaeological recording for that Phase or Building, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given. The works to Phase 1 shall be undertaken in accordance with the archaeological mitigation approved by ref. 21/AP/1096, unless otherwise agreed in writing by the Local Planning Authority.

*Reason - In order that the details of the programme of archaeological excavation and recording works 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), Policy HC1 (Heritage conservation and growth) of the London Plan (2021) and the National Planning Policy Framework (2023).*

### **Condition 14 - Surface Water Drainage Strategy**

A) Notwithstanding the information provided in the application, no Phase or Building of the development (with the exception for ground investigations, groundworks, demolition and site clearance) shall be commenced until a site-wide surface

water drainage strategy has been submitted to and approved in writing by the relevant Local Planning Authority. This strategy shall include:

- the required attenuation volume to achieve the greenfield and proposed runoff rates.
- the proposed attenuation volume, and ensure that the total attenuation proposed is greater than or equal to the attenuation volume required.
- supporting calculations for required and proposed attenuation volumes.
- ensure that flooding is not predicted on site for events up to and including the 1 in 30 year event, and that no flooding is predicted to buildings from events up to and including the 1 in 100 year events with a 40% climate change consideration.
- an exceedance flow diagram to show that exceedance flows as a result of the 1 in 100 year event with a 40% climate change consideration is suitably managed.
- specify the routine maintenance tasks and frequencies for each drainage component proposed, and ownership of the maintenance tasks.

- B) No Phase or Building of the development (with the exception for ground investigations, groundworks, demolition, site clearance and piling works) shall be commenced until a detailed surface water drainage scheme for that Phase or Building based on the approved site-wide drainage strategy and Sustainable Urban Drainage Systems (SUDS) and including a finalised drainage layout plan that provides details of pipe levels, diameters, asset locations and long and cross sections of each SUDS element (blue roofs and rainwater gardens), has been submitted to and approved in writing by the relevant Local Planning Authority.
- C) No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The drainage strategy shall include a restriction in run-off to greenfield discharge rates along with details of surface water storage on site.
- D) The scheme shall subsequently be implemented in accordance with the approved details before the development in the relevant Phase or Building is occupied. Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0486 unless otherwise agreed in writing by the Local Planning Authority.

*Reason – The submitted site-wide drainage information is not sufficiently detailed to justify the attenuation volume and fails to achieve greenfield runoff rates. SUDS must be identified prior to the commencement of development to prevent flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, in accordance with the National Planning Policy Framework (2023); Southwark's Strategic Flood Risk Assessment (2017); Policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage) of the London Plan (2021) and P68 (Reducing flood risk) of the Southwark Plan (2022).*

### **Condition 15 - Foundations, Piling and Ground Structures**

- A) Construction of any ground floor structures, foundations, basement or any other below ground structure including piling or ground improvements for Buildings 1234 and 5, (excluding the Advanced Enabling Preparatory Works or ground

investigations) shall be undertaken only in accordance with the Piling Methodology Rev 04, produced by BWM received 12 January 2024 and its appendices, unless otherwise agreed in writing by the Local Planning Authority.

- B) 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 water 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. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.
- C) Piling using penetrative methods (other than those detailed by Piling Methodology Rev 04, produced by BWM received 12 January 2024 and its appendices for Buildings 1234 and 5 only) shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason - To protect the underground water utility infrastructure, including the Thames Tideway Tunnel in accordance with London Plan (2021) Policy SI 5 and Southwark Plan (2022) Policies P64 (Contaminated land) P67 (Reducing water use). Piling has the potential to impact on local underground water utility infrastructure. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 180 of the National Planning Policy Framework (2023). To prevent pollution of groundwater within underlying Principal and Secondary aquifers.*

### **Condition 16 - Construction Logistics and Management Plan**

Prior to the commencement of each relevant Phase or Building (excluding demolition, site clearance, groundworks, ground investigations), a detailed Construction Logistics and Management Plan (CLMP) shall be submitted and approved in writing by the Local Planning Authority. Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0487 unless otherwise agreed in writing by the Local Planning Authority. The CLMP should include measures to dissuade construction workers from parking in the vicinity of the development and use active and sustainable modes of travel; and measures at each Phase of development to ensure pedestrian and cyclist safety and personal security and efficient movement via a step free route(s). It should identify measures to be undertaken during construction, including consolidation of trips and secure, off-street loading and drop-off facilities.

The CLMP shall in all respects be implemented for each relevant Phase or Building of development in accordance with the details approved pursuant to this condition.

*Reason - In order to safeguard residential amenity; pedestrian, cyclist and traffic safety; and to minimise the impact of the works on the adjacent railway line, Station and on the public highway and users thereof; to ensure compliance with the National Planning Framework (2023), Policies T1 (Strategic approach to transport), T4 (Assessing and mitigating transport impacts), T7 (Deliveries, servicing and construction) and SI 1 (Improving air quality) of the London Plan (2021) and Policies P50 (Highways impacts) and P56 (Protection of amenity) of the Southwark Plan (2022).*

### **Condition 17 - Demolition and Construction Waste Management Plan**

- (a) No groundworks or demolition associated with a Phase or Building of the development hereby permitted shall be commenced until a Demolition Waste Management Plan for that Phase or Building has been submitted to and approved in writing by the Local Planning Authority for each relevant Phase or Building. Groundworks and demolition associated with Phase 1 shall be undertaken in accordance with the details approved by ref. 20/AP/2430.
- (b) No construction works associated with a Phase or Building of the development hereby permitted shall be commenced until Construction Waste Management Plan for that Phase or Building has been submitted to and approved in writing by the Local Planning Authority for each relevant Phase or Building. Construction works associated with Building BC-6 shall be undertaken in accordance with the details approved by ref. 21/AP/0485. Construction works associated with Buildings 1-4, 5 and ST shall be undertaken in accordance with the following details (unless otherwise agreed in writing by the Local Planning Authority): Site Waste Management Plan – Buildings 1-4 & 5, produced by McAleer and Rushe; Site Waste Management Plan – Building ST, produced by SISK, including appendix; and Appendix A: Site Waste Management Plan – Building ST, SmartWise report by BRE.

The Demolition and Construction Waste Management Plans shall include full details of the following:

- (a) Identification of the likely types and quantities of demolition and construction waste likely to be generated (including waste acceptance criteria testing to assist in confirming appropriate waste disposal options for any contaminated materials);
- (b) Identification of waste management options in consideration of the waste hierarchy, on and offsite options, and the arrangements for identifying and managing any hazardous wastes produced;
- (c) A plan for efficient materials and waste handling taking into account constraints imposed by the application site;
- (d) Targets for the diversion of waste from landfill;
- (e) Identification of waste management sites and contractors for all wastes, ensuring that contracts are in place and emphasising compliance with legal responsibilities;



- (f) Details of transportation arrangements for the removal of waste from the site and
- (g) A commitment to undertaking waste audits to monitor the amount and type of waste generated and to determine if the targets set out in the SWMP have been achieved.

The demolition and construction operations associated with each Phase or Building of the development hereby permitted shall be carried out in accordance with the approved Demolition and Construction Waste Management Plan for that Phase.

*Reason - To encourage the re-use and recycling materials, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy), SI 8 (Waste capacity and net waste self-sufficiency) and T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P62 (Reducing waste) of the Southwark Plan (2022).*

### **3) Prior to the commencement of Superstructure:**

#### **Condition 18 - Wind mitigation measures**

Prior to the installation of any facade for any relevant Phase or Building that includes Buildings DE, F, S, T, U or W, details of wind mitigation measures to be incorporated within that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority. Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0489 unless otherwise agreed in writing by the Local Planning Authority. The wind mitigation measures shall be implemented in accordance with the approved details within Environmental Statement Addendum (July 2023) Volume 3 Technical Appendices – Wind Microclimate Assessment Report, and must be completed prior to the first occupation of the relevant Phase/Building.

*Reason - In order to ensure that the buildings, public realm, balconies and roof terraces provide a useable, high quality amenity and of a high quality design in accordance with London Plan (2021) Policies D8 (Public realm) and D9 (Tall buildings) and Policies P14 (Design quality), P15 (Residential design), P17 (Tall buildings) and P56 (Protection of amenity) of the Southwark Plan (2022).*

#### **Condition 19 – Energy and Water Efficiency**

- (a) All dwellings shall be constructed in order to achieve the following requirements:
  - i. a minimum 35% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2021 Building Regulations (utilising SAP 10.2 Carbon Factors);
  - ii. and a reduction in potable water demand to a maximum of 105 litres per person per day.
- (b) Prior to the commencement of Superstructure works of the relevant Phase or Building of the development a Design Stage Standard Assessment Procedure (SAP) Assessment and Water Efficiency calculations, prepared by suitably qualified assessors, shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the detailed design of each dwelling is in compliance with part (a).

- (c) The development shall be carried out including the measures to achieve compliance with part (a) as approved under part (b).
- (d) Within 3 months of occupation of any of the residential units hereby approved (unless an extension is agreed in writing with the Local Planning Authority), an As Built SAP Assessment and post-construction stage Water Efficiency Calculations, prepared by suitably qualified assessors, shall be submitted to the Local Planning Authority for approval in writing to demonstrate full compliance with part (a) for each unit.

*Reason - To comply with London Plan (2021) Policies SI 2 Minimising greenhouse gas emissions) and SI 5 (Water Infrastructure) and Policies P67 (Reducing water use) and P70 (Energy) of the Southwark Plan (2022).*

### **Condition 20 - Internal Noise Levels within residential Units**

- (a) Prior to the installation of any facade for a Phase or Building of the development commencing, a detailed scheme of noise attenuation measures for that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall, in line with the Environmental Statement, Addendum to the Acoustics report (September 2019) and Acoustic Assessment Report (Planning) (July 2023), ensure that internal noise levels within habitable rooms of all residential units within the development shall achieve the following targets:

Bedrooms (23:00-07:00 hrs) - 30dB LAeq 8hour  
Bedrooms (23:00-07:00 hrs) - 45dB LAFmax 5min (value should not be exceeded more than 10 times a night)  
Bedrooms (07:00-23:00 hrs) - 35dB LAeq 16hour  
Living Rooms (07:00-23:00 hrs) - 35dB LAeq  
16hour Dining rooms (07:00-23:00 hrs) - 40dB  
LAeq 16hour

The scheme shall specify the detailed design and construction measures to reduce noise intrusion into residential units including the specification of acoustic double glazing, balconies balustrades, Mechanical Ventilation Heat Recovery (MVHR) systems and sound insulation.

The sound insulation mitigation measures as approved under this condition shall be implemented in their entirety in accordance with the approved details prior to the first occupation of residential units or any non-residential ground floor use and retained thereafter in working order for the duration of the use and occupation of the development.

- (b) Following completion of each Building and prior to occupation, a validation test shall be carried out on an agreed representative sample on the worst affected facades, and the results of this testing shall be submitted to the Local Planning Authority for approval in writing.

*Reason - To avoid unacceptable adverse noise impacts on health or quality of life, in*

*accordance with the National Planning Policy Framework (2023), Policy D14 (Noise) of the London Plan (2021) and Policies P15 (Residential design), P56 (Protection of amenity) P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **Condition 21 - Ventilation, cooling and overheating mitigation**

Prior to the installation of the Mechanical Heat Recovery (MVHR), hybrid cooling or comfort cooling installation for a Phase or Building of the development, a detailed scheme for the proposed MVHR, any hybrid cooling and any comfort cooling system for that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify:

- (a) air intake locations and demonstrate that they shall be in areas which are not expected to exceed UK air quality objective limits for levels of NO<sub>2</sub> concentration (40 µg/m<sup>3</sup>) and are not proposed close to any chimney/boiler flues or emergency generator exhausts.
- (b) measures to prevent summer overheating and minimise energy usage, including details of thermal control (cooling) within individual residential units, the external shutters to Building W, and the proposed additional overheating mitigation measures to Building F, Building OPQ and Building V.
- (c) details of mechanical purge ventilation function (for removing internally generated pollutants within residential units).
- (d) details of the overall efficiency of the system(s) which shall at least meet the details set out in the energy strategy.
- (e) detailed management plan for the relevant Mechanical Ventilation Heat Recovery system (MVHR), hybrid cooling and comfort cooling covering maintenance and cleaning, management responsibilities and a response plan in the event of system failures or complaints.
- (f) details of the back-up generator exhaust, dilution of exhaust air, dispersal and air quality impacts to the adjacent residential units.
- (g) For Building ST, details of the swimming pool extract, its discharge point(s) and any associated louvres

Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0488 unless otherwise agreed in writing by the Local Planning Authority. The approved details for each Phase or Building shall then be fully implemented prior to the occupation or use of the relevant Phase or Building and retained permanently thereafter in working order for the duration of the use and occupation of the development, in accordance with the approved details.

*Reason - To ensure an acceptable standard of residential amenity is provided in terms of air quality and overheating, in accordance with Policies D6 (Housing quality and standards) SI 1 Improving air quality, and SI 4 (Managing heat risk) of the London Plan (2021) and Policies P14 (Design quality), P15 (Residential design) and P69 (Sustainability standards) of the Southwark Plan (2022).*

**Condition 22 - Protection from Vibration and re-radiated noise**

- A) Prior to the Superstructure works commencing for Building DE, ST and W, a detailed scheme for vibration and re-radiation noise mitigation for that Building shall be submitted to and approved in writing by the Local Planning Authority. Buildings DE, ST and W must be designed to ensure that habitable rooms in the residential element of these buildings are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 40dB LASmax.
  
- B) No residential unit in Building DE, ST and W shall be occupied until a validation test has been carried out on a representative sample of dwellings and the results submitted to the Local Planning Authority and approved in writing, demonstrating the above criteria have been met for that Building. Where validation test shows the above criteria have not been met, details of the further mitigation to be installed must be submitted to and approved in writing by the Local Planning Authority. The mitigation shall be installed in accordance with the approved details prior to occupation of the residential units in that relevant Building.

*Reason - To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the National Planning Policy Framework (2023), Policies D6 (Housing quality and standards) and D14 (Noise) of the London Plan (2021) and Policies P15 (Residential design), P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

**Condition 23 - Operational waste management and recycling strategy**

Prior to the Superstructure works commencing for each Phase or Building of development, a waste and recycling strategy for that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. Building BC-6 shall be constructed in accordance with the details approved by ref. 22/AP/1202 unless otherwise agreed in writing by the Local Planning Authority. The waste and recycling strategy shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation of the relevant Phase or Building, and managed and operated in accordance with the approved strategy for all uses in perpetuity.

*Reason - To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self-sufficiency) of the London Plan (2021) and Policies P50 Highways impacts, P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).*

**Condition 24 - External Materials and Sample Panels**

- A) Notwithstanding the detail shown on approved drawings or documents, prior installation of any facade of each relevant Phase or Building, sample panels (no

less than 1 metre x 1 metre) of all external facing materials to be used in the construction of the building(s) within an individual Building of each Phase shall be presented on site (or an alternative location agreed with the Local Planning Authority) and a detailed schedule of such materials submitted to the Local Planning Authority for approval in writing.

- B) Prior to the installation of any facade for Building ST, a full-scale mock up of a typical portion of the façade shall be presented on site (or at another location to be agreed by the Local Planning Authority) to the Local Planning Authority for approval.
- C) The development shall not proceed other than in accordance with any such approval given. Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/1195 unless otherwise agreed in writing by the Local Planning Authority.

*Reason - In order that the Local Planning Authority can be satisfied that the consented development will be delivered to a high quality and makes an appropriate contextual response to the site in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

### **Condition 25 - Detailed drawings**

Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of Superstructure works within each relevant Phase or Building, typical section drawings at a scale of 1:5/1:10 through the following building elements (where relevant) shall be submitted for that Phase or Building to the Local Planning Authority for approval in writing:

- (a) The facades – including any external rainwater goods
- (b) Shopfronts – including details of glazing, placing of advertisements, canopy and any security measures and how it accords with the site-wide shopfront strategy
- (c) Parapets and roof edges
- (d) Balconies – including modesty screens to the projecting balconies, and including privacy screens where approved including to Building F to separate the recess balconies, and Building 1-4 to screen the end of balconies to windows of adjoining flats.
- (e) Entrances to internal servicing yards
- (f) Windows – including confirmation of the open types, lintels, cills, glazing specification and depth of window reveals, blind windows, Juliet balconies, and solar screens to Building W
- (g) Acoustic panels and means of enclosure serving rooftop level communal amenity spaces

- (h) Roof top pergolas, and section to show PV panel visibility from the street level
- (i) Privacy measures – including to protect the privacy of nearby residential units in S and T from the first and second floor roof terraces and first floor amenity room, and separate the public roof terrace from adjacent private terraces); and to protect the privacy of the nearby residential units in DE from the office use at first and second floor roof levels, and from the communal terrace at third floor level; and to separate the Publicly Accessible Roof Terrace on Building F from adjacent private terraces.

Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/1092 unless otherwise agreed in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with any such approval given. The privacy screens shall be installed in accordance with the approved details prior to first occupation of those Buildings, and shall be retained and maintained as such. The privacy measures for Building S and T shall be installed in accordance with the approved details prior to first occupation of those Buildings, and shall be retained and maintained as such.

*Reason - In order that the Local Planning Authority may be satisfied that the consented buildings will be constructed with the necessary level of technical expertise to achieve the high-quality architecture presented in the application material in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

### **Condition 26 - Solar glare**

Prior to the installation of any facade for a Phase or Building of the development, a solar glare assessment shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. The scheme shall set out how the solar glare impacts identified within the ES addendum have been mitigated. Building BC-6 shall be constructed in accordance with the details approved by ref. 22/AP/1343 unless otherwise agreed in writing by the Local Planning Authority. The buildings shall be constructed and completed in accordance with the approved details.

*Reason - To ensure the safe operation of the National Railway and avoid motorists being distracted by any glint or glare arising from solar reflection from building facades, in accordance with the National Planning Policy Framework (2023), Policies D9 (Tall buildings) and T1 (Strategic approach to transport) of the London Plan (2021) and Policies P17 (Tall buildings), P50 (Highways impacts) and P56 (Protection of Amenity) of the Southwark Plan (2022).*

### **Condition 27 – Landscaping and public realm**

Notwithstanding the detail shown on the approved drawings and in the application documents, a landscaping and public realm scheme for the Public Realm, ground floor gardens, podium gardens and roof terraces (including the Publicly Accessible Roof Terrace on Building F) within each relevant Phase or Building of development shall be submitted to and approved in writing by the Local Planning Authority, prior to any landscaping works for that Phase or Building. Each scheme must include all areas of public realm, children's playspace and residents' communal amenity authorised for the relevant Phase or Building.

The detailed plan shall include the following details (where relevant):

- (a) the overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- (b) the location, species and sizes of proposed trees and tree pit design, and including evidence of how the light availability has informed the species selection
- (c) details of soft planting, including any grassed/turfed areas, shrubs and herbaceous areas;
- (d) enclosures including type, dimensions and treatments of all boundary walls, fences, screen walls, barriers, railings and hedges;
- (e) appropriate privacy buffers between communal amenity areas and private residential units, and in the case of Building F between the Publicly Accessible Roof Terrace and private residential units;
- (f) appropriate boundary planting between the proposed buildings and neighbouring residential properties;
- (g) hard landscaping, including ground surface materials, kerbs, edges, ridged and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- (h) street furniture, including type, materials and manufacturer's specification, if appropriate;
- (i) wayfinding measures, including locations, design and dimensions;
- (j) details of children's play space areas, equipment and structures, including key dimensions, materials and manufacturer's specification if appropriate, and how the proposed areas contribute to the site-wide play space provision in the public realm of at least 1,800sqm of dedicated play and 1,790sqm of playable space, and within communal areas of at least 1,260sqm;
- (k) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;
- (l) details of the two (minimum) free-to-use drinking water fountains within the Public Realm;
- (m) a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas;
- (n) how the proposed landscaping measures contribute to the achievement of a Site-wide urban greening factor score of at least 0.4;
- (o) details of the integration of the heritage and art strategy into the landscaping;
- (p) details of the areas to be used for dockless cycle parking

The approved landscaping scheme shall be completed/ planted during the first planting season following practical completion of the relevant Phase or Building of the development. The landscaping and tree planting shall have a minimum two-year maintenance and watering provision following planting.

Any plants, shrubs or trees required as part of the implementation of the landscaping reserved matters and/ or associated with any Building and/ or plot that die or are removed, damaged or become diseased within a period of FIVE years from the substantial completion of the relevant Phase or Building shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent for a variation.

Building BC-6 shall be undertaken in accordance with the details approved by ref. 21/AP/0435.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

*Reason - In the interest of biodiversity, public safety, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity and the safe movement of pedestrians in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework (2023); Policies D8 (Public realm), S4 (Play and informal recreation), 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); Policies P13 (Design of Places), P14 (Design Quality), P51 (Walking), P52 (Low Line routes), P53 (Cycling), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).*

### **Condition 28 - Green/brown Roofs**

A) Before any Superstructure works within each relevant Phase or Building are carried out, detailed specifications for any green/brown/biodiverse roofs and/or walls for that Phase or Building shall be submitted to the Local Planning Authority for approval in writing. Details shall demonstrate:

- (a) the depth of substrate (to be between 80mm and 200mm for biodiverse roofs)
- (b) an appropriate planting mix that prioritises native species;
- (c) an appropriate irrigation system for any green walls;
- (d) that an appropriate management and maintenance regime is in place

Green roofs shall be planted in the first planting season following practical completion of building works of the relevant Phase or Building.

B) Full discharge of this condition will be granted once the green/brown roof(s) are



completed in full in accordance to the agreed plans for each relevant Phase or Building. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

C) 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.

*Reason - To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policies G1 (Green infrastructure), G5 (Urban greening), G6 (Biodiversity and access to nature) and SI 13 (Sustainable drainage) of the London Plan (2021); and Policies P59 (Green infrastructure), P60 (Biodiversity) and P68 (Reducing flood risk) of the Southwark Plan (2022).*

### **Condition 29 - Biodiversity, habitat and ecology**

Prior to the commencement of Superstructure works for any Phase or Building, an environmental action plan (informed by the biodiversity enhancements set out in the ecological appraisal and biodiversity management plan) shall be submitted to the Local Planning Authority for approval in writing setting out the measures that will be implemented/integrated within the relevant Phase to maximise its habitat value. Details shall include, but not be limited to:

- (a) provision of bat bricks/boxes;
- (b) provision of bird boxes;
- (c) provision of bespoke insect habitat;
- (d) appropriate native planting;
- (e) rain gardens and/or other sustainable drainage features offering biodiversity value

Across the Site no fewer than 12 bat tubes for the buildings and 3 bat boxes for trees, 18 nest boxes to buildings and 3 nest boxes to trees, and 6 bee bricks or invertebrate hotels shall be provided.

Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0490 unless otherwise agreed in writing by the Local Planning Authority.

These measures shall seek to maximise the biodiversity of the development, having regard to the achievement of the 0.4 Urban Greening Factor described in the application documents. Any such measures shall be installed/implemented, retained and maintained thereafter.

*Reason - To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); London Plan (2021) Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature); and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan (2022).*

**Condition 30 - Secured by Design**

Prior to the installation of the Secured by Design measures for each relevant Phase or Building, details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0491 unless otherwise agreed in writing by the Local Planning Authority. The Secured by Design measures shall be implemented in accordance with the approved details, completed prior to the first occupation of the relevant Phase or Building and retained for the lifetime of the development.

*Reason - In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2023); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021) and Policy P16 (Designing out crime) of the Southwark Plan (2022).*

**Condition 31 - Cycle Parking FULL**

Prior to the commencement of Superstructure works of each Phase or Building of the detailed component of the development, and notwithstanding the cycle store layouts shown on the submitted drawings, full details of the cycle parking facilities and a management plan shall be submitted to and approved by the Local Planning Authority for each Phase or Building. Provision shall be made for a minimum of 3,582 spaces across all Phases, as detailed within the Transport Assessment addendum prepared by Velocity.

Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0492 unless otherwise agreed in writing by the Local Planning Authority. The cycle parking for each Phase or Building shall be provided prior to occupation of the relevant Phase or Building and made available for use throughout the lifetime of the development.

*Reason - To promote sustainable travel and to ensure compliance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021) and Policy P53 (Cycling) of the Southwark Plan (2022).*

**Condition 32 - Cycle Parking OUTLINE**

Prior to the commencement of superstructure works of the Outline Component (Buildings V and U), full details of the cycle parking facilities and a management plan shall be submitted to and approved by the Local Planning Authority.

The submitted details shall include details of the layout of the spaces and specification for cycle stands for residential and commercial uses. The cycle parking shall be provided prior to occupation of the relevant Phase or Building and made available for use throughout the lifetime of the development.

*Reason - To promote sustainable travel and to ensure compliance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021) and Policy P53 (Cycling) of*

*the Southwark Plan (2022).*

### **Condition 33 - Access Routes**

Prior to the installation of any hard landscaping, soft landscaping, vehicular route, parking, loading bay, footway or cycleway commencing for a Phase or Building of the development, details of the layout and design of any vehicular route, parking, loading bay, footway or cycleway relevant to that Phase or Building (with the exception of the Railway Arch Links), shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. The submitted details shall show (where relevant) the alignment, widths, gradients, surfacing arrangements, kerbs, bays for parking/loading/deliveries, forward visibility sight lines and visibility splays, speed restraint measures, access controls, turning heads, emergency vehicle and service vehicle access and gradients in respect of the relevant part of the development. The details for Buildings DE, ST and W shall include the layout and design of the Shard Walk route, its width, surfacing, bays, access controls, forward visibility sight lines and visibility splays. Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0493 unless otherwise agreed in writing by the Local Planning Authority. Each Phase or Building of the development shall then be constructed in accordance with the approved details.

*Reason - To ensure that the detailed design provides sufficient vehicle manoeuvring and visibility in the interest of public safety and to ensure that the detailed design of the vehicular routes, footways, pedestrian routes and public squares would avoid vehicle/pedestrian conflict in accordance with London Plan (2021) Policies D5 (inclusive design), D8 (Public realm), T1 (Strategic approach to transport), T4 (Assessing and mitigating transport impacts) and T5 (Cycling), and Southwark Plan (2022) Policies P50 (Highways impacts), P51 (Walking) and P53 (Cycling).*

### **Condition 34 - On-site Renewable Energy Technologies**

Prior to commencement of Superstructure works on-site for the relevant Phase or Building the applicant must submit to the Local Planning Authority an updated roof layout drawing to demonstrate that PV generation has been maximised across the development. This should include the provision of bio-solar PV on green roof areas that are not for communal access purposes. The development shall be implemented in accordance with the approved details.

*Reason - In the interests of sustainable development and in accordance with London Plan (2021) Policies SI 2 (Minimising greenhouse gas emissions) and SI 3 (Energy infrastructure) and Policy P70 (Energy) of the Southwark Plan (2022).*

#### **4) Prior to Occupation or Fitout:**

### **Condition 35 - Site wide travel plan**

No Phase or Building of the development (excluding the School) hereby approved shall be occupied until a site-wide travel plan has been submitted for that relevant Phase or Building, and approved in writing by, the Local Planning Authority. The travel plan shall be monitored and reviewed in accordance with any targets within the plan, and such record made available upon request by the Local Planning Authority.

*Reason - To ensure the safe and sustainable movement of traffic on neighbouring highways, in accordance with the National Planning Policy Framework (2023), Policies T1 (Strategic approach to transport), T3 (Transport capacity, connectivity and safeguarding) and T4 (Assessing and mitigating transport impacts) of the London Plan (2021) and Policies P49 (Public transport) and P50 (Highways impacts) of the Southwark Plan (2022).*

### **Condition 36 - School travel plan**

The school travel plan approved by ref. 21/AP/0539 shall be monitored and reviewed in accordance with any targets within the plan, and such record made available upon request by the Local Planning Authority.

*Reason - To ensure the safe and sustainable movement of traffic on neighbouring highways, in accordance with the National Planning Policy Framework (2023), Policies T1 (Strategic approach to transport), T3 (Transport capacity, connectivity and safeguarding) and T4 (Assessing and mitigating transport impacts) of the London Plan (2021) and Policies P49 (Public transport) and P50 (Highways impacts) of the Southwark Plan (2022).*

### **Condition 37 - Community Use Scheme for School**

The Community Use Scheme approved by ref. 23/AP/0414 (unless otherwise agreed by the Local Planning Authority) including its details of:

- (a) a detailed plan and / or schedule of the Community Use Facilities within the School;
- (b) the days and times of availability of the Community Use Facilities;
- (c) the access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the School;
- (d) the management, maintenance and cost for use of the Community Use Facilities, which should be offered at a reasonable charge (having regard to the financial sustainability of the School);
- (e) a mechanism for review of the Community Use Scheme

shall be implemented upon occupation of the School and retained/maintained for the existence of the School.

*Reason - to secure community use of School facilities in accordance with Policy S3 (Education and childcare facilities) of the London Plan (2021) and Policies P27 (Education places) and P47 (Community uses) of the Southwark Plan (2022) and to ensure that residential amenity is satisfactorily protected with regards to Policy P56 (Protection of amenity) of the Southwark Plan (2022).*

### **Condition 38 - Flood Warning and Evacuation Plan**

Prior to first occupation of each relevant Phase or Building, a Flood Warning and Evacuation Plan for that Phase or Building shall be submitted to and approved in writing by the relevant Local Planning Authority. Building BC-6 shall be occupied in accordance with the details approved by ref. 22/AP/3381 unless otherwise agreed in

writing by the Local Planning Authority. The development shall be implemented/occupied in accordance with the approved plan(s).

*Reason - To protect against the risk of flooding, in accordance with in accordance with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2023); Policy SI 12 (Flood risk management) of the London Plan (2021); and Policies P56 (Protection of amenity) and P68 (Reducing flood risk) of the Southwark Plan (2022).*

### **Condition 39 – Waste (Thames Water)**

Prior to the occupation of each relevant Phase or Building (excluding the School), confirmation must be provided that either:

- (a) foul water capacity exists off site to serve the development; or
- (b) all combined water network upgrades required to accommodate the additional flows from the development have been completed; or
- (c) a development and infrastructure phasing plan (waste water) has been agreed with Thames Water to allow additional properties to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

*Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. To accord with London Plan (2021) Policy SI5 Water infrastructure and Southwark Plan (2022) Policies P67 (Reducing water use) and IP1 (Infrastructure).*

### **Condition 40 – Water (Thames Water)**

Prior to the occupation of each relevant Phase or Building (excluding the School), confirmation must be provided that either:

- (a) all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
- (b) a development and infrastructure phasing plan (water supply) has been agreed with Thames Water to allow additional properties to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

*Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development” The developer can request information to support the discharge of this condition by visiting the Thames Water website at <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>. To accord with London Plan (2021) Policy SI5 Water infrastructure and Southwark Plan (2022) Policies P67 (Reducing water use) and IP1 (Infrastructure).*

### **Condition 41 - Kitchen extract systems**

Prior to the commencement of use of any commercial kitchen, full particulars and details of a scheme for the extraction and ventilation of all commercial kitchens (which shall be designed in accordance with the EMAQ Document "Control of Odour and Noise from Commercial Kitchen Exhaust Systems" dated 05-09-2018) shall be submitted to and approved by the Local Planning Authority. The scheme shall include the following details to ensure that fumes and odours from the kitchen do not affect public health or residential amenity:

- Details of extraction rate and efflux velocity of extracted air
- Full details of grease, particle and odour abatement plant
- The location and orientation of the extraction ductwork and discharge terminal
- A management \ servicing plan for maintenance of the extraction system.

Once approved the scheme shall be implemented in full and permanently maintained thereafter in accordance with the approved details.

Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/1196 unless otherwise agreed in writing by the Local Planning Authority.

*Reason - in order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with the National Planning Framework (2023) and Policies P56 (Protection of amenity) and P65 (Improving air quality) of the Southwark Plan (2022).*

### **Condition 42 – Estate Management Strategy**

Prior to the occupation of any residential or commercial units with a particular Phase or Building, a detailed Estate Management Strategy for each Phase or Building (as relevant) of the development shall be submitted to and approved in writing by the Local Planning Authority for that Phase. The strategy should include details of the following:

- (a) on-site security measures including the location of security/concierge office, the location and details of CCTV;
- (b) arrangements for the receipt, management and distribution of post and parcels to the residential units and commercial/community uses;
- (c) details of any controlled/restricted areas of the development and details of those who will have access to each of the identified zones;
- (d) details of access control systems serving communal and residential building entrances;
- (e) management and maintenance framework for internal communal circulation areas and lifts;
- (f) confirmation of disabled access arrangements; and
- (g) vehicle access points and how these will be controlled and managed.

The site shall be managed in accordance with the approved management strategy.

*Reason - In order that the Local Planning Authority may be satisfied with the ongoing management of the development, to maintain safe and well-designed public spaces, and to ensure compliance with London Plan (2021) Policy D5 (inclusive design), D6 (Housing quality and standards), D11 (Safety, security and resilience to emergency), T4 (Assessing and mitigating transport impacts), the GLA Housing Design Standards LPG (2023) and Southwark Plan (2022) Policies P15 (Residential design), P16 (Designing out crime), P50 (Highway impacts) and P55 (Parking standards for disabled people and the physically impaired).*

### **Condition 43 - Lighting strategy**

Prior to the occupation of any Building within a relevant Phase, details of external lighting (including design, specification, power) to be installed within any Public Realm or to be affixed to the Buildings(s) within that Phase, shall be submitted to the Local Planning Authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

Building BC-6 shall be constructed in accordance with the details approved by ref. 21/AP/0540 unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be completed prior to occupation of the relevant Phase of the development and shall thereafter be permanently retained.

*Reason – To provide more detail on the suggested lighting strategy within the Design and Access Statement, and in order that the council may be satisfied that external lighting is appropriately designed and located to balance the safe illumination of the Public Realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with the National Planning Policy Framework (2023), London Plan (2021) Policies D8 (Public realm), D11 (Safety, security and resilience to emergency), G6 (Biodiversity and access to nature) and the Southwark Plan (2022) Policies P16 (Designing out crime), P56 (Protection of amenity) and P60 (Biodiversity).*

### **Condition 44 - Car parking management plan**

Prior to the first occupation of each Phase or Building of the development, a Car Parking Management Plan for that Phase or Building shall be submitted to and approved in writing by the relevant Local Planning Authority, and must include at least the following details:

- (a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays.
- (b) the provision of active Electric Vehicle Charging Points (EVCP) to every residential and office parking space in accordance with adopted London Plan.

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

*Reason - Car parking management must be identified prior to the commencement of development to ensure that sufficient off-street parking areas are provided and*

*appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policies P54 (Car parking) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).*

### **Condition 45 - Delivery and servicing plan**

Prior to occupation of a Phase or Building of the development, a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. Each DSP shall cover both residential and non-residential land uses and include the following items:

- (a) strategy for deliveries and collections (both commercial and residential);
- (b) number of servicing trips (including maintenance);
- (c) details for management and receipt of deliveries for the residential properties;
- (d) measures to minimise the number of servicing trips overall;
- (e) measures to encourage deliveries and servicing by electric vehicle, cycle, foot and other non-private vehicular means;
- (f) cleaning and waste removal, including arrangements for refuse collection;
- (g) monitoring and review of operations; and
- (h) The DSPs for Buildings DE, ST and W shall detail the access and management arrangements of the Shard Walk/Low Line and how they relate to providing access for adjoining landowners and operators.

The DSP for Building BC-6 shall be implemented in accordance with the details approved by ref. 21/AP/0542 (unless otherwise agreed in writing by the Local Planning Authority) and shall remain in place unless otherwise agreed in writing.

The DSP for each Phase or Building shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

*Reason - To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with the National Planning Policy Framework (2023), Policies T4 (Assessing and mitigating transport impacts) and T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policies P14 (Design quality), P18 (Efficient use of land), P50 (Highways impacts) of the Southwark Plan (2022).*

### **Condition 46 - BREEAM (non-residential uses)**

Prior to the commencement of the fit out of the non-residential units of the relevant Phase or Building of the development, a design Stage Assessment (under BREEAM) shall be carried out and a copy of the summary score sheet and interim BREEAM Certificate submitted to and approved in writing by, the Local Planning



Authority. The assessment shall include measures to be undertaken to seek to achieve a rating of BREEAM Excellent for the office, retail, community and leisure uses, and BREEAM Very Good for the School Use. Building BC-6 shall be fitted out in accordance with the details approved by ref. 23/AP/3485 unless otherwise agreed in writing by the Local Planning Authority.

Within 3 months of first occupation of the relevant non-residential units, a copy of the summary score sheet and Post-Construction Review Certificate (under BREEAM) shall be submitted to, the Local Planning Authority for approval in writing, verifying that the agreed standards have been met.

*Reason - In the interests of addressing climate change and to secure sustainable development and to comply with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2023), Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) and Policies P69 (Sustainability standards) and P70 (Energy) of the Southwark Plan (2022).*

### **Condition 47 – MUGA Lighting**

The details and specification of lighting to the MUGA shall be carried out in accordance with the details approved by ref. 21/AP/1197 (unless otherwise agreed in writing by the Local Planning Authority), and shall be permanently maintained as approved thereafter.

*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 the National Planning Policy Framework (2023), London Plan (2021) Policies D3 (Optimising site capacity through the design-led approach) and G6 (Biodiversity and access to nature), and Policies P56 (Protection of amenity) and P60 (Biodiversity) of the Southwark Plan (2022).*

### **Condition 48 – MUGA fencing**

The measures to reduce noise from the MUGA shall be incorporated into the construction in accordance with the details approved by ref. 22/AP/3385 (unless otherwise agreed in writing by the Local Planning Authority) prior to the use of the MUGA commencing. Any chain link fencing surrounding the playing surface shall be effectively supported vertical twin wire anti-rattle fencing.

*Reason - to ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework (2023), London Plan (2021) Policy D14 (Noise) and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **5) Other conditions – to be complied with and discharged in accordance with the specified requirements:**

#### **Condition 49 - Tree Protection Plan**

Whilst each Phase is being developed, within the area of land covered by the relevant Phase:

- (a) all existing trees shall be protected by secure, stout exclusion fencing as shown on the tree protection plans 150903-P-32 and 150903-P-32-02 set out in the Arboricultural Report July 2023 and in accordance with BS:5837.
- (b) the management and protection of trees on the site shall be in accordance with an Arboricultural Method Statement to be submitted and approved by the Local Planning Authority detailing areas of specialist construction, site supervision and a schedule of site monitoring in accordance with section 6.1 of British Standard BS 5837 2012: Trees in Relation to Design, Demolition and Construction. The tree protection measures for Phase 1 shall be carried out in accordance with the details approved by ref. 20/AP/2450.

*Reason - To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Chapters 14 and 15 of the National Planning Policy Framework (2023); Policies D8 (Public realm) and G7 (Trees and Woodlands) of the London Plan (2021); and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity), P57 (Open Space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).*

### **Condition 50 – Archaeological Reporting**

Within six months of the completion of archaeological site works within each Phase or Building of the development (except for Phase 1 which had its assessment report ref Site Code PKF18 Report on Phase 1 Archaeological Evaluation rev. 2 approved by ref. 21/AP/0249), an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to the Local Planning Authority for approval in writing and the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

*Reason - In order that the archaeological interests of the site are 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), Policy HC1 (Heritage conservation and growth) of the London Plan (2021) and the Chapter 16 of the National Planning Policy Framework (2023).*

## **6) Compliance Conditions:**

### **Condition 51 - Environmental Statement Mitigation Measures**

The development hereby approved shall be carried out in accordance with the mitigation measures set out in the Environmental Statement Addendum and Appendices (July 2023) and whenever the Local Planning Authority is requested to approve a variation to those mitigation measures or minor material amendment as provided by planning procedures, it shall do so only if satisfied that the proposed variation or amendment would not have any significant environmental effects which have not been assessed in the Environmental Statement.

*Reason - In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental*

*Statement in order to minimise the environmental effects of the development.*

### **Condition 52 – Phasing Plan**

With the exception of the Railway Arch Links, the development shall be carried out in accordance with the Phasing Plans:

2607-KPF-MPLN-XX-DR-PLN SK-0530 REV P01

SK-0531B REV 1

Phasing Plan - Phase 1 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0009 (PL1) received 16/8/23

Phasing Plan - Phase 2 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0010 (PL1) received 16/8/23

Phasing Plan - Phase 3 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0011 (PL1) received 16/8/23

Phasing Plan - Phase 4 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0012 (PL1) received 16/8/23

Phasing Plan - Phase 5 877\_GRS-BFS-HTA\_U\_D01\_XX\_DR\_1303 (revision D) received 16/8/23

Phasing Plan - Phase 6 877\_GRS-BFS-HTA\_U\_D01\_XX\_DR\_1304 (revision B) received 16/8/23

Phasing Plan - Phase 7 877\_GRS-BFS-HTA\_U\_D01\_XX\_DR\_1305 (revision D) received 16/8/23

Phasing Plan - Phase 8A 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_1312 (PL1) received 15/2/24

Phasing Plan - Phase 8B 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_1313 (PL1) received 15/2/24

Phasing Plan - Phase 9 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0017 (PL2) received 15/2/24

Phasing Plan - Phase 10 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0018 (PL2) received 15/2/24

Phasing Plan - Phase 11 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_1314 (PL1) received 15/2/24

Phasing Plan – Phases 5 -11 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0019 (PL2) received 15/2/24

approved by the Local Planning Authority unless a further plan(s) is subsequently submitted to and approved by the Local Planning Authority.

*Reason - To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended, the Reason for Grant and also for the avoidance of doubt and in the interests of proper planning.*

### **Condition 53 - Partial Discharge**

Where any application is made to discharge a condition on a partial basis (i.e. in relation to a Building or Phase or part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous Phases, or part of, the details of which have already been determined, and subsequent Buildings/Phases as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to the Local Planning Authority as part of any partial or phased discharge of planning

conditions

*Reason - To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with Chapter 1 (Planning London’s Future – Good Growth) of the London Plan (2021), Strategic Policies SP1-SP6 of the Southwark Plan and the NPPF (2023).*

**Condition 54 – Quantum of Development (outline)**

The total quantum of built floorspace across the Outline Component shall not exceed the figures specific below in GEA and sqm:

Residential (Class C3)	9,739
Multi-use floorspace (Class A1/A3/A4/D1)	503
Office (Class B1)	6,243

*Reason - to ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the development.*

**Condition 55 - Retail Controls**

At its completion, the proposed development (Detailed Component and Outline Component) must not exceed the following controls:

- A maximum of 5,731 sq.m. (GIA) of Class A1-A4 floorspace;
- No class A1 unit outside Building F to exceed 500 sq.m. GIA;
- No national multiple food store should be provided;
- Building F shall not be used as a single A1 shop unit; and,
- No betting shops, pawnbrokers or payday loan shops (sui generis)

A minimum of 10% of the Class A1-A4 floorspace must be provided with small Class A1 shop units of no more than 80sqm GIA at all times. No small retail unit shall be merged, combined, or consolidated with any other retail unit to form a larger retail unit, without having first obtained express written consent from the Local Planning Authority.

*Reason - to ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the quantum of retail floorspace would not have a detrimental impact on the viability of surrounding local retail provision, and provides small shops in accordance with London Plan (2021) Policies SD7 (Town centres) and E9 (Retail, markets and hot food takeaways) and the Southwark Plan (2022) Policies P32 (Small shops), P36 (Development outside town centres) and P40 (Betting shops, pawnbrokers and pay day loan shops).*

**Condition 56 - Satellite Dishes**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the north/south/east/west elevations or the roof of any Building, unless otherwise agreed in writing with the Local Planning Authority.

*Reason - In order that the Local Planning Authority may be satisfied with the details of the proposal and to accord with the National Planning Policy Framework 2023 and Policies P13 (Design of Places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

### **Condition 57 - Demolition and Construction Hours**

Unless otherwise agreed in writing with the Local Planning Authority, demolition and construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 09:00-14:00 Saturday with no work on Sundays or public holidays other than internal works not audible outside the site boundary. Driven piling or ground improvement work which will generate perceptible offsite ground borne vibration is only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

*Reason - To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with the National Planning Policy Framework (2023) and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **Condition 58 – Flood Risk Assessment**

The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment, Flood Risk Assessment Addendum and Technical Note, as updated by the Flood Risk Assessment Addendum July 2023 by Arup and the following mitigation measures:

- Finished floor levels for sleeping accommodation shall be set no lower than the maximum likely water level (MLWL) of 3.18 metres above Ordinance Datum (mAOD).

*Reason - to reduce the risk of flooding to the proposed development and future occupants, in accordance with the National Planning Policy Framework (2023); Southwark's Strategic Flood Risk Assessment (2017); Policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage) of the London Plan (2021) and P68 (Reducing flood risk) of the Southwark Plan (2022).*

### **Condition 59 – Noise: non-residential units**

The combined rating level of the noise from any single commercial unit shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014, or any such standard replacing or revoking BS4142:2014 with or without modification.

*Reason - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2023), Policy D14 (Noise) of the London Plan (2021) and Policies P15 (Residential design), P56 (Protection of amenity) P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **Condition 60 – Noise: School**

The design of the School hereby permitted are to be such that:

- (a) As far as practicable the School design shall seek to ensure that noise emissions from school activities (excluding the use of external play and recreation spaces) do not exceed 55 dB LAeq,16 hour at any existing or proposed dwelling;
- (b) Where this is not possible, noise emissions from school activities shall not exceed 65 dB LAeq,16 hour at any existing or proposed dwelling;
- (c) Noise from sources external to the School do not exceed 65 dB LAeq,30 minute within formal and informal outdoor teaching areas.

*Reason - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with the National Planning Policy Framework (2023), Policy D14 (Noise) of the London Plan (2021) and Policies P15 (Residential design), P56 (Protection of amenity), P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **Condition 61 - External amplified music from commercial unit/s**

A scheme of sound insulation shall be designed to ensure that the LA10,5min sound from amplified and non-amplified music and amplified speech shall not exceed the lowest L90,5min 1m from the facade of any sensitive premises at all octave bands between 63Hz and 8kHz. A report including details of the scheme of insulation shall be submitted to and approved by the Local Planning Authority prior to the use commencing and the approved scheme shall be permanently maintained thereafter.

*Reason - to ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the National Planning Policy Framework (2023), Policy D14 (Noise) of the London Plan (2021) and Policies P15 (Residential design), P56 (Protection of amenity) P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **Condition 62 - Noise: Fixed Plant and Equipment**

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. Prior to any plant being commissioned a validation test shall be carried out following completion of the development and the results shall be submitted to the Local Planning Authority for approval in writing along with details of any further mitigation measures required to achieve the stated sound level. The plant, equipment and any further mitigation shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

*Reason - to ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework*

*(2023), Policy D14 (Noise) of the London Plan (2021) and Policies P15 (Residential design), P56 (Protection of amenity) P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **Condition 63 - Hours of Operation: Non-Residential**

The non-residential uses hereby permitted shall only be open to members of the public between the hours of 07:00 to 23:00. Deliveries to and collections from the non-residential uses shall only take place between the hours of 07:00 and 21:00. The handling of bottles and movement of bins and rubbish is not permitted to take place outside the premises between the hours of 23:00 on one day and 07:00 the following day.

The external ground floor area on the western side of Building 5 shall only be used for any children's nursery use between the hours of 09:00 and 18:00 Mondays to Fridays, with no children's nursery use on Saturdays and Sundays.

The external ground floor area on the western side of Building 5 shall only be used (for any use other than a children's nursery) between the hours of 09:00 and 18:00 Mondays to Sundays.

*Reason - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).*

### **Condition 64 - Hours of Operation: Outdoor Sports**

The outdoor sports facilities and amenity areas within the School grounds to be made available to the public, shall not be illuminated or used outside the hours of 07:00 and 21:00 Mondays to Saturdays and after 19:00 on Sundays.

*Reason - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).*

### **Condition 65 - Accessible housing DETAILED**

A minimum of 130 dwellings within the Detailed Component hereby consented (1,542 units) shall be delivered as M4(3)(2)(a) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations, a minimum of 35 dwellings within the Detailed Component shall be delivered as M4(3)(2)(b) 'wheelchair user dwellings' and the remaining units shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard.

Notwithstanding the detail shown in the approved drawings listed below, the social rented tenure wheelchair units in Buildings OPQ and W, shall have clear open doorway widths of at least 900mm.

- Building BF-W - Flat Layout - 2B4P Wheelchair 877-AFK-A-BW-UN-DR-0304 (PL1) received 5/12/23
- Buildings BF-OPQ - Flat Layout - 1B2P Wheelchair 877\_GRS-BFS-HTA\_A\_BOPQ\_UN\_DR-0300 (PL1)
- Buildings BF-OPQ - Flat Layout - 2B4P Wheelchair 877\_GRS-BFS-

HTA\_A\_BOPQ\_UN\_DR-0301 (PL1)

- Buildings BF-OPQ - Flat Layout - 3B4P Wheelchair 877\_GRS-BFS-HTA\_A\_BOPQ\_UN\_DR-0302 (PL1)

*Reason - In order to ensure that new housing can be easily adapted to meet the changing needs of occupiers and that a suitable proportion of units conform to the specific needs of wheelchair users in accordance with Policies D5 (Inclusive design) and D7 (Accessible housing) of the London Plan (2021) and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022.*

### **Condition 66 - Accessible housing OUTLINE**

A minimum of 10% dwellings hereby consented within the Outline Component (Building V) shall be delivered as M4(3)(2)(b) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations and the remaining units, shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard.

*Reason - In order to ensure that new housing can be easily adapted to meet the changing needs of occupiers and that a suitable proportion of units conform to the specific needs of wheelchair users in accordance with Policies D5 (Inclusive design) and D7 (Accessible housing) of the London Plan (2021) and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan 2022.*

### **Condition 67 - Architect Retention**

The architects listed below, or other such architects as approved in writing by the Local Planning Authority, acting reasonably, shall undertake the Developed Design of the project (RIBA Stage 3):

- The Developed Design of the Building BC-6 (RIBA Stage 3) shall be undertaken by Noviu Architects.
- The Developed Design of the Buildings DE, ST and W (RIBA Stage 3) shall be undertaken by Arney Fender Katsalidis.
- The Developed Design of the Buildings F, U and V (RIBA Stage 3) shall be undertaken by Hawkins Brown Architects.
- The Developed Design of the Buildings 1-4 and 5 (RIBA Stage 3) shall be undertaken by HTA.

*Reason - In order to retain the design quality of the development in the interest of the visual amenity of the area, in accordance with the National Planning Policy Framework (2023), Policy D4 (Delivering good design) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

### **Condition 68 - Approved development**

The approved development comprises the erection of buildings ranging from 4 to 36 storeys as shown on the plans hereby approved.

The approved development shall comprise up to 1,524 residential units (Class C3), 2,236sqm GEA of retail (Classes A1/A3/A4), 3,715sqm GEA of multi-use floorspace (Classes A1/A3/A4/D1), 10,386sqm of office (Class B1), 6,973sqm GEA of school



(Class D1) and 1,035sqm GEA of community and leisure (Class D1/D2) as shown on the plans hereby approved for the full planning permission in the Detailed Component element of the permission.

The approved development shall comprise up to 82 residential units (Class C3) (with up to 281 habitable rooms), up to 6,243sqm office (Class B1) and up to 503sqm GEA sqm multi-use floorspace (Class A1/A3/A4/D1) for the outline planning permission in the Outline Component element of the permission.

*Reason: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.*

### **Condition 69 - Circular economy – early stage**

Prior to the commencement of Superstructure works for each relevant Phase or Building (excluding the School), a Circular Economy Statement for that Phase or Building demonstrating compliance with Part B of Policy SI7 "Reducing waste and supporting the circular economy" of the London Plan (2021) and including measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted and approved in writing by the Local Planning Authority. The assessment shall develop a strategy for the implementation of circular economy principles in both the approved building and the wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction. The development shall be carried out in accordance with the approved details.

*Reason - To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with Policy SI7 of the London Plan (2021).*

### **Condition 70 - Whole life carbon – early stage**

Prior to the commencement of Superstructure works for each relevant Phase or Building (excluding the School), a Whole Life-Cycle Carbon Assessment for that Phase or Building demonstrating compliance with Part F of Policy SI2 "Minimising greenhouse gas emissions" of the London Plan (2021), shall be submitted and approved in writing by the Local Planning Authority. This assessment shall develop a strategy for the implementation of whole life cycle carbon principles in the approved development's construction, operational and demolition phases. The development shall be carried out in accordance with the approved details.

*Reason - To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan (2021).*

### **Condition 71 – Access to risers**

Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of Superstructure works within each relevant Phase or Building, details at a scale of 1:50 to show the internal risers up through the building to roof level and ducting for each commercial unit to connect its ventilation and extract system into, and informed by the submitted Ventilation, Extraction and Odour Strategy issue 4 by PSH shall be submitted for that Phase or Building to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details.

*Reason – To ensure commercial units (which may serve a range of commercial uses) are provided with risers through the building to allow adequate ventilation and extraction to a high level, to avoid noise and odour issues and a loss of amenity, in accordance with the National Planning Policy Framework (2023), Policy D14 (noise) of the London Plan (2021), and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).*

### **Condition 72 – Ground floor layouts**

Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of Superstructure works within each relevant Phase or Building, detailed floorplans and elevations shall be submitted for that Phase or Building to the Local Planning Authority for approval in writing:

- (a) The arrangement of residential entrances to improve the secondary entrances onto the central public realm of Buildings OPQ.
- (b) The arrangement of the stores, plant rooms, back of house facilities and residential lobby around the landscaped square on the northern side of Building 1-4 to increase the extent of active frontage.
- (c) The arrangement of the residential entrances of Building 1-4 on Drummond Road and Keeton's Road to improve the secondary entrances onto these streets.
- (d) The arrangement of the residential entrance of Building F on the Keeton's Road to improve the secondary entrance onto this street
- (e) The extent of and entrances to the residential lobby fronting West Yard, and the corresponding extent of the flexible retail/cultural frontage to maximise the active non-residential frontage and entrances onto the public realm.
- (f) The location and extent on the ground and mezzanine floors and elevations of Building ST of clear glazing, obscured glazing, louvres and service doors.

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

*Reason – To ensure the residential entrances are given suitable prominence and quality to activate the base of these buildings and adjacent public realm, and to maximise active frontages in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

### **Condition 73 - Residential - Vertical sound transmission between potentially loud commercial and residential properties on refurbishment - pre approval**

Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 55dB 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. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing, and once approved the partition shall be permanently maintained thereafter.

*Reason - To ensure that the occupiers and users of the proposed development do*

*not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022) and the National Planning Policy Framework (2023).*

### **Condition 74 - Surface water drainage (Thames Water)**

Prior to the occupation of each relevant Phase or Building (excluding the School), confirmation must be provided that either:

- (a) Surface water capacity exists off-site to serve the development; or
- (b) all combined water network upgrades required to accommodate the additional flows from the development have been completed; or
- (c) a development and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed plan.

*Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. To accord with London Plan (2021) Policy S15 Water infrastructure and Southwark Plan (2022) Policies P67 (Reducing water use) and IP1 (Infrastructure).*

### **Condition 75 - Ecological monitoring**

Prior to first occupation of each relevant Phase or Building (excluding the School), a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. The monitoring should include annual protected species surveys of created receptor habitats, botanical surveys of created habitats invertebrate surveys of the gravel piles and use of bird and bat boxes. The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years. Surveys should be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30 following first occupation. Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

*Reason - To comply with the Biodiversity Net Gain requirements of the Environment Act 2021. To measure the effectiveness of biodiversity enhancement measures, to see whether the measures achieve the expected biodiversity gains.*

### **Condition 76 - Spill out spaces**

Prior to first occupation of any Phase or Building (excluding the School), a site-wide spill out space strategy shall be submitted to and approved by the Local Planning Authority. The strategy shall include the following details:

- (a) the extents of all external spill out spaces for the commercial units across the Site;
- (b) the furniture, barriers, bollards, planters to be used to demarcate the spill out zones, and confirmation of whether they are to be fixed to the ground, moveable, and whether they are to be taken in each night;

- (c) the remaining widths of the public realm and routes adjacent to each spill out zone for pedestrians, cyclist and emergency vehicles.

The spill out spaces shall be provided only in accordance with the approved details prior to the occupation of the commercial units within each relevant Phase or Building of the development, and operated as such thereafter.

*Reason - In the interest of public safety and fire safety, to secure the maximum area of useable public realm, to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity and the safe movement of pedestrians and cyclists in accordance with: the National Planning Policy Framework (2023); Policies D8 (Public realm), D12 (Fire safety), T2 (Healthy Streets), T4 (Assessing and mitigating transport impacts), T5 (Cycling) of the London Plan (2021); Policies P13 (Design of Places), P14 (Design Quality), P51 (Walking), P52 (Low Line routes) and P53 (Cycling) of the Southwark Plan (2022).*

### **Condition 77 – External amenity spaces**

Prior to the first occupation of each relevant Phase or Building (excluding the School), all balconies, roof terraces and communal outdoor spaces including its playspace(s) for that Phase or Building shall be provided in accordance with the approved drawings, unless an alternative arrangement of outdoor amenity spaces to maintain the total provision is approved by the Local Planning Authority and be retained as such thereafter.

Reason: To ensure a high quality of residential amenity is delivered in accordance with the National Planning Policy Framework (2023), Policies D6 (Housing quality and standards) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality), P15 (Residential design), P17 (Tall buildings) and P56 (Protection of amenity) of the Southwark Plan (2022).

### **Condition 78 - Temporary / Permanent Obstacle Lighting Scheme**

Obstacle lights shall be placed on the highest parts of the highest crane/buildings on the site during the construction phases and on the highest parts of the highest buildings following completion of the construction. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of regulation CS ADR-DSN Chapter Q 'Visual Aids for Denoting Obstacles'

*Reason - Permanent illuminated obstacle lights are required on the development to avoid endangering the safe movement of aircraft and the operation of London City Airport, to comply with London Plan (2021) policy D9 (Tall buildings).*

### **Condition 79 - Vertical sound transmission between commercial and residential properties in new build - standard**

The habitable rooms within the development sharing a party ceiling or floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period.

*Reason - To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from*

*activities within the commercial premises in accordance with Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022) and the National Planning Policy Framework (2023).*

### **Condition 80 - Full fibre connectivity**

Prior to first occupation of a Phase or Building (excluding the School), ducting for full fibre connectivity infrastructure for each Phase or Building of the development shall be provided in accordance with drawings 877-293807-J-XX-XX-DR-1100 P03, 877-293807-J-XX-D1-DR-8430 P01, 877-293807-J-XX-D1-DR-8431 P01 and 877-293807-J-XX-D1-DR-8432 P01, unless otherwise agreed in writing by the Local Planning Authority.

*Reason - To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with policies SI6 of the London Plan (2021) and P44 of the Southwark Plan (2022).*

### **Condition 81 - Restriction on the Installation of Telecommunications Equipment**

Notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (as amended or reenacted) no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

*Reason - In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).*

### **Condition 82 - Restriction on the Installation of Roof Plant**

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of a building as shown on elevation drawings.

*Reason - In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places), Policy P14 (Design quality) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).*

### **Condition 83 - Fire Safety Strategy Report**

The development hereby approved (excluding the School) shall be carried out in accordance with the recommendations of the Fire Statement issue 8 by Jensen Hughes (as updated by the Jensen Hughes note dated 12/10/2023 and Jensen Hughes note dated 05/01/2014) unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

The School shall be constructed in accordance with the Fire Strategy Summary Report (February 2020).

*Reason - To ensure that the development incorporates the necessary fire safety measures in accordance with policies D5 (Inclusive design) and D12 (Fire safety) of the London Plan (2021).*

### **Condition 84 - Restriction on use class hereby permitted**

Notwithstanding the provisions of Class E of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the uses hereby permitted are restricted to be only:

- the retail floorspace hereby approved in the location shown shall be used for Use Class A1, A3 or A4 retail, cafe and restaurant and drinking establishment purposes only;
- the employment floorspace hereby approved in the locations shown shall be used for Use Class B1 business purposes only;
- the multi-use floorspace hereby approved in the locations shown shall be used for Use Class A1, A3, A4 or D2 retail, cafe and restaurant, drinking establishment, assembly and leisure purposes only;
- the school floorspace hereby approved in the location shown shall be used for Use Class D1 education purposes only;
- the community/leisure floorspace hereby approved in the locations shown shall be used for Use Class D1 or D2 non-residential institutions and assembly and leisure purposes only;
- the retail/community floorspace hereby approved in outline form in the locations shown shall be used for Use Class A1, A3, A4 or D1 retail, cafe and restaurant, drinking establishment and non-residential institutions purposes only;

unless otherwise agreed by way of a formal application for planning permission.

*Reason - In granting this permission the Local Planning Authority has had regard to the special circumstances of this case, the requirement to provide employment space on this site, the environmental information in the ES and wishes to have the opportunity of exercising control over any subsequent alternative uses, in accordance with: Chapters 6, 7, 11 and 12 of the National Planning Policy Framework (2023); Policies SD7 (Town centres), S1 (Developing London's social infrastructure), E1 (offices), E2 (Providing suitable business space) and E9 (Retail, markets and hot food takeaways) of the London Plan (2021); and Policies P30 (Office and business development), P46 (Leisure, arts and culture), P47 (Community uses), P32 (Small shops), P35 (Town and local centres), P36 (Development outside town centres), P50 (Highways impacts) and P56 (Protection of amenity) and the NSP13 site allocation of the Southwark Plan (2022).*

### **Condition 85 – Heritage and art strategy**

Prior to the commencement of any landscaping or wind mitigation works within a Phase or Building (excluding the School), a site-wide heritage and art strategy shall be submitted to and approved in writing by the Local Planning Authority.

The site-wide heritage and art strategy shall include the following details:

- (a) the locations of the heritage and art features - the primary, secondary and hidden typologies.
- (b) the community engagement to be undertaken in the development of the

ideas.

- (c) the design of the heritage and art features to be incorporated into the landscaping, wayfinding, street furniture, play equipment and wind mitigation.
- (d) the process for securing the permission where the heritage and art features are of a scale to require planning permission and/or advertisement consent.
- (e) The timescales for the delivery of the heritage and art features.
- (f) The arrangements for on-going maintenance of the heritage and art features.

The heritage and art strategy shall be developed in accordance with the Southwark Council Public Art Policy (2022).

The development shall be carried out in accordance with the approved strategy and shall be retained and maintained as such thereafter.

*Reason – To secure further details of the Heritage & Art Strategy within the Design and Access Statement as part of ensuring a high design quality and provides satisfactory standards of visual amenity in accordance with: the National Planning Policy Framework (2023); Policy D8 (Public realm) of the London Plan (2021); Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of amenity) of the Southwark Plan (2022).*

**Condition 86 - Crane and scaffolding heights**

No cranes shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development has been submitted to and approved by the Local Planning Authority (in consultation with London City Airport). It should be noted that no construction equipment shall be permitted to infringe any Instrument Flight Procedures or critical obstacle limitation surfaces.

*Reason - The use of cranes or tall equipment in this area has the potential to impact London City Airport operations and therefore they must be assessed before construction, to comply with London Plan (2021) policy D9 (Tall buildings).*

**Condition 87 - Circular economy – post-completion**

No later than three months following substantial completion of the Phase or Building (excluding the School) of the development hereby consented, a Post Completion Circular Economy Report setting out the predicted and actual performance for that Phase or Building against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority.

*Reason - To ensure that Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with the National Planning Policy Framework (2021) and policies GG6 Increasing Efficiency and Resilience and SI7 Reducing Waste and Supporting the Circular Economy of the*

*London Plan (2021).*

### **Condition 88 - Whole life carbon – post-occupation**

Within 12 months of first occupation of a Phase or Building (excluding the School) of the development, an updated Whole Life-Cycle Carbon Assessment for that Phase or Building demonstrating compliance with Part F of Policy SI2 "Minimising greenhouse gas emissions" of the London Plan (2021), shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate updated whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment based on actual emissions. The updated assessment should evidence what actions have been taken in implementing that Phase or Building of the development to reduce whole life-cycle carbon emissions, including assessment and evidencing of the recommendations set out in the approved pre-commencement Whole Life-Cycle Carbon Assessment.

*Reason - To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with policy SI2 of the London Plan (2021).*

### **Condition 89 – Shopfront strategy**

Prior to the installation of any ground floor facade within a Phase or Building (excluding the School), a site-wide shopfront and signage strategy shall be submitted to and approved in writing by the Local Planning Authority. The site-wide shopfront strategy shall detail the design code for the proposed frontages of the commercial units facing streets and routes, the advertising zones and awnings.

The development shall be carried out in accordance with the approved strategy and shall be retained and maintained as such thereafter.

The window openings to the commercial units shall be glass and shall not be painted or otherwise obscured or obstructed without prior written consent from the Local Planning Authority.

*Reason – To secure further details as part of ensuring a high design quality and provides satisfactory standards of visual amenity in accordance with: the National Planning Policy Framework (2023); Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021); Policies P13 (Design of Places), P14 (Design Quality), P39 (Shop fronts) and P56 (Protection of amenity) of the Southwark Plan (2022).*

### **Condition 90 – Building F materials and facade design**

Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of Superstructure works for Building F, a design study of the lower floors of the building and central roof top pavilion and typical drawings at a scale of 1:5/1:10 of the following building elements shall be submitted for Building F to the Local Planning Authority for approval in writing:

- (a) The facades to show the extent and design of brickwork and other materials;
- (b) Window design of the built back brick floors;
- (c) Ground floor bays, entrances and canopies;



- (d) Rebuilt stair cores on the Clements Road elevation; and
- (e) Set back roof top pavilion.

The development of Building F shall be carried out in accordance with the approved details.

*Reason - In order that the Local Planning Authority may be satisfied that the design will sufficiently reflect the industrial history and character of this building, to achieve the high-quality architecture in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

### **Condition 91 Building W materials and facade design**

Notwithstanding the detail shown on approved drawings or documents, prior to the installation of any facade for Building W, a design study of the treatment of the lower floors of the building, railway-facing elevation and crown of the building and typical drawings at a scale of 1:5/1:10 of the following building elements shall be submitted for Building W to the Local Planning Authority for approval in writing:

- (a) The facades at ground and mezzanine levels to show measures to improve the visual interest of the brickwork such as brickwork pattern;
- (b) The facade to the railway to show measures to improve the design of the central bays, such as adding windows to the stair cores and/or articulation;
- (c) The crown/top of the building to show measures to reduce the massing of the roof level and upper level roof and incorporate measures to improve the visual interest of the brickwork such as brickwork pattern.

The development of Building W shall be carried out in accordance with the approved details.

*Reason - In order to achieve the high-quality architecture in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

### **Condition 92 Building DE façade design**

Notwithstanding the detail shown on approved drawings or documents, prior to the commencement of Superstructure works for Building DE, a design study of the south-west railway-facing facade and typical drawings at a scale of 1:5/1:10 of the following building elements shall be submitted for Building DE to the Local Planning Authority for approval in writing:

- (a) The railway-facing facade to show measures to improve the design of the central bays, (those between the projecting balconies shown on the south-west elevation drawing 877-AFK-A-BDE-E1-DR-250 PL2) such as incorporating a shallow set back.

The development of Building DE shall be carried out in accordance with the approved

details.

*Reason - In order to achieve the high-quality architecture in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).*

**[Condition 93 - Design Code for the Outline Component** *In the event that an acceptable design code is not provided ahead of a permission being issued:*

Notwithstanding the document(s) previously submitted, prior to submission of any application for approval of the reserved matters, a design code for the Outline Component shall be submitted to and approved in writing by the Local Planning Authority. Applications for reserved matters must be development in accordance with the approved design code.

*Reason – In order that the Local Planning Authority can be satisfied of the form, architecture, detailing and quality of the outline part of the proposal, in accordance with the National Planning Policy Framework (2023), Policies D4 (Delivering good design) and D9 (Tall buildings) of the London Plan (2021) and Policies P13 (Design of places), P14 (Design quality) and P17 (Tall buildings) of the Southwark Plan (2022).]*

## 7) Informatives:

### 1. S106 agreement

It should be noted that there is a separate legal agreement which relates to the development for which this permission is granted.

**2. Water Mains** - You are advised that there are water mains crossing or close to the development. Thames Water does NOT permit the building over or construction within 3 metres of water mains. If you are planning significant works near the mains (within 3 metres), you will need to check that your development does not reduce capacity, limit repair of maintenance activities during and after construction, or inhibit services Thames Water provide in any other way. You are advised by Thames water to read the guide to working near or diverting pipes at:

<https://www.thameswater.co.uk/sitecore/content/Developer- Services/Building-and-developing/Developing-a-large-site/Planning-your- development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 5m of a strategic water main. Thames Water do not permit the building over or construction within 5m, of strategic water mains. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works. Please read TW's guide 'working near our assets' to ensure workings will be in line with the necessary processes that need to be followed when considering working above or near TW's pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk).

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate

measures are not taken. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. TW would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

**3. Thames Tideway** – the site to which the application relates falls within the zone of influence for the Thames Tideway Tunnel, a nationally significant infrastructure project. Any development on this site must therefore be carried out under the direction of the Guidelines for Developers and Local Authorities prepared by Tideway (<https://www.tideway.london/media/1934/guidelines-for-developers-and-local-planning-authorities.pdf>). Tideway requires assurance that there would be no likely adverse effect on the consented Thames Tideway Tunnel and the applicant is advised to consult with Tideway prior to submitting any application to discharge planning condition 15 concerning details of foundations, piling and below ground structures

**4. Environment Agency** - the use of flood proofing and resilience measures is strongly encouraged. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, the applicant must contact the building control department/equivalent department. In the meantime, if the applicant would like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods  
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> Department for Communities and Local Government: Improving the flood performance of new buildings:  
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

With respect to any proposals for piling through made ground, the applicant is advised to review the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" (NGWCL Centre Project NC/99/73). The EA suggests that approval of piling methodology is further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site.

The remediation strategy must be carried out by a competent person in line with paragraph 189 of the NPPF. The Planning Practice Guidance defines a "Competent Person (to prepare site investigation information): A person with a

recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

<http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>

**5. Network Rail infrastructure protection** – Where proposed works will affect Network Rail infrastructure/assets, the developer shall seek to agree appropriate arrangements with Network Rail to ensure that the works do not affect the safety, operation or integrity of the railway infrastructure. Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**6. CIL phasing** - this planning permission is as a 'Phased Planning Permission' for the purposes of the CIL Regulations 2010 (as amended). 'Phased Planning Permission' has the meaning defined in the interpretation section of the Regulations at 2(1). Regulation 9(4) of the CIL Regulations 2010 (as amended) states that in the case of a grant of Phased Planning Permission, each CIL Phase of the development is a separate chargeable development and will in turn attract its own CIL Liability. Notwithstanding the Phasing Plans referred to in Condition 52, The CIL Phases are to be defined by a separate CIL Phasing Plan submitted to the Local Planning Authority.

**7. Pre-commencement conditions** – The pre-commencement conditions attached to this decision notice are considered necessary to be dealt with as pre-commencement conditions because the relevant information was not available for consideration during the assessment.

**8. EIA Regulations** – The environmental information for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 has been taken into account in the consideration of this case.

### **9. CAA Crane Notification**

Where a crane is 100m or higher, crane operators are advised to notify the CAA (Crane notification | Civil Aviation Authority ([caa.co.uk](http://caa.co.uk))) and Defence Geographic Centre ([dvof@mod.gov.uk](mailto:dvof@mod.gov.uk)). The following details should be provided before the crane is erected:

- the crane's precise location
- an accurate maximum height
- start and completion dates.

**10. Lighting plan** - The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

### **8) Definitions:**

**“Superstructure”** – means that part of a Building above its foundations (excluding core(s)). For the avoidance of doubt this does not include foundations, piling, or other sub-structure works.

**“Phase”** – means separate development phases shown on approved plans 2607-KPF-MPLN-XX-DR-PLN SK-0530 REV P01

SK-0531B REV 1

Phasing Plan - Phase 1 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0009 (PL1) received 16/8/23

Phasing Plan - Phase 2 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0010 (PL1) received 16/8/23

Phasing Plan - Phase 3 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0011 (PL1) received 16/8/23

Phasing Plan - Phase 4 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0012 (PL1) received 16/8/23

Phasing Plan - Phase 5 877\_GRS-BFS-HTA\_U\_D01\_XX\_DR\_1303 (revision D) received 16/8/23

Phasing Plan - Phase 6 877\_GRS-BFS-HTA\_U\_D01\_XX\_DR\_1304 (revision B) received 16/8/23

Phasing Plan - Phase 7 877\_GRS-BFS-HTA\_U\_D01\_XX\_DR\_1305 (revision D) received 16/8/23

Phasing Plan - Phase 8A 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_1312 (PL1) received 15/2/24

Phasing Plan - Phase 8B 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_1313 (PL1) received 15/2/24

Phasing Plan - Phase 9 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0017 (PL2) received 15/2/24

Phasing Plan - Phase 10 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0018 (PL2) received 15/2/24

Phasing Plan - Phase 11 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_1314 (PL1) received 15/2/24

Phasing Plan – Phases 5 -11 877\_GRS-BFS-HTA\_U\_XX\_XX\_DR\_0019 (PL2) received 15/2/24

or subsequently approved phasing plans and excluding the Railway Arch Links (which are subject to necessary consents).

**“Outline Component”** – means the part of the Development outlined green on approved plan A-0011 Revision C (Hybrid Application Boundary Plan)

**“Detailed Component”** – means the development shown within the red-line boundary on approved plan 877 GRS-BFS-HTA\_U\_XX\_XX\_DR\_0005 Revision PL1, except for the portion outlined green, which is the Outline Component.

**“Public Realm”** – has the same meaning as that in the S106 Agreement accompanying this planning permission and which means the publicly accessible landscaped areas to be provided as part of the Development but which excludes the Railway Arch Links, Publicly Accessible Roof Terrace and Publicly Accessible Roof Terrace Lift.

**“Publicly Accessible Roof Terrace”** - has the same meaning as that in the S106

Agreement accompanying this planning permission

**Railway Arch Links** – has the same meaning as that in the S106 Agreement accompanying this planning permission.

**“Building(s)”** – means the relevant individual building(s) within the Development as identified on approved plan 877 GRS-BFS-HTA\_U\_XX\_XX\_DR\_0005 Revision PL1

**“School”** – means building BC-6 as identified on approved plan 877 GRS-BFS-HTA\_U\_XX\_XX\_DR\_0005 Revision PL1

**"Advanced Enabling Preparatory Works"** means:

- Remaining demolition authorised by the Extant Permission: Buildings BC-C; BC-D; BC-E; BC-F; BC-G; BC-H and partial demolition of BF-F;
- Excavation and earthworks including reduced level excavation to areas outside the consented building footprints (as per the area shown in green hatch on the plan in CHECK DRAWING REFERENCE Appendix One);
- Excavation and trenching for below ground services to an approximate depth of 2.5m; Below ground pipework and associated ductwork installations comprising:
  - Foul water drainage;
  - Surface water drainage;
  - Potable water supply networks;
  - HV distribution;
  - LV distribution;
  - District Heating supply and return network;
  - Gas supplies;
  - ICT Networks.
- Connection to Thames Water Network - foul, surface and potable;
- Points of connection for connection by others - HV, LV, DHN, Gas, ICT;
- Contamination in ground risk management, and removal where required (in accordance with the approved documents);
- UXO/ Obstructions in ground risk management, and removal of contamination where required;
- Associated temporary works including site set-up;
- Preparation of areas for subsequent construction which may include capping layers or protection of below ground services;
- Temporary haul roads and access point for subsequent construction works;
- Temporary services associated with construction phase haul roads;
- Making ground to formation level, as required.