

# Appendix 1a: Recommendation (planning permission)

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>	Overcourt Limited	<b>Reg. Number</b>	23/AP/3068
<b>Application Type</b>	Major application		
<b>Recommendation</b>	Grant	<b>Case Number</b>	PP-12500602

## Draft of Decision Notice

### for the following development:

Part demolition and part retention, refurbishment, and extension of 4-5 Paris Garden, together with demolition and redevelopment of 18-19 Hatfields, to provide Use Class E(g)(i) floorspace in a single five to eleven storey building with a single basement; including basement car and cycle parking and servicing area, external landscaped courtyard linking Paris Garden and Hatfields, landscaped terraces, rooftop plant equipment and enclosures, and other associated works. (Associated listed building consent application ref. 23/AP/3069.)

4-5 Paris Garden And 18-19 Hatfields (Including Part 6 Paris Garden, Flank Wall Of 17 Hatfields And Undercroft Servicing Route) London, SE1 8ND

### In accordance with application received on 2 November 2023 and Applicant's Drawing Nos.:

- EX-PL-02-001 REV 00 Site Location Plan
- A-PL-02-010 REV 00 Proposed Site Plan
- DEM-PL-03-099 REV 00 Demolition Basement Plan
- DEM-PL-03-100 REV 00 Demolition Ground Floor Plan
- DEM-PL-03-101 REV 00 Demolition First Floor Plan
- DEM-PL-03-102 REV 00 Demolition Second Floor Plan
- DEM-PL-03-103 REV 00 Demolition Third Floor Plan

- DEM-PL-03-104 REV 00 Demolition Fourth Floor Plan
- DEM-PL-03-105 REV 00 Demolition Roof Plan
- A-PL-03-099 REV 01 Proposed Basement Plan
- A-PL-03-100 REV 01 Proposed Ground Floor Plan
- A-PL-03-101 REV 00 Proposed First Floor Plan
- A-PL-03-102 REV 00 Proposed Second Floor Plan
- A-PL-03-103 REV 00 Proposed Third Floor Plan
- A-PL-03-104 REV 00 Proposed Fourth Floor Plan
- A-PL-03-105 REV 00 Proposed Fifth Floor Plan
- A-PL-03-106 REV 00 Proposed Sixth Floor Plan
- A-PL-03-107 REV 00 Proposed Seventh Floor Plan
- A-PL-03-108 REV 00 Proposed Eighth Floor Plan
- A-PL-03-109 REV 00 Proposed Ninth Floor Plan
- A-PL-03-110 REV 01 Proposed Roof Plan
- A-PL-03-500 REV 00 Cycle & Vehicle Parking - Detailed Layout Plans
- DEM-PL-04-001 REV 00 Demolition Section B-B
- DEM-PL-04-002 REV 00 Demolition Section C-C
- DEM-PL-04-003 REV 00 Demolition Section A-A
- A-PL-04-001 REV 00 Proposed Section A-A
- A-PL-04-002 REV 00 Proposed Section B-B
- A-PL-04-003 REV 00 Proposed Section C-C
- A-PL-04-004 REV 01 Proposed Section D-D
- DEM-PL-05-H-001 REV 00 Demolition West Elevation of 18-19 Hatfields
- DEM-PL-05-H-002 REV 00 Demolition East Elevation of 18-19 Hatfields
- DEM-PL-05-H-004 REV 00 Demolition Additional Elevations of 18-19 Hatfields
- DEM-PL-05-PG-001 REV 00 Demolition East Elevation of 4-5 Paris Garden
- DEM-PL-05-PG-002 REV 01 Demolition West Elevation of 4-5 Paris Garden
- DEM-PL-05-PG-003 REV 00 Demolition Additional Elevations of 4-5 Paris Garden
- A-PL-05-H-003 REV 00 Proposed Listed Wall to 17 Hatfields Elevation and Plan
- A-PL-05-H-100 REV 01 Proposed West Street Elevation
- A-PL-05-PG-100 REV 00 Proposed East Street Elevation
- A-PL-05-001 REV 01 Proposed West Elevation

- A-PL-05-002 REV 00 Proposed East Elevation
- A-PL-05-003 REV 00 Proposed North Elevation
- A-PL-05-004 REV 00 Proposed South Elevation
- A-PL-05-005 REV 00 Proposed Additional Elevations Sheet 01
- A-PL-05-006 REV 00 Proposed Additional Elevations Sheet 02

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

**TIME LIMIT**

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

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

**OFFICE FLOORSPACE**

- 3 The development hereby permitted shall provide 14,799 square meters (Gross Internal Area) of Use Class E(g)(i) floorspace.

Reason: To ensure that the development is undertaken in accordance with the approved drawings.

**USE RESTRICTION**

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the Class E floorspace hereby approved shall be used for use Class E(g) purposes only unless otherwise agreed by way of a formal application for planning permission.

Reason: To ensure that the site provides employment floorspace, in accordance with P30 and NSP23 of the Southwark Plan (2022).

**WIND MITIGATION**

- 5 Prior to the commencement of above grade work, details of wind mitigation measures for the eighth and ninth floor roof terraces to achieve suitable wind conditions for these terraces based on the Lawson comfort criteria for sitting/standing shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the first use of the terraces and retained as such thereafter.

Reason: In the interests of amenity and safety, in accordance with Policy D9 (Tall buildings) of the London Plan (2021); Policy P14 (Design quality), Policy P17 (Tall buildings) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

## **DESIGN DETAILS**

- 6 Prior to the commencement of any above grade works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing:
- 1:5/10 section detail-drawings through:
- (i) facades;
  - (ii) parapets;
  - (iii) roof edges;
  - (iv) junctions with existing buildings;
  - (v) heads, cills and jambs of all openings; and
  - (vi) the undercroft link through the Paris Garden block

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

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

## **MATERIALS**

- 7 Before any façade works for development hereby authorised begins:
- a) A materials schedule providing the specification of materials to be used in the approved elevations in constructing the development hereby approved, including in the undercroft link through the Paris Garden block and as part of the local public art provision, shall be submitted to and approved in writing by the Local Planning Authority;
  - b) Sample panels of facing materials and surface finishes for the elevations, each to be at least 1 square metre in surface area, shall remain on site for inspection for the duration of the building's construction and be presented on site (or an alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.

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

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

## **ACCESSIBILITY AND INCLUSIVITY**

- 8 The development hereby approved shall be carried out in accordance with the principles set out in the Access Statement prepared by David Bonnett Associates and dated 11 October 2023 (ref. 231025-2346-PGH-Stage2AccessStatement-03A), unless a revised Access Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason: To ensure that the development incorporates the necessary accessibility and inclusivity measures in accordance with Policy D5 (Inclusive design) of the London Plan (2021).

## **HARD AND SOFT LANDSCAPING**

9 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings, roof terraces, and the undercroft link through the Paris Garden block, shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;

2) proposed parking, access, or pathway layouts, materials and edge details;

3) location, type and materials to be used for hard landscaping including specifications, where applicable for:

a) permeable paving

b) tree pit design

c) underground modular systems

d) sustainable urban drainage integration

e) use within tree Root Protection Areas (RPAs);

4) typical cross sections;

5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: National Planning Policy Framework (2023); Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

## **BIODIVERSITY ROOFS**

- 10 Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

- a) Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm,
- b) Or, extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014,
- c) laid out in accordance with roof plans; and
- d) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2023) with the aim of attaining a minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022)

## **GREEN WALLS**

- 11 Details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The green wall can be either modular system or climbers rooted in soil.

The green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision

towards Urban Greening and creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022)

### **SWIFT NESTING BRICKS**

- 12 Details of swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 10 swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks. The bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans.

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

### **INVERTEBRATE NESTING FEATURES**

- 13 Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 3 Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London

Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

## **LANDSCAPE AND ECOLOGY MANAGEMENT PLAN**

- 14 Prior to the occupation of the development, a landscape and ecology management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and ecological features shall be submitted to and approved by the Local Planning Authority.

Details of an irrigation schedule shall be provided for all trees to ensure successful establishment. For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm.

The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

## **SECURED BY DESIGN**

- 15 a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any above ground development and shall be implemented in accordance with the approved details prior to occupation:

b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved in writing by the Local Planning Authority.

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).

### **FIRE SAFETY**

- 16 The development hereby approved shall be carried out in accordance with the recommendations of the London Plan Fire Statement prepared by Jensen Hughes and dated 11 October 2023 (ref. GL8638/R1 Issue 3) 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.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 (Fire safety) of the London Plan (2021).

### **LISTED BUILDINGS PROTECTION**

- 17 Precautions shall be taken to secure and protect the existing 1-3 Paris Garden and 15-17 Hatfields listed buildings against accidental damage during building works. Before commencing the works the applicant must submit, and have approved by the Local Planning Authority in writing, drawn details (1:5/10) of the protection works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed buildings in accordance with the National Planning Policy Framework (2023); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

### **ARCHAEOLOGICAL EVALUATION**

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

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

### **ARCHAEOLOGICAL MITIGATION**

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

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

National Planning Policy Framework (2023) and Policy P23 (Archaeology) of the Southwark Plan (2022).

## 20 **ARCHAEOLOGICAL BASEMENT AND FOUNDATION DESIGN**

Before any work, hereby authorised, (excluding demolition to slab level, archaeological evaluation and site investigation works), begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with the National Planning Policy Framework (2023) and Policy P23 (Archaeology) of the Southwark Plan (2022).

## 21 **ARCHAEOLOGICAL REPORTING**

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

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework (2023) and Policy P23 (Archaeology) of the Southwark Plan (2022).

## **OBSCURE GLAZED AND FIXED SHUT WINDOWS**

- 22 The windows in the south elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than as obscure glazed and fixed shut.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 6 Paris Garden and 20-21 Hatfields from undue overlooking in accordance P56 of the Southwark Plan (2022).

## **EXTERNAL LIGHTING**

- 23 a) Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development and the undercroft link through the Paris Garden block) in compliance with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the

reduction of obtrusive light (2021), shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed.

(b) The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the Local Planning Authority for approval in writing.

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) Policy G6 (Biodiversity and access to nature) and Policy P56 (Protection of amenity) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

## **DISABLED PERSONS CAR PARKING**

- 24 Prior to occupation of the development hereby permitted the 1 accessible parking space as shown on the drawings hereby approved (A-PL-03-099 REV 01 and A-PL-03-500 REV 00) shall be made available and retained for the purposes of car parking for disabled persons for as long as the development is occupied. The spaces shall be fitted with an electric vehicle charging point which shall be maintained in good working order thereafter.

Reason: To ensure that the parking spaces for disabled people are provided and retained in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021) and Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

## **PARKING MANAGEMENT PLAN**

- 25 Prior to first occupation of any part of the development hereby consented, a detailed Parking Management Plan shall be submitted demonstrating that the parking provided as part of the proposed development is used in accordance with its purpose. The plan should also ensure that the parking spaces provided are used efficiently and correctly and to ensure that relevant controls are in place to inform appropriate parking behaviour.

Reason: To ensure appropriate management of the limited parking available onsite in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

## **CYCLE STORAGE AND FACILITIES**

- 26 Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved (A-PL-03-099 REV 01, A-PL-03-100 REV 01, and A-PL-03-500 REV 00) shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use

of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

### **SERVICING ROUTE**

- 27 Prior to the commencement of above grade work, details of a scheme of improvements to the existing servicing route shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the first occupation of the building and retained as such thereafter.

Reason: To ensure that satisfactory access to cycle storage and facilities is provided in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

### **DELIVERY AND SERVICE MANAGEMENT PLAN**

- 28 Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority.

This shall include:

- a) provisions related to operational waste management;
- b) a commitment to at least 50% consolidation; and
- d) a restriction on deliveries outside of the following hours: 08:00 - 20:00 Monday to Friday, 09:00 - 18:00 on Saturdays and 10:00 - 16:00 on Sundays and Bank Holidays.

The servicing of the development shall be carried out in accordance with the approval given and the Delivery and Service Management Plan shall remain extant for as long as the development is occupied.

Reason: To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022).

### **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

- 29 No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London.

The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby

occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)

- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

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

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- Section 61 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. Noise',
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- 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,
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023) and Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

## **PUBLIC HIGHWAY PROTECTION**

- 30 Prior to commencement of any works (with the exception of demolition to ground level), a design and method statement detailing how the public highway adjoining the site is to be protected during the excavation and construction of the foundations and basement structures of the development shall be submitted to and approved by the Local Planning Authority.

The detailed design and method statement (AIP) for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway shall demonstrate accordance with CG 300 'Technical Approval of Highway Structures'.

The excavation, foundation, and construction works shall be undertaken in

accordance with the approved statement.

Reason: To protect the structural integrity of the pavement and roadway during the excavation and construction of the development.

## **PLANT NOISE**

31 a) The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

b) Suitable acoustic treatments shall be used to ensure compliance with the above standard. Prior to first occupation a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard.

c) Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

## **ROOF TERRACE**

32 The roof terraces at fifth, eighth, and ninth floor levels shall not be used, other than for maintenance or repair purposes or means of escape, between the hours of 22:00 - 08:00.

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

## **THAMES WATER**

33 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

## **DRAINAGE STRATEGY - DETAILS**

- 34 No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy Report, prepared by Davies Maguire and dated 29 January 2024 (ref. DMAG-2282-DSR-P05). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework (2023); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

## **DRAINAGE STRATEGY – VERIFICATION REPORT**

- 35 No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications as detailed in the Drainage Strategy Report, prepared by Davies Maguire and dated 29 January 2024 (ref. DMAG-2282-DSR-P05). and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with the National Planning Policy Framework (2023); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

## **FLOOD WARNING AND EVACUATION PLAN**

- 36 Prior to any occupation of the development hereby approved a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding. Once approved, the measures shall remain for as long as the development is occupied.

Reason: To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development and to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

## **BASEMENT IMPACT ASSESSMENT**

- 37 The basement shall be constructed, retained and maintained in accordance with the principles set out in the Basement Impact Assessment, prepared by Davies Maguire and dated 26 October 2023 (ref. DMAG-2282-BIA P03).

Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in the National Planning Policy Framework (2023); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017) and Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

## **SITE CONTAMINATION INVESTIGATION**

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

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

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

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

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

Reason: To ensure that risks from land contamination to the future users of the land



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

### **KITCHEN EXTRACTION AND VENTILATION**

- 39 Prior to the commencement of any future ancillary use involving the cooking of food, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen including plans to show the location of any equipment required shall be submitted to and approved by the Local Planning Authority. The scheme shall include:
- Details of extraction rate and efflux velocity of extracted air
  - Full details of grease, particle and odour abatement plant
  - The location and orientation of the extraction ductwork and discharge terminal
  - A management \ servicing plan for maintenance of the extraction system

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

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

### **EMERGENCY GENERATOR**

- 40 The emergency generator should not operate for more than 50 hours annually.

Reason: To ensure that the development would be at least air quality neutral, in accordance with Policy SI 1 (Improving air quality) of the London Plan (2021) and Policy P65 (Improving air quality) of the Southwark Plan (2022).

### **WHOLE LIFE CYCLE CARBON**

- 41 Prior to the occupation of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template shall be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment shall be submitted to the GLA at [zerocarbonplanning@london.gov.uk](mailto:zerocarbonplanning@london.gov.uk), along with any supporting evidence as per the guidance.

Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in compliance with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021 and Policy P70 (Energy) of the Southwark Plan (2022).

## **CIRCULAR ECONOMY**

- 42 Prior to the occupation of the development, a post-construction monitoring report shall be completed in line with the GLA's Circular Economy Statement Guidance.

The post-construction monitoring report shall be submitted to the GLA at [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the guidance.

Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy P62 (Reducing waste) of the Southwark Plan 2022.

## **ENERGY STATEMENT**

- 43 The development shall be carried out in accordance with the approved Energy Statement, prepared by GDM and dated 12 February 2024. The energy efficiency measures set out therein shall be completed and made operational prior to the first occupation of the development and retained for the lifetime of the development.

The development shall achieve regulated carbon dioxide emission savings of no less than 38% against the Target Emissions Rate of Part L of Building Regulations 2021 as set out in the approved Energy Statement.

Reason: To ensure the development minimises operational carbon dioxide emissions and achieves the highest levels of sustainable design and construction in accordance with Policy SI2 (Minimising greenhouse gas emissions) in the London Plan (2021) and Policy P70 (Energy) in Southwark Plan (2022).

## **BREEAM**

- 44 (a) The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and shall achieve no less than the total credits for each of the Energy, Materials and Waste categories in the BREEAM Pre-Assessment hereby approved.

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard at as outlined within the submitted BREEAM Pre Assessment, prepared by GDM and dated 10 October 2023 February have been met.

Reason: To ensure the proposal complies with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P69 (Sustainability standards) and (Policy P70 (Energy) of the Southwark Plan (2022).

## **FULL FIBRE CONNECTIVITY INFRASTRUCTURE**

- 45 Prior to commencement of any works (with the exception of demolition to ground level and archaeological investigations), detailed plans demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved plans and maintained as such for the lifetime of the development.

Reason: To enable the delivery of full fibre connectivity infrastructure, in accordance with Policy SI 6 of the London Plan (2021) and Policy P44 of the Southwark Plan (2022).

## **Informatives**

### **THAMES WATER – GROUNDWATER DISCHARGE**

- 1 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.

Thames Water would expect the developer to demonstrate what measures it 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) (refer to the wholesale; business customers; groundwater discharges section.)

### **THAMES WATER – UNDERGROUND ASSETS**

- 2 The development site is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken.

Please read Thames Water's guide 'working near our assets' to ensure any workings are in line with the necessary processes needed if working above or near Thames Water'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 at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

### **THAMES WATER – WATER PRESSURE**

- 3 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx.. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes.

The developer should take account of this minimum pressure in the design of the development.

## **ENVIRONMENT AGENCY – FLOOD RESISTANCE AND RESILIENCE**

- 4 The Environmental Agency recommends that flood resistant and resilient measures are incorporated in to the design and construction of the development, where practical considerations allow, using guidance contained within the Department for Levelling Up, Housing & Communities document, Improving the flood performance of new buildings: flood resilient construction (2007).

If you have any questions, please contact the Kent & South London Sustainable Places team at [kslplanning@environment-agency.gov.uk](mailto:kslplanning@environment-agency.gov.uk), quoting reference number SL/2023/123034/01-L01.

# Appendix 1b: Recommendation (listed building consent)

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>	Overcourt Limited	<b>Reg. Number</b>	23/AP/3069
<b>Application Type</b>	Listed Building Consent		
<b>Recommendation</b>	Grant	<b>Case Number</b>	PP-12500602

## Draft of Decision Notice

### for the following development:

Structural and remedial works, and cosmetic repairs to the flank wall of 17 Hatfields.  
(Associated planning permission application ref. 23/AP/3068.)

4-5 Paris Garden And 18-19 Hatfields (Including Part 6 Paris Garden, Flank Wall Of 17 Hatfields And Undercroft Servicing Route) London, SE1 8ND

### In accordance with application received on 2 November 2023 and Applicant's Drawing Nos.:

- EX-PL-02-001 REV 00 Site Location Plan
- A-PL-05-H-003 REV 00 Proposed Listed Wall to 17 Hatfields Elevation and Plan
- A-PL-05-H-100 REV 01 Proposed West Street Elevation
- A-PL-05-001 REV 01 Proposed West Elevation

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

#### TIME LIMIT

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

Reason: As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act (1990) as amended.

## **EXTERIOR CONDITION SURVEY**

- 3 Prior to commencement of works, a detailed condition survey of the exterior of the building, including marked up photographs indicating the defective render, stucco, brick and stonework and a Specification and Schedule of Works of the proposed repairs to the elevations of the building, shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2023); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

## **METHOD STATEMENT AND SCHEDULE OF WORKS**

- 4 Prior to commencement of works on site, a Method Statement(s) and Schedule of Works shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework (2023); Policy HC 1 (Heritage conservation and growth) of the London Plan (2021); Policy P19 (Listed buildings and structures) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

## **Appendix 2: Consultation undertaken**

**Site notice date:** 23/11/2023

**Press notice date:** 16/11/2023

**Case officer site visit date:** 23/11/2023

**Neighbour consultation letters sent:** 20/11/2023, 27/11/2023, and 28/11/2023

### **External consultees**

- Active Travel England
- Arqiva
- Bankside Open Spaces Trust
- Better Bankside
- City of London
- City of Westminster
- Civil Aviation Authority
- Environment Agency
- Greater London Authority
- Heathrow Airport
- Historic England
- Living Bankside
- London Borough of Lambeth
- London City Airport
- London Fire Brigade
- Metropolitan Police Service
- National Air Traffic Services
- National Grid
- National Planning Casework Unit
- Natural England
- Network Rail
- Southbank and Waterloo Neighbours
- Thames Water
- Transport for London Infrastructure Protection
- Transport for London Spatial Planning
- Transport for London Underground
- UK Power Networks

### **Internal consultees**

- Borough Archaeologist
- Building Control Officer
- Community Infrastructure Levy Officer
- Design and Conservation Officer
- Ecology Officer
- Environmental Protection Officer
- Flood Risk Management and Urban Drainage Officer

- Highways Development and Management Officer
- Highways Licensing Officer
- Local Economy Officer
- Network Management Officer
- Planning Enforcement Officer
- Planning Policy Officer
- Public Health Officer
- Transport Policy Officer
- Urban Forester
- Waste Management Officer

## Neighbouring addresses

- Flat 53 57 Stamford Street London SE1 9DJ
- Flat 11 57 Stamford Street London SE1 9DJ
- Flat 6 57 Stamford Street London SE1 9DJ
- Flat 49 57 Stamford Street London SE1 9DJ
- Flat 16 57 Stamford Street London SE1 9DJ
- Flat 32 57 Stamford Street London SE1 9DJ
- London Nautical School 61 Stamford Street London SE1 9NA
- Se10 P R Ltd 1 Paris Garden London
- Part Second Floor West Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 7 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 3 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Flat 4 Block I Peabody Estate Duchy Street
- 14 Climsland House Duchy Street London SE1 8AF
- 2 Climsland House Duchy Street London
- Shop 66 Hatfields London
- Flat 14 Block F Peabody Estate Duchy Street
- Flat 3 Block G Peabody Estate Duchy Street
- Eighth Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Third Floor Vivo Building 30 Stamford Street
- 26 Stamford Street London Southwark
- 20 Hatfields London Southwark
- Unit 10A 22 Stamford Street London
- Apartment 1809 55 Upper Ground London
- Apartment 3102 55 Upper Ground London
- Pg 48 6 Paris Garden London
- Pg 0 6 Paris Garden London
- Apartment 2405 55 Upper Ground London
- Apartment 2103 55 Upper Ground London
- Apartment 1602 55 Upper Ground London
- Apartment 1404 55 Upper Ground London
- Rose And Crown 47 Colombo Street London
- Pg 70 6 Paris Garden London
- H 9 6 Paris Garden London
- Pg 40 6 Paris Garden London
- Pg 4 6 Paris Garden London
- H 52 6 Paris Garden London
- H 48 6 Paris Garden London
- Pro Insight Colombo Centre 34 - 68 Colombo Street
- Basement And Ground Floor Dominican Court 17 Hatfields
- Pg 76 6 Paris Garden London



- Unit B2 Enterprise House 59 - 65 Upper Ground
- 15 Enterprise House 59 - 65 Upper Ground London
- Second Floor And Third Floor 27 Broadwall London
- Apartment 1408 55 Upper Ground London
- Apartment 1405 55 Upper Ground London
- Apartment 1204 55 Upper Ground London
- Apartment 3403 55 Upper Ground London
- Street Record Stamford Street London
- Excluding Part First Floor Chadwick Court 15 Hatfields
- 3 Enterprise House 59 - 65 Upper Ground London
- Flat 16 25 Broadwall London
- Flat 6 25 Broadwall London
- Colombo Centre 34 - 68 Colombo Street London
- Dominican Court 17 Hatfields London
- Third Floor Dominican Court 17 Hatfields
- Pg 72 6 Paris Garden London
- Pg 71 6 Paris Garden London
- Pg 69 6 Paris Garden London
- Pg 68 6 Paris Garden London
- Pg 41 6 Paris Garden London
- Pg 13 6 Paris Garden London
- Pg 9 6 Paris Garden London
- Pg 2 6 Paris Garden London
- H 84 6 Paris Garden London
- Apartment 3702 55 Upper Ground London
- Apartment 3401 55 Upper Ground London
- H 66 6 Paris Garden London
- H 64 6 Paris Garden London
- H 57 6 Paris Garden London
- H 49 6 Paris Garden London
- H 44 6 Paris Garden London
- H 36 6 Paris Garden London
- Apartment 1108 55 Upper Ground London
- Apartment 1105 55 Upper Ground London
- Apartment 2402 55 Upper Ground London
- Apartment 2001 55 Upper Ground London
- Apartment 1907 55 Upper Ground London
- Apartment 1905 55 Upper Ground London
- Apartment 1709 55 Upper Ground London
- Apartment 1303 55 Upper Ground London
- Apartment 1202 55 Upper Ground London
- Flat 4 56 Stamford Street London
- Unit 303 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 507 Cargo Works Business Centre 1 - 2 Hatfields
- Basement Store Friars Bridge Court 41 - 45 Blackfriars Road
- 5 Hatfields London Southwark
- 6 Reach Walk London Southwark
- Unit B11 Cargo Works Business Centre 1 - 2 Hatfields
- Workspace Cargo Works Business Centre 1 - 2 Hatfields
- Third To Fourth Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 8 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Part Basement Restaurant Friars Bridge Court 41 - 45 Blackfriars Road
- Fifth Floor Vivo Building 30 Stamford Street
- Part Basement Store Friars Bridge Court 41 - 45 Blackfriars Road
- Apartment 2602 55 Upper Ground London
- Apartment 1507 55 Upper Ground London
- Apartment 2803 55 Upper Ground London
- Cycle Hire Docking Station 08/610825 Colombo Street London
- H 51 6 Paris Garden London
- Unit 201 Cargo Works Business

- Centre 1 - 2 Hatfields
- Cargo Works Business Centre 1 - 2 Hatfields London
- Unit 306 Cargo Works Business Centre 1 - 2 Hatfields
- Pg 77 6 Paris Garden London
- Pg 73 6 Paris Garden London
- H 42 6 Paris Garden London
- H 19 6 Paris Garden London
- Unit 4 Basement Enterprise House 59 - 65 Upper Ground
- Apartment 3106 55 Upper Ground London
- Apartment 3103 55 Upper Ground London
- Apartment 3001 55 Upper Ground London
- Apartment 2703 55 Upper Ground London
- Apartment 2304 55 Upper Ground London
- 18 Hatfields London Southwark
- Pg 44 6 Paris Garden London
- Pg 26 6 Paris Garden London
- Pg 24 6 Paris Garden London
- Pg 12 6 Paris Garden London
- Chadwick Court 15 Hatfields London
- Apartment 1603 55 Upper Ground London
- Apartment 1511 55 Upper Ground London
- Apartment 1505 55 Upper Ground London
- Apartment 1307 55 Upper Ground London
- Apartment 3701 55 Upper Ground London
- Apartment 1903 55 Upper Ground London
- Apartment 1802 55 Upper Ground London
- Unit 107 Cargo Works Business Centre 1 - 2 Hatfields
- Second Floor Bastille Court 2 Paris Garden
- Unit 2 Enterprise House 59 - 65 Upper Ground
- Second Floor Dorset House 27 - 45 Stamford Street
- Basement 52 - 54 Stamford Street London
- Part First Floor Chadwick Court 15 Hatfields
- 1 - 2 Paris Garden London Southwark
- Flat 5 25 Broadwall London
- Flat 2 25 Broadwall London
- Pg 61 6 Paris Garden London
- Pg 51 6 Paris Garden London
- Pg 28 6 Paris Garden London
- Apartment 3604 55 Upper Ground London
- Apartment 2906 55 Upper Ground London
- Apartment 2802 55 Upper Ground London
- H 43 6 Paris Garden London
- H 39 6 Paris Garden London
- H 26 6 Paris Garden London
- H 7 6 Paris Garden London
- 55 Upper Ground London Southwark
- Apartment 1106 55 Upper Ground London
- Basement And Ground Floor Dorset House 27 - 45 Stamford Street
- Apartment 2702 55 Upper Ground London
- Apartment 2101 55 Upper Ground London
- Apartment 2004 55 Upper Ground London
- Apartment 1705 55 Upper Ground London
- Apartment 1609 55 Upper Ground London
- Apartment 1605 55 Upper Ground London
- Apartment 1409 55 Upper Ground London
- Apartment 1311 55 Upper Ground London
- Apartment 1211 55 Upper Ground London
- Unit 1 03 Cargo Works 1 To 2 Enterprise House 59 - 65 Upper Ground
- Unit 506 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 301 Cargo Works Business

- Centre 1 - 2 Hatfields
- Street Record Broadwall London
- First Floor 18 Hatfields London
- 4 Reach Walk London Southwark
- 32 - 40 Blackfriars Road London Southwark
- Unit B12 Cargo Works Business Centre 1 - 2 Hatfields
- Unit B10 Cargo Works Business Centre 1 - 2 Hatfields
- Apartment 3406 55 Upper Ground London
- Apartment 3204 55 Upper Ground London
- Apartment 3105 55 Upper Ground London
- H 63 6 Paris Garden London
- H 59 6 Paris Garden London
- H 15 6 Paris Garden London
- H 14 6 Paris Garden London
- H 8 6 Paris Garden London
- H 4 6 Paris Garden London
- Apartment 2505 55 Upper Ground London
- Apartment 1503 55 Upper Ground London
- Apartment 1410 55 Upper Ground London
- Apartment 1403 55 Upper Ground London
- Apartment 1309 55 Upper Ground London
- Unit 401 Cargo Works Business Centre 1 - 2 Hatfields
- Versailles Court 3 Paris Garden London
- First Floor 52 - 54 Stamford Street London
- Unit B02b Cargo Works Business Centre 1 - 2 Hatfields
- Part Second Floor East Friars Bridge Court 41 - 45 Blackfriars Road
- Vivo Building 30 Stamford Street London
- Managment Office Part Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Fulcro Engineering Cargo Works Business Centre 1 - 2 Hatfields
- Apartment 2305 55 Upper Ground London
- Apartment 3601 55 Upper Ground London
- 19 Hatfields London Southwark
- Dorset House 27 - 45 Stamford Street London
- Flat 4 25 Broadwall London
- Apartment 1502 55 Upper Ground London
- Apartment 1208 55 Upper Ground London
- 49 Colombo Street London Southwark
- 5B Enterprise House 59 - 65 Upper Ground London
- Apartment 3203 55 Upper Ground London
- H 82 6 Paris Garden London
- H 22 6 Paris Garden London
- H 12 6 Paris Garden London
- 8 Paris Garden London Southwark
- 33 Stamford Street London Southwark
- H 6 6 Paris Garden London
- Units 205 And 206 Cargo Works Business Centre 1 - 2 Hatfields
- H 72 6 Paris Garden London
- H 61 6 Paris Garden London
- H 45 6 Paris Garden London
- Flat 10 25 Broadwall London
- Flat 7 25 Broadwall London
- Apartment 2901 55 Upper Ground London
- Telephone Kiosk 52 Stamford Street London
- Apartment 1101 55 Upper Ground London
- Third Floor 52 - 54 Stamford Street London
- Unit B01 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 407 Cargo Works Business Centre 1 - 2 Hatfields
- Forth Floor Vivo Building 30 Stamford Street
- First Floor Vivo Building 30 Stamford Street
- Friars Bridge Court 41 - 45 Blackfriars Road London
- 28 Stamford Street London

## Southwark

- Large Store Part Basement Friars Bridge Court 41 - 45 Blackfriars Road
- 7 Upper Ground London Southwark
- Part Fifth Floor Kitchen Friars Bridge Court 41 - 45 Blackfriars Road
- First Floor Dominican Court 17 Hatfields
- H 24 6 Paris Garden London
- Franciscan Court 16 Hatfields London
- Flat 15 25 Broadwall London
- Apartment 2806 55 Upper Ground London
- Pg 60 6 Paris Garden London
- Unit 7 Basement Enterprise House 59 - 65 Upper Ground
- Street Record Paris Garden London
- Apartment 1901 55 Upper Ground London
- Second Floor And Third Floor 18 Hatfields London
- Apartment 1801 55 Upper Ground London
- Unit 1 04 B Enterprise House 59 - 65 Upper Ground
- Pg 34 6 Paris Garden London
- Pg 36 6 Paris Garden London
- Apartment 1002 55 Upper Ground London
- H 16 6 Paris Garden London
- Pg 54 6 Paris Garden London
- Unit B11a Cargo Works Business Centre 1 - 2 Hatfields
- Pg 17 6 Paris Garden London
- Pg 1 6 Paris Garden London
- 23 Broadwall London Southwark
- 9 Enterprise House 59 - 65 Upper Ground London
- Apartment 2804 55 Upper Ground London
- Apartment 2506 55 Upper Ground London
- Basement Ground First To Third Floors Sungard Court Sungard Court 4 - 5 Paris Garden
- Apartment 1606 55 Upper Ground

## London

- Apartment 1304 55 Upper Ground London
- Unit B5 Enterprise House 59 - 65 Upper Ground
- Apartment 1201 55 Upper Ground London
- Apartment 1107 55 Upper Ground London
- Apartment 3602 55 Upper Ground London
- Street Record Reach Walk London
- Apartment 1909 55 Upper Ground London
- Apartment 1810 55 Upper Ground London
- Apartment 1707 55 Upper Ground London
- Ground Floor 27 Broadwall London
- Units 1 05 Cargo Works 1 To 2 Enterprise House 59 - 65 Upper Ground
- Unit 504 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 202 Cargo Works Business Centre 1 - 2 Hatfields
- Apartment 1003 55 Upper Ground London
- Unit 503 Cargo Works Business Centre 1 - 2 Hatfields
- Pg 78 6 Paris Garden London
- Pg 58 6 Paris Garden London
- Pg 53 6 Paris Garden London
- Pg 37 6 Paris Garden London
- Pg 32 6 Paris Garden London
- Pg 18 6 Paris Garden London
- H 83 6 Paris Garden London
- H 80 6 Paris Garden London
- H 76 6 Paris Garden London
- H 71 6 Paris Garden London
- Apartment 4001 55 Upper Ground London
- Apartment 3205 55 Upper Ground London
- Apartment 3104 55 Upper Ground London
- Apartment 3004 55 Upper Ground London
- Apartment 2903 55 Upper Ground London

- Apartment 2706 55 Upper Ground London
- H 62 6 Paris Garden London
- H 41 6 Paris Garden London
- Apartment 1109 55 Upper Ground London
- Apartment 2701 55 Upper Ground London
- Apartment 1910 55 Upper Ground London
- Apartment 1804 55 Upper Ground London
- Apartment 1703 55 Upper Ground London
- Apartment 1610 55 Upper Ground London
- Apartment 1601 55 Upper Ground London
- Apartment 1504 55 Upper Ground London
- Apartment 1501 55 Upper Ground London
- Apartment 1406 55 Upper Ground London
- Second Floor 52 - 54 Stamford Street London
- Unit 406 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 307 Cargo Works Business Centre 1 - 2 Hatfields
- Enterprise House 59 - 65 Upper Ground London
- Units 1 And 4 And Unit 3 Basement Enterprise House 59 - 65 Upper Ground
- G03 1 - 2 Paris Garden London
- 20 Stamford Street London Southwark
- 6 Paris Garden London Southwark
- Unit B13 Cargo Works Business Centre 1 - 2 Hatfields
- Fifth Floor Friars Bridge Court 41 - 45 Blackfriars Road
- First Floor Thameslink Friars Bridge Court 41 - 45 Blackfriars Road
- Part First Floor West Friars Bridge Court 41 - 45 Blackfriars Road
- Former Bin Store Part Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Part Fifth Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Unit 206 Cargo Works Business Centre 1 - 2 Hatfields
- Living Accommodation 47 Colombo Street London
- Unit 302 Cargo Works Business Centre 1 - 2 Hatfields
- Unit B04 Cargo Works Business Centre 1 - 2 Hatfields
- Flat 1 25 Broadwall London
- Unit 1 23 Broadwall London
- Apartment 1001 55 Upper Ground London
- Second Floor Dominican Court 17 Hatfields
- Pg 64 6 Paris Garden London
- Pg 39 6 Paris Garden London
- Pg 38 6 Paris Garden London
- Pg 35 6 Paris Garden London
- Pg 25 6 Paris Garden London
- Pg 22 6 Paris Garden London
- Pg 21 6 Paris Garden London
- Pg 10 6 Paris Garden London
- Pg 8 6 Paris Garden London
- Pg 6 6 Paris Garden London
- Pg 5 6 Paris Garden London
- H 70 6 Paris Garden London
- Apartment 3801 55 Upper Ground London
- Apartment 3402 55 Upper Ground London
- H 3 6 Paris Garden London
- H 60 6 Paris Garden London
- H 47 6 Paris Garden London
- H 23 6 Paris Garden London
- H 17 6 Paris Garden London
- Apartment 1103 55 Upper Ground London
- Apartment 1102 55 Upper Ground London
- Units G06 07 08 Cargo Works Business Centre 1 - 2 Hatfields
- Apartment 2504 55 Upper Ground London
- Apartment 2501 55 Upper Ground London
- Apartment 2206 55 Upper Ground London
- Unit 1 04 C Enterprise House 59 -

- 65 Upper Ground
- Apartment 1902 55 Upper Ground London
- Apartment 1607 55 Upper Ground London
- Apartment 1205 55 Upper Ground London
- Apartment 1111 55 Upper Ground London
- Flat 2 56 Stamford Street London
- Ground Floor 56 Stamford Street London
- Unit 101 Cargo Works Business Centre 1 - 2 Hatfields
- And 14 11 - 11A Enterprise House 59 - 65 Upper Ground
- Bastille Court 2 Paris Garden London
- 3 Reach Walk London Southwark
- Unit G04 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 6 First Floor Cargo Works Business Centre 1 - 2 Hatfields
- Car Space 2 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 10 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Part Ground Floor Connex Southern Eastern Friars Bridge Court 41 - 45 Blackfriars Road
- H 40 6 Paris Garden London
- H 10 6 Paris Garden London
- Apartment 1401 55 Upper Ground London
- H 73 6 Paris Garden London
- H 25 6 Paris Garden London
- Unit 304 Cargo Works Business Centre 1 - 2 Hatfields
- H 18 6 Paris Garden London
- Fourth Floor Sunguard Court 4 - 5 Paris Garden
- Ground Floor 18 Hatfields London
- Apartment 2406 55 Upper Ground London
- Pg 50 6 Paris Garden London
- Pg 23 6 Paris Garden London
- H 38 6 Paris Garden London
- H 1 6 Paris Garden London
- Pg 33 6 Paris Garden London
- Pg 30 6 Paris Garden London
- H 81 6 Paris Garden London
- Unit 204 Cargo Works Business Centre 1 - 2 Hatfields
- Apartment 2603 55 Upper Ground London
- Apartment 2204 55 Upper Ground London
- Apartment 2201 55 Upper Ground London
- Apartment 1310 55 Upper Ground London
- Apartment 1207 55 Upper Ground London
- Apartment 3405 55 Upper Ground London
- Unit 203 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 10 Enterprise House 59 - 65 Upper Ground
- Wakefield House 9 - 11 Stamford Street London
- Flat 11 25 Broadwall London
- 52 - 54 Stamford Street London Southwark
- 56 Stamford Street London Southwark
- Pg 74 6 Paris Garden London
- Pg 56 6 Paris Garden London
- Pg 55 6 Paris Garden London
- Pg 42 6 Paris Garden London
- Pg 29 6 Paris Garden London
- Pg 16 6 Paris Garden London
- Apartment 3901 55 Upper Ground London
- Apartment 3101 55 Upper Ground London
- Apartment 3002 55 Upper Ground London
- H 37 6 Paris Garden London
- H 21 6 Paris Garden London
- Fourth Floor Dorset House 27 - 45 Stamford Street
- Fifth Floor To Eighth Floor Dorset House 27 - 45 Stamford Street
- Apartment 2704 55 Upper Ground London
- Apartment 2605 55 Upper Ground London
- Apartment 2604 55 Upper Ground

- London
- Apartment 2601 55 Upper Ground London
- Apartment 2403 55 Upper Ground London
- Apartment 2205 55 Upper Ground London
- Annexe Part First Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Privitar Chadwick Court 15 Hatfields
- Countess Of Wessex Studios 20 - 21 Hatfields London
- Ground Floor 52 - 54 Stamford Street London
- Pg 19 6 Paris Garden London
- Unit 408 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 405 Cargo Works Business Centre 1 - 2 Hatfields
- Apartment 3803 55 Upper Ground London
- Multisports Courts Hatfields London
- Apartment 2705 55 Upper Ground London
- Living Accommodation The Stamford Arms 62 Stamford Street
- Apartment 1906 55 Upper Ground London
- Pg 31 6 Paris Garden London
- Pg 15 6 Paris Garden London
- Apartment 2203 55 Upper Ground London
- Apartment 1904 55 Upper Ground London
- Apartment 1506 55 Upper Ground London
- Apartment 1407 55 Upper Ground London
- Unit 409 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 509 Cargo Works Business Centre 1 - 2 Hatfields
- Third Floor Bastille Court 2 Paris Garden
- 22 Stamford Street London Southwark
- 5 Reach Walk London Southwark
- 2 Reach Walk London Southwark
- Unit B14 Cargo Works Business Centre 1 - 2 Hatfields
- Part Ground Floor Railtrack Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 4 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 1 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Part Basement Friars Bridge Court 41 - 45 Blackfriars Road
- Sixth Floor Vivo Building 30 Stamford Street
- Second Floor Vivo Building 30 Stamford Street
- H 69 6 Paris Garden London
- Apartment 3201 55 Upper Ground London
- Pg 27 6 Paris Garden London
- Apartment 3206 55 Upper Ground London
- Unit 501 Cargo Works Business Centre 1 - 2 Hatfields
- 5A Enterprise House 59 - 65 Upper Ground London
- H 29 6 Paris Garden London
- Pg 59 6 Paris Garden London
- Pg 49 6 Paris Garden London
- Pg 57 6 Paris Garden London
- Pg 46 6 Paris Garden London
- Flat 14 25 Broadwall London
- Flat 3 25 Broadwall London
- Apartment 2904 55 Upper Ground London
- Apartment 2801 55 Upper Ground London
- Apartment 2404 55 Upper Ground London
- Apartment 2102 55 Upper Ground London
- Apartment 1302 55 Upper Ground London
- Apartment 3802 55 Upper Ground London
- Apartment 1704 55 Upper Ground London
- Shop Enterprise House 59 - 65 Upper Ground
- Flat 12 25 Broadwall London

- Unit 207 Cargo Works Business Centre 1 - 2 Hatfields
- Pg 62 6 Paris Garden London
- Pg 52 6 Paris Garden London
- H 79 6 Paris Garden London
- Apartment 3603 55 Upper Ground London
- Apartment 3202 55 Upper Ground London
- Apartment 3005 55 Upper Ground London
- H 56 6 Paris Garden London
- H 53 6 Paris Garden London
- Advertising Right Bus Shelter 01280125 Stamford Street London
- H 55 6 Paris Garden London
- Apartment 1508 55 Upper Ground London
- Pg 63 6 Paris Garden London
- Pg 20 6 Paris Garden London
- Pg 14 6 Paris Garden London
- Apartment 3003 55 Upper Ground London
- Unit B03 Cargo Works Business Centre 1 - 2 Hatfields
- Telephone Kiosk Outside 22 Stamford Street London
- Apartment 1402 55 Upper Ground London
- Apartment 1104 55 Upper Ground London
- Apartment 1710 55 Upper Ground London
- Flat 12A 25 Broadwall London
- Unit 502 Cargo Works Business Centre 1 - 2 Hatfields
- Unit B1 Enterprise House 59 - 65 Upper Ground
- Unit 410 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 402 Cargo Works Business Centre 1 - 2 Hatfields
- Part Basement And Part Ground Floor 58 - 60 Stamford Street London
- Flat 9 25 Broadwall London
- 27 Blackfriars Road London Southwark
- The Stamford Arms 62 Stamford Street London
- Pg 67 6 Paris Garden London
- Pg 47 6 Paris Garden London
- Pg 45 6 Paris Garden London
- H 77 6 Paris Garden London
- H 74 6 Paris Garden London
- O2 Picocell 5916 Stamford Street London
- Apartment 3404 55 Upper Ground London
- Apartment 2905 55 Upper Ground London
- Apartment 2902 55 Upper Ground London
- Apartment 2805 55 Upper Ground London
- H 67 6 Paris Garden London
- H 50 6 Paris Garden London
- H 46 6 Paris Garden London
- H 30 6 Paris Garden London
- H 27 6 Paris Garden London
- H 5 6 Paris Garden London
- Apartment 2502 55 Upper Ground London
- Apartment 2302 55 Upper Ground London
- Apartment 2202 55 Upper Ground London
- Apartment 2106 55 Upper Ground London
- Apartment 2105 55 Upper Ground London
- Apartment 2003 55 Upper Ground London
- Apartment 1806 55 Upper Ground London
- Apartment 1706 55 Upper Ground London
- Apartment 1604 55 Upper Ground London
- Apartment 1510 55 Upper Ground London
- Apartment 1308 55 Upper Ground London
- H 33 6 Paris Garden London
- H 31 6 Paris Garden London
- H 28 6 Paris Garden London
- H 20 6 Paris Garden London
- H 13 6 Paris Garden London
- H 11 6 Paris Garden London
- Apartment 2306 55 Upper Ground



- London
- Apartment 2303 55 Upper Ground London
- Apartment 1908 55 Upper Ground London
- Unit 1 04 A Enterprise House 59 - 65 Upper Ground
- Apartment 1807 55 Upper Ground London
- Apartment 1803 55 Upper Ground London
- Apartment 1708 55 Upper Ground London
- Apartment 1509 55 Upper Ground London
- Apartment 1203 55 Upper Ground London
- Third Floor Dorset House 27 - 45 Stamford Street
- Flat 6 56 Stamford Street London
- Cycle Hire Docking Station 08610811 Stamford Street London
- First Floor To Fourth Floor 58 - 60 Stamford Street London
- Unit 411 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 403 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 503 Enterprise House 59 - 65 Upper Ground
- Lower Ground Floor 18 Hatfields London
- Christchurch Gardens Blackfriars Road London
- Unit 1 The Gallery Tower Stamford Street London
- 31 Rennie Street London Southwark
- Apartment 1306 55 Upper Ground London
- Apartment 1305 55 Upper Ground London
- Apartment 1301 55 Upper Ground London
- Apartment 1209 55 Upper Ground London
- Flat 3 56 Stamford Street London
- Unit 404 Cargo Works Business Centre 1 - 2 Hatfields
- First Floor 27 Broadwall London
- Blue Tree Kitchen Cargo Works Business Centre 1 - 2 Hatfields
- 70 Colombo Street London Southwark
- Et202 Cargo Works Business Centre 1 - 2 Hatfields
- Unit G05 Cargo Works Business Centre 1 - 2 Hatfields
- Unit B02 Cargo Works Business Centre 1 - 2 Hatfields
- Part First Floor East Friars Bridge Court 41 - 45 Blackfriars Road
- Sixth Floor And Seventh Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 6 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- Car Space 5 Ground Floor Friars Bridge Court 41 - 45 Blackfriars Road
- 32 Stamford Street London Southwark
- 32 Blackfriars Road London Southwark
- Eighth Floor Vivo Building 30 Stamford Street
- Basement 56 Stamford Street London
- Unit 305 To 305A Cargo Works Business Centre 1 - 2 Hatfields
- H 54 6 Paris Garden London
- Apartment 1702 55 Upper Ground London
- Apartment 1206 55 Upper Ground London
- First Floor Dorset House 27 - 45 Stamford Street
- Pg 65 6 Paris Garden London
- Pg 3 6 Paris Garden London
- Unit 505 Cargo Works Business Centre 1 - 2 Hatfields
- H 2 6 Paris Garden London
- Apartment 2401 55 Upper Ground London
- Apartment 2606 55 Upper Ground London
- H 68 6 Paris Garden London
- Apartment 2002 55 Upper Ground London
- Apartment 1210 55 Upper Ground London

- H 34 6 Paris Garden London
- 9 Upper Ground London Southwark
- Apartment 1608 55 Upper Ground London
- Apartment 3902 55 Upper Ground London
- Apartment 2006 55 Upper Ground London
- 45 Colombo Street London Southwark
- Flat 5 56 Stamford Street London
- Unit 8 Enterprise House 59 - 65 Upper Ground
- Fourth Floor Bastille Court 2 Paris Garden
- Pg 66 6 Paris Garden London
- H 35 6 Paris Garden London
- H 32 6 Paris Garden London
- Pg 43 6 Paris Garden London
- Pg 11 6 Paris Garden London
- Pg 7 6 Paris Garden London
- H 78 6 Paris Garden London
- H 75 6 Paris Garden London
- H 65 6 Paris Garden London
- H 58 6 Paris Garden London
- Apartment 3006 55 Upper Ground London
- Apartment 2503 55 Upper Ground London
- Apartment 2301 55 Upper Ground London
- Apartment 2104 55 Upper Ground London
- Apartment 2005 55 Upper Ground London
- Flat 1 56 Stamford Street London
- Apartment 1411 55 Upper Ground London
- Apartment 1110 55 Upper Ground London
- Part Basement And Ground Floor 58 - 60 Stamford Street London
- Apartment 1808 55 Upper Ground London
- Apartment 1805 55 Upper Ground London
- Apartment 1701 55 Upper Ground London
- Street Record Meymott Street London
- Unit 6 Basement Enterprise House 59 - 65 Upper Ground
- 5 Enterprise House 59 - 65 Upper Ground London
- Unit 508 Cargo Works Business Centre 1 - 2 Hatfields
- Unit 8 Basement Enterprise House 59 - 65 Upper Ground
- Unit 102 Cargo Works Business Centre 1 - 2 Hatfields
- 25 Broadwall London Southwark
- Flat 8 25 Broadwall London
- 58 - 60 Stamford Street London Southwark
- 27 Broadwall London Southwark
- Pg 75 6 Paris Garden London
- Flat 10 Block G Peabody Estate Duchy Street London
- Flat 11 Block G Peabody Estate Duchy Street London
- Flat 1 Block R Peabody Estate Duchy Street London
- Flat 7 Block R Peabody Estate Duchy Street London
- Flat C 77 Roupell Street London
- Flat A 57 Stamford Street London
- Flat 11 Block K Peabody Estate Duchy Street London
- Flat 13 Block I Peabody Estate Duchy Street London
- Flat 10 Block H Peabody Estate Duchy Street London
- Flat 5 Block H Peabody Estate Duchy Street London
- Flat 6 Block H Peabody Estate Duchy Street London
- Flat 6 Block N Peabody Estate Duchy Street London
- Flat 5 Block K Peabody Estate Duchy Street London
- Flat 4 Block B Peabody Estate Duchy Street London
- Flat 5 Block B Peabody Estate Duchy Street London
- Flat 58 57 Stamford Street London
- Flat 4 57 Stamford Street London
- Flat 46 57 Stamford Street London
- Flat 54 57 Stamford Street London
- Flat 20 57 Stamford Street London

- Flat 24 57 Stamford Street London
- Flat 8 57 Stamford Street London
- Flat 56 57 Stamford Street London
- Flat 43 57 Stamford Street London
- 5 Climsland House Duchy Street London
- 17 Climsland House Duchy Street London
- 3 Climsland House Duchy Street London
- Flat 7 Block F Peabody Estate Duchy Street London
- Flat 1 Block F Peabody Estate Duchy Street London
- Flat 13 Block R Peabody Estate Duchy Street London
- Flat 14 Block R Peabody Estate Duchy Street London
- Flat 8 Block R Peabody Estate Duchy Street London
- Flat 10 Block R Peabody Estate Duchy Street London
- Flat 7 Block I Peabody Estate Duchy Street London
- Flat 8 Block N Peabody Estate Duchy Street London
- Flat 10 Block K Peabody Estate Duchy Street London
- Flat 14 Block K Peabody Estate Duchy Street London
- Flat 12 Block H Peabody Estate Duchy Street London
- Flat 12 Block I Peabody Estate Duchy Street London
- Flat 5 Block E Peabody Estate Duchy Street London
- Flat 3 Block A Peabody Estate Duchy Street London
- Flat 8 Block I Peabody Estate Duchy Street London
- Flat 8 Block H Peabody Estate Duchy Street London
- Flat 6 Block M Peabody Estate Duchy Street London
- Flat 9 Block M Peabody Estate Duchy Street London
- Flat 3 Block H Peabody Estate Duchy Street London
- Flat 4 Block K Peabody Estate Duchy Street London
- Flat 14 Block B Peabody Estate Duchy Street London
- 18 Broadwall London SE1 9QE
- 20 Broadwall London SE1 9QE
- Flat 5 57 Stamford Street London
- Flat 29 57 Stamford Street London
- Flat 23 57 Stamford Street London
- Flat 31 57 Stamford Street London
- Flat 18 57 Stamford Street London
- Flat 39 57 Stamford Street London
- 18 Climsland House Duchy Street London
- 19 Climsland House Duchy Street London
- Flat 10 Block F Peabody Estate Duchy Street London
- Flat 5 Block F Peabody Estate Duchy Street London
- Flat 12 Block R Peabody Estate Duchy Street London
- 10 Climsland House Duchy Street London
- Estate Office Block A Peabody Estate Duchy Street London
- Flat A 77 Roupell Street London
- Flat 12 Block A Peabody Estate Duchy Street London
- Flat 6 Block I Peabody Estate Duchy Street London
- Flat 11 Block H Peabody Estate Duchy Street London
- Flat 10 Block E Peabody Estate Duchy Street London
- Flat 14 Block E Peabody Estate Duchy Street London
- Flat 6 Block A Peabody Estate Duchy Street London
- Flat 1 Block E Peabody Estate Duchy Street London
- Flat 4 Block A Peabody Estate Duchy Street London
- Flat 3 Block B Peabody Estate Duchy Street London
- Flat 6 Block B Peabody Estate Duchy Street London
- Flat 7 Block B Peabody Estate Duchy Street London
- Flat 10 Block A Peabody Estate Duchy Street London
- 68 Hatfields London SE1 8DH
- 22 Broadwall London SE1 9QE

- Flat 1 57 Stamford Street London
- Flat 22 57 Stamford Street London
- Flat 30 57 Stamford Street London
- Flat 50 57 Stamford Street London
- Flat 35 57 Stamford Street London
- 62-64 Hatfields London SE1 8DH
- 7 Climsland House Duchy Street London
- 16 Climsland House Duchy Street London
- Flat 2 26 Broadwall London
- Flat 11 Block F Peabody Estate Duchy Street London
- Flat 6 Block F Peabody Estate Duchy Street London
- Flat 9 Block G Peabody Estate Duchy Street London
- Flat 10 57 Stamford Street London
- Flat 7 Block N Peabody Estate Duchy Street London
- Flat 12 Block K Peabody Estate Duchy Street London
- Flat 2 Block M Peabody Estate Duchy Street London
- Flat 13 Block E Peabody Estate Duchy Street London
- Flat 7 Block A Peabody Estate Duchy Street London
- Flat 5 Block A Peabody Estate Duchy Street London
- Flat 7 Block M Peabody Estate Duchy Street London
- Flat 12 Block M Peabody Estate Duchy Street London
- Flat 6 Block K Peabody Estate Duchy Street London
- Flat 1 Block B Peabody Estate Duchy Street London
- Flat 9 Block B Peabody Estate Duchy Street London
- 75A Roupell Street London SE1 8SS
- Flat 57 Stamford Street London
- Flat 3 57 Stamford Street London
- Flat 47 57 Stamford Street London
- Flat 37 57 Stamford Street London
- Flat 28 57 Stamford Street London
- Flat 14 57 Stamford Street London
- Flat 7 57 Stamford Street London
- Flat 48 57 Stamford Street London
- Flat 38 57 Stamford Street London
- 15 Climsland House Duchy Street London
- 20 Climsland House Duchy Street London
- Flat 8 Block F Peabody Estate Duchy Street London
- Flat 13 Block F Peabody Estate Duchy Street London
- Flat 9 Block F Peabody Estate Duchy Street London
- Flat 12 Block F Peabody Estate Duchy Street London
- Flat 3 Block F Peabody Estate Duchy Street London
- Flat 4 Block F Peabody Estate Duchy Street London
- Flat 12 Block G Peabody Estate Duchy Street London
- Flat 4 Block G Peabody Estate Duchy Street London
- Flat 5 Block G Peabody Estate Duchy Street London
- Flat 6 Block G Peabody Estate Duchy Street London
- Flat 11 Block R Peabody Estate Duchy Street London
- Flat 2 Block G Peabody Estate Duchy Street London
- Flat 13 Block A Peabody Estate Duchy Street London
- Flat 9 Block N Peabody Estate Duchy Street London
- Flat 12 Block N Peabody Estate Duchy Street London
- 4 Block E Peabody Estate Duchy Street London
- Flat 7 Block K Peabody Estate Duchy Street London
- Flat 3 Block M Peabody Estate Duchy Street London
- Flat 14 Block H Peabody Estate Duchy Street London
- Flat 3 Block I Peabody Estate Duchy Street London
- Flat 1 Block K Peabody Estate Duchy Street London
- Flat 2 Block E Peabody Estate Duchy Street London
- Flat 3 Block E Peabody Estate Duchy Street London

- Flat 6 Block E Peabody Estate  
Duchy Street London
- Flat 10 Block M Peabody Estate  
Duchy Street London
- Flat 11 Block M Peabody Estate  
Duchy Street London
- Flat 12 Block B Peabody Estate  
Duchy Street London
- 76 Roupell Street London SE1  
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- 24 Broadwall London SE1 9QE
- Flat 2 57 Stamford Street London
- Flat 21 57 Stamford Street London
- Flat 45 57 Stamford Street London
- Flat 36 57 Stamford Street London
- Flat 13 57 Stamford Street London
- Flat 17 57 Stamford Street London
- Flat 27 57 Stamford Street London
- 75 Roupell Street London SE1  
8SS
- 1 Climsland House Duchy Street  
London
- 6 Climsland House Duchy Street  
London
- 9 Climsland House Duchy Street  
London
- Flat 2 Block F Peabody Estate  
Duchy Street London
- Flat 13 Block G Peabody Estate  
Duchy Street London
- Flat 7 Block G Peabody Estate  
Duchy Street London
- Flat 14 Block G Peabody Estate  
Duchy Street London
- Flat 9 Block R Peabody Estate  
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- Flat B 77 Roupell Street London
- Flat 11 Block A Peabody Estate  
Duchy Street London
- Flat 14 Block A Peabody Estate  
Duchy Street London
- Flat 11 Block N Peabody Estate  
Duchy Street London
- Flat 8 Block K Peabody Estate  
Duchy Street London
- Flat 13 Block K Peabody Estate  
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- Flat 1 Block N Peabody Estate  
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- Flat 12 Block E Peabody Estate  
Duchy Street London
- Flat 8 Block A Peabody Estate  
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- Flat 4 Block H Peabody Estate  
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- Flat 7 Block H Peabody Estate  
Duchy Street London
- Flat 8 Block M Peabody Estate  
Duchy Street London
- Flat 13 Block M Peabody Estate  
Duchy Street London
- Flat 14 Block M Peabody Estate  
Duchy Street London
- Flat 5 Block N Peabody Estate  
Duchy Street London
- Flat 4 Block M Peabody Estate  
Duchy Street London
- Flat 14 Block I Peabody Estate  
Duchy Street London
- Flat 2 Block H Peabody Estate  
Duchy Street London
- Flat 7 Block E Peabody Estate  
Duchy Street London
- Flat 2 Block B Peabody Estate  
Duchy Street London
- Flat 8 Block B Peabody Estate  
Duchy Street London
- Flat 10 Block B Peabody Estate  
Duchy Street London
- Flat 44 57 Stamford Street London
- Flat 51 57 Stamford Street London
- Flat 55 57 Stamford Street London
- Flat 42 57 Stamford Street London
- Flat 15 57 Stamford Street London
- Flat 33 57 Stamford Street London
- Flat 34 57 Stamford Street London
- Flat 41 57 Stamford Street London
- 11 Climsland House Duchy Street  
London
- 12 Climsland House Duchy Street  
London
- 13 Climsland House Duchy Street  
London
- Flat 1 26 Broadwall London
- Flat 3 26 Broadwall London
- Flat 8 Block G Peabody Estate  
Duchy Street London
- Flat 2 Block R Peabody Estate  
Duchy Street London
- Flat 3 Block R Peabody Estate  
Duchy Street London

- Flat 4 Block R Peabody Estate  
Duchy Street London
- Flat 5 Block R Peabody Estate  
Duchy Street London
- Flat 1 Block G Peabody Estate  
Duchy Street London
- Flat 25 57 Stamford Street London
- Flat 40 57 Stamford Street London
- Flat 8 Block E Peabody Estate  
Duchy Street London
- Flat 13 Block H Peabody Estate  
Duchy Street London
- Flat 2 Block I Peabody Estate  
Duchy Street London
- Flat 11 Block I Peabody Estate  
Duchy Street London
- Flat 9 Block H Peabody Estate  
Duchy Street London
- Flat 1 Block H Peabody Estate  
Duchy Street London
- Flat 14 Block N Peabody Estate  
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- Flat 9 Block E Peabody Estate  
Duchy Street London
- Flat 4 Block N Peabody Estate  
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- Flat 2 Block K Peabody Estate  
Duchy Street London
- Flat 3 Block K Peabody Estate  
Duchy Street London
- Flat 9 Block A Peabody Estate  
Duchy Street London
- Flat 11 Block B Peabody Estate  
Duchy Street London
- Store Rear Of Block H Peabody  
Estate Duchy Street London
- Flat 52 57 Stamford Street London
- Flat 12 57 Stamford Street London
- Flat 19 57 Stamford Street London
- Flat 9 57 Stamford Street London
- Flat 26 57 Stamford Street London
- 4 Climsland House Duchy Street  
London
- 8 Climsland House Duchy Street  
London
- Flat 66 Hatfields London
- Flat 4 26 Broadwall London
- Flat 6 Block R Peabody Estate  
Duchy Street London
- Flat 5 Block I Peabody Estate  
Duchy Street London
- Flat 10 Block N Peabody Estate  
Duchy Street London
- Flat 13 Block N Peabody Estate  
Duchy Street London
- Flat 9 Block K Peabody Estate  
Duchy Street London
- Flat 10 Block I Peabody Estate  
Duchy Street London
- Flat 1 Block I Peabody Estate  
Duchy Street London
- Flat 1 Block M Peabody Estate  
Duchy Street London
- Flat 11 Block E Peabody Estate  
Duchy Street London
- Flat 2 Block A Peabody Estate  
Duchy Street London
- Flat 9 Block I Peabody Estate  
Duchy Street London
- Flat 5 Block M Peabody Estate  
Duchy Street London
- Flat 2 Block N Peabody Estate  
Duchy Street London
- Flat 3 Block N Peabody Estate  
Duchy Street London
- Flat 13 Block B Peabody Estate  
Duchy Street London

## **Appendix 3: Consultation responses received**

### **External consultees**

- Active Travel England
- Arqiva
- City of London
- City of Westminster
- Environment Agency
- Greater London Authority
- Heathrow Airport
- Historic England
- London City Airport
- Metropolitan Police Service
- National Air Traffic Services
- National Planning Casework Unit
- Network Rail
- Thames Water
- Transport for London Infrastructure Protection
- Transport for London Spatial Planning
- UK Power Networks

### **Internal consultees**

- Borough Archaeologist
- Community Infrastructure Levy Officer
- Design and Conservation Officer
- Ecology Officer
- Environmental Protection Officer
- Flood Risk Management and Urban Drainage Officer
- Highways Development and Management Officer
- Local Economy Officer
- Network Management Officer
- Planning Policy Officer
- Transport Policy Officer
- Urban Forester

## Appendix 4: Planning policies

### The London Plan 2021

On 2 March 2021 the Mayor of London published the current London Plan. It sets out a strategic framework for planning in Greater London and forms part of the statutory Development Plan for the site. The relevant policies are:

- Policy SD1 Opportunity Areas
- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ
- Policy SD6 Town centres and high streets
- Policy SD7 Town centres: development principles and Development Plan Documents
- Policy SD8 Town centre network
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D9 Tall buildings
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D14 Noise
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E8 Sector growth opportunities and clusters
- Policy E9 Retail, markets and hot food takeaways
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 5 Water infrastructure
- Policy SI 6 Digital connectivity infrastructure
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets



- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.2 Office Parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction
- Policy T9 Funding transport infrastructure through planning
- Policy DF1 Delivery of the Plan and Planning Obligations

## **Southwark Plan 2022**

The Southwark Plan was adopted on 23 February 2022. The plan provides a vision and policies for managing growth and development across the Borough from 2019 to 2036 and forms part of the statutory Development Plan for the site. The relevant policies are:

- ST1 Southwark's Development Targets
- ST2 Southwark's Places
- SP2 Southwark Together
- SP4 A green and inclusive economy
- SP5 Thriving neighbourhoods and tackling health inequalities
- SP6 Climate Emergency
- AV.04 Blackfriars Road Area Vision
- P13 Design of places
- P14 Design quality
- P16 Designing out crime
- P17 Tall buildings
- P18 Efficient use of land
- P19 Listed buildings and structures
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P23 Archaeology
- P26 Local list
- P28 Access to employment and training
- P30 Office and business development
- P31 Affordable workspace
- P35 Town and local centres
- P44 Broadband and digital infrastructure
- P45 Healthy developments
- P49 Public transport
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P56 Protection of amenity
- P59 Green infrastructure
- P60 Biodiversity

- P61 Trees
- P62 Reducing waste
- P64 Contaminated land and hazardous substances
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy
- IP2 Transport infrastructure
- IP3 Community infrastructure levy (CIL) and Section 106 planning obligations
- NSP23 1-5 Paris Garden and 16-19 Hatfields

## **Other material considerations**

The revised National Planning Policy Framework (NPPF) was published on 20 December 2023 and sets out national planning policy and how this should be applied. The NPPF focuses on the role of the planning system in achieving sustainable development. Paragraph 224 states that the policies in the NPPF are material considerations that should be taken into account when determining planning applications.

In addition, there are a number of relevant policy guidance documents that are material considerations, including:

- Planning practice guidance produced by the government.
- Supplementary Planning Documents produced by the Council.
- Supplementary Planning Guidance, London Plan Guidance, and practice notes produced by the GLA.

## Appendix 5: Relevant planning history

Reference and Proposal	Status
<p><b>17/AP/4230</b>            Phased redevelopment comprising: Phase 1: Demolition of 4-5 Paris Garden and 18- 19 Hatfields to create a part 23 and part 26 storey tower building (+ double basement)(up to 115.75m AOD) to be used for offices (Class B1), above a new public space with flexible retail/professional services/restaurant uses (Classes A1/A2/A3) at ground floor level and restaurant/bar uses (Classes A3/A4) at third floor level; Phase 2: Partial demolition, refurbishment and extensions to 16-17 Hatfields and 1-3 Paris Garden for continued use as offices (Class B1) with flexible use of the ground floor level (Classes A1/A2/A3/A4/B1) and restaurant/bar uses (Classes A3/A4) at part fifth floor level; creation of a new public, landscaped roof terrace at part fifth floor level and green roof at sixth floor level; lowering of existing basement slab; new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; cycle parking; ancillary servicing and plant and other associated works.</p>	<p>Granted</p>
<p><b>17/AP/4231</b>            Partial demolition, refurbishment and extensions to 16-17 Hatfields and 1-3 Paris Garden for continued use as offices (Class B1) with flexible use of the ground floor (Classes A1/A2/A3/A4/B1) and restaurant/bar uses (Class A3/A4) at fifth floor level; creation of a new public, landscaped roof terrace at fifth and sixth floor levels; lowering of the existing basement slab; reconfiguration of pedestrian access; ancillary servicing and plant and associated works.</p>	<p>Granted</p>