

<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 16 April 2024	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b>		Addendum	
<b>Ward(s) or groups affected:</b>		Borough and Bankside	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of updates in respect of item number 6.1 on the agenda. These were not included in the main report relating to this item and the matters raised have not, therefore, been taken in to account in reaching the stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information in respect of the item in reaching their decision.

## **ITEM NO. 6.1: 23/AP/3068 & 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**

## Conditions

3. In respect of Conditions 6, 7, 17, 28, 43, and 44 of the recommendation for the planning permission, as set out in Appendix 1a of the main report, minor amendments to the wording of these conditions are recommended as per the below.

## DESIGN DETAILS

- 6 *Prior to the commencement of any above grade works (excluding demolition), 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 typical openings;

- (vi) the undercroft link through the Paris Garden block;*
- (vii) the “waistband” feature; and*
- (viii) the “beacon” feature.*

*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 begin:
  - a) A schedule providing the specification of materials to be used in constructing the approved elevations, including in the undercroft link through the Paris Garden block and details of the metal spandrel panels displaying public art above first-floor windows, shall be submitted to and approved in writing by the Local Planning Authority; and
  - b) Sample panels of facing materials and surface finishes for the elevations, each to be at least 1 square metre in 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 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).*

### **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 damage during building works, including demolition. Before commencing the works the applicant must submit, and have approved by the Local Planning Authority in writing, details 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).*

### **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 in writing by the Local Planning Authority.*

*This shall include:*

- a) provisions related to operational waste management;*
- b) a commitment to 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 P50 (Highways impacts) 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 (rev.4). 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 the 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 as outlined within the submitted BREEAM Pre Assessment, prepared by GDM and dated 20 October 2023 February (rev. 3) has 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).

## Conclusion

4. The overall recommendation remains as set out in paragraphs 1, 2, 3, and 4 of the main report.

## BACKGROUND DOCUMENTS

Background papers	Held at	Contact
The Development Management case files	Corporate Services, Finance and Governance, 160 Tooley Street, London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>