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Item No. 6.1	Classification: Open	Date: 29 April 2024	Meeting Name: Planning Committee (Major Applications) A
Report title:	<p>Development Management planning applications: 23/AP/1854 for Full Planning Application 23/AP/1855 for Listed Building Consent</p> <p>Address: 1-7 STAMFORD STREET TOGETHER WITH LAND AT 18 BLACKFRIARS ROAD BOUNDED BY STAMFORD STREET, PARIS GARDEN, AND CHRIST CHURCH GARDENS, LONDON, SE1 8NY</p> <p>Proposal:</p> <p>Full Planning Application: Part demolition to the rear of 1 and 3 - 7 Stamford Street together with: the erection of a ground plus three-storey podium comprising retail, leisure, office, education, gallery, library and assembly room uses; two levels of basement for servicing, plant, car and cycle parking plus pit access within a partial basement at level three; two residential buildings of 22 and 40 storeys above podium; an office building of 44 storeys above podium; improvements to the existing public house; landscaping at ground and podium levels; replacement boundary at the southern edge of the Site; plant and all other associated, enabling and ancillary works.</p> <p>Listed Building Consent: Demolition of rear extension at 3-7 Stamford Street together with removal of roof-level plant and modern elements at 1 and 3-7 Stamford Street; internal and external renovation and alterations throughout including replacement of windows, works to connect the listed buildings including a ground floor glazed infill between the buildings and all other associated and ancillary works.</p>		
Ward(s) or groups affected:	Borough & Bankside		
From:	Director of Planning and Growth		
Application Start Date: 07.08.2023		PPA Expiry Date:	
Earliest Decision Date:			

RECOMMENDATIONS

1. That planning permission be granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. That listed building consent be granted subject to conditions, and the applicant entering into an appropriate legal agreement.
3. That in the event that the requirements of paragraphs 1 and 2 above are not met

by 29 October 2024, the director of planning and growth be authorised to refuse planning permission and listed building consent, if appropriate, for the reasons set out in paragraph 379.

EXECUTIVE SUMMARY

4. The Site comprises of a cleared brownfield site together with two Grade II Listed Buildings referred to as 1 Stamford Street and 3 – 7 Stamford Street (otherwise referred to as the Mad Hatter Public House and Hotel). The Site has been subject to a number of historic planning applications for major development, the latest of which was approved in 2018 (Ref: 16/AP/5239) for a mixed-use hotel and office-led development.
5. Permission is now sought for a new large mixed-use scheme which makes better use of this key site's potential, it is considered a more optimal approach than previous permissions on the site. As outlined in the London Plan's good growth principles, we must proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructures and amenities by public transport, walking and cycling. This is what the proposed development represents.
6. In summary, the proposal would see the erection of three towers of varying height (two residential and one office) sat above a mixed use 'podium building' (containing retail, leisure, office, education uses and more, with basement below for cycle parking and servicing etc). There would also be improvements to the existing public house and surrounding public realm.
7. The proposal would bring a host of substantial public benefits including (but not limited to) 433 new homes (40.5% affordable), over 100,000sqm of high quality employment space, over 2,400sqm affordable workspace (plus PIL), long term job creation, new play spaces, improvements to Christ Church Garden and the public realm, and a Section 106 package and CIL payment of approximately £71 million with £11 million of social housing relief.
8. Whilst some adverse effects have been identified in relation to built-heritage (on-site), alongside daylight, sunlight and overshadowing, it is considered that the Proposed Development as a whole performs positively and the benefits that the scheme would substantially and demonstrably outweigh these potential negative impacts.

Homes	Private Homes	Private HR	Aff. SR Homes	Aff. SR HR	Aff. Int Homes	Aff. Int HR	Homes Total (% of total)	HR Total
Studio	19	30	0	0	0	0	19 (4.4%)	30 (2%)
1-bed	96	192	29	61	11	23	136 (31.4%)	276 (19.3%)
2-bed	98	306	43	159	33	120	174 (40.1%)	585 (40.6%)
3-bed	56	290	32	160	12	60	100 (23.1%)	510 (35.3%)

4-bed	4	40	0	0	0	0	4 (1%)	40 (2.8%)
Total and % of total	273 (63%)	858 (59.5%)	104 (24%)	380 (26.4%)	56 (12.9%)	203 (14.1%)	433 (100%)	1,441 (100%)

Use Class	Existing sqm	Proposed sqm	Change +/-
E (a, b, d) and F1 (a, b, d) retail/restaurant	0	5,045	+5,045
E (a and b)	0	1,830	+1,830
Use Class E(g)(i) and Use Class F1(a)	0	+926	+926
E (g)(i) office	684.7	110,617	+109,932.3
F1 (e)	0	+858	+858
C1 Hotel	1,205.1	0	-1,205.1
C3 Dwelling houses	0	52,229	+52,229
Sui Generis Public House	405.6	770	+364.4
BOH	0	4,264	+4,264
TOTAL	2,295.4	176,539	+174,243.6
Affordable workspace			
Affordable workspace	0	2,421	+2,421
Play space			
Play space	0	1,210 (external) 330 (internal)	+1,540
Jobs			
Jobs	N/A (Low)	c. 6,160	c. +6,130

	Existing	Proposed	Change +/-
Urban Greening Factor	N/A	0.37	+0.37
Greenfield Run Off Rate	N/A	3.68 litres/second	
EVCPS (on site)	0	12	+12
Cycle parking spaces	0	3,263	+3,263
Disabled parking spaces	0	12	+12
CO2 savings beyond Part L Building Regulations		39% on Part L 2021	

Southwark CIL (estimated)	£42m (with £10m social housing relief)
MCIL (estimated)	£29m (with £1m social housing relief)
Section 106 contributions	c. £9m

BACKGROUND INFORMATION

Site location and description

- The application site is located on the western side of Blackfriars Road, south and west of the junction with Stamford Street. It comprises a large part of the urban block, totalling approximately 0.9 hectares, with three street frontages - Blackfriars Road to the east, Stamford Street to the north and Paris Gardens to the west. To the south and east of the site lies Christchurch Gardens, within which sits the Christ Church, which in turn, is bordered by Colombo Street to the south.

10. The majority of the site has been cleared but it also contains 1 Stamford Street (vacant office space) and 3-7 Stamford Street (the Mad Hatter Hotel and Public House), both of which are Grade II listed buildings. Christchurch Gardens with a Grade II listed drinking fountain and the Grade II listed Christ Church lie immediately to the south of the site. These gardens are designated Borough Open Land, and a Site of Importance of Nature Conservation (SINC) and there are also a number of trees within this space which are subject to preservation orders (TPO).



Figure 2: Existing Site Location Plan (Full Planning Permission)



Figure 3: Existing Site Location Plan (Listed Building Consent)

11. The site has a PTAL rating of 6b and is well connected to the London transport network with the various bus routes along the Blackfriars Road corridor and Stamford Street, the nearby Blackfriars National Rail Station and Southwark Underground Station further to the south of the site on Blackfriars Road. A north/south, fully segregated Cycle Superhighway exists on Blackfriars Road, which is a TfL strategic road. The application site does not contain any trees although there are some mature trees on Stamford Street and within Christ Church

Gardens. As referenced above, these trees are covered by preservation orders (TPO).

12. The site is not within a conservation area but there are a number in close proximity. For instance, there is Old Barge Alley Conservation Area to the north-west. Roupell Street and Waterloo Conservation Areas are also to the west of the site in the London Borough of Lambeth.



Aerial view of site (looking south/south-east)

Surrounding area

13. The site is within the Central Activities Zone, close to the boundary of the London Borough of Lambeth (to the west of the site). The surrounding area is predominantly utilised as offices but there are also retail and some cultural and leisure uses. There are large-scale residential schemes in close proximity (to the site) and these are located along Blackfriars Road (such as One Blackfriars). There are also other examples such as South Bank Tower along Stamford Street.
14. The site lies within an Opportunity Area, a Strategic Cultural Area and a District Town Centre. Under the Council's Core Strategy and the Blackfriars Road SPD, the site falls within an area identified as being appropriate for tall buildings and this is reflected in the large buildings approved around Blackfriars Road. These buildings range in height from 22 storeys at Friars Bridge Court on the junction of Blackfriars Road and Meymott Street, to 50 storeys in height at One Blackfriars.
15. The buildings to the west and south west of the application site are not as tall and have a much lower scale. For instance, the buildings on Paris Gardens range in height from five storeys to thirteen storeys. There is then a more dramatic change in scale with two storey houses along Roupell Street and Aquinas Street (which are located in Conservation Areas within the London Borough of Lambeth).

16. The area is however changing and attention is drawn to planning permissions that have also been granted that would alter the height as well as the character and appearance.
17. As referenced above, the site is not within a conservation area but the following (Southwark) conservation areas are within close proximity:
 - Old Barge House Alley – approximately 300 metres to the north west;
 - Kings Bench – approximately 340 metres to the south east; and
 - Valentine Place – approximately 340 metres to the south.
18. The following listed buildings are also in close proximity:
 - Christ Church (Grade II)
 - Christ Church Gardens drinking fountain (Grade II)
 - 1, 2 and 3 Paris Gardens (Grade II)
 - 15 and 17 Hatfields (Grade II)

Site allocation

19. The majority of the application site has been designated within the Southwark Plan 2022 for redevelopment (this excludes 1 and 3-7 Stamford Street). NSP22 – Land between Paris gardens, Colombo Street, Blackfriars Road and Stamford Street. NSP22 states that redevelopment:
 - Must provide at least the amount of employment floorspace (E(g), B Class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and
 - Must provide ground floor active frontages with ground floor retail, community or leisure uses on Paris Garden, Blackfriars Road and Stamford Street; and
 - Must improve connectivity to provide a new green link from Rennie Street to Paris Gardens
 - Should provide new homes (C3), with an estimated capacity of 288 homes.
20. NSP22 also states that the redevelopment of the site must be sensitive to existing trees of significance. It should also provide a new link from Rennie Street to Paris Garden and links to the Cycle Super Highway. This is highlighted in the following image:



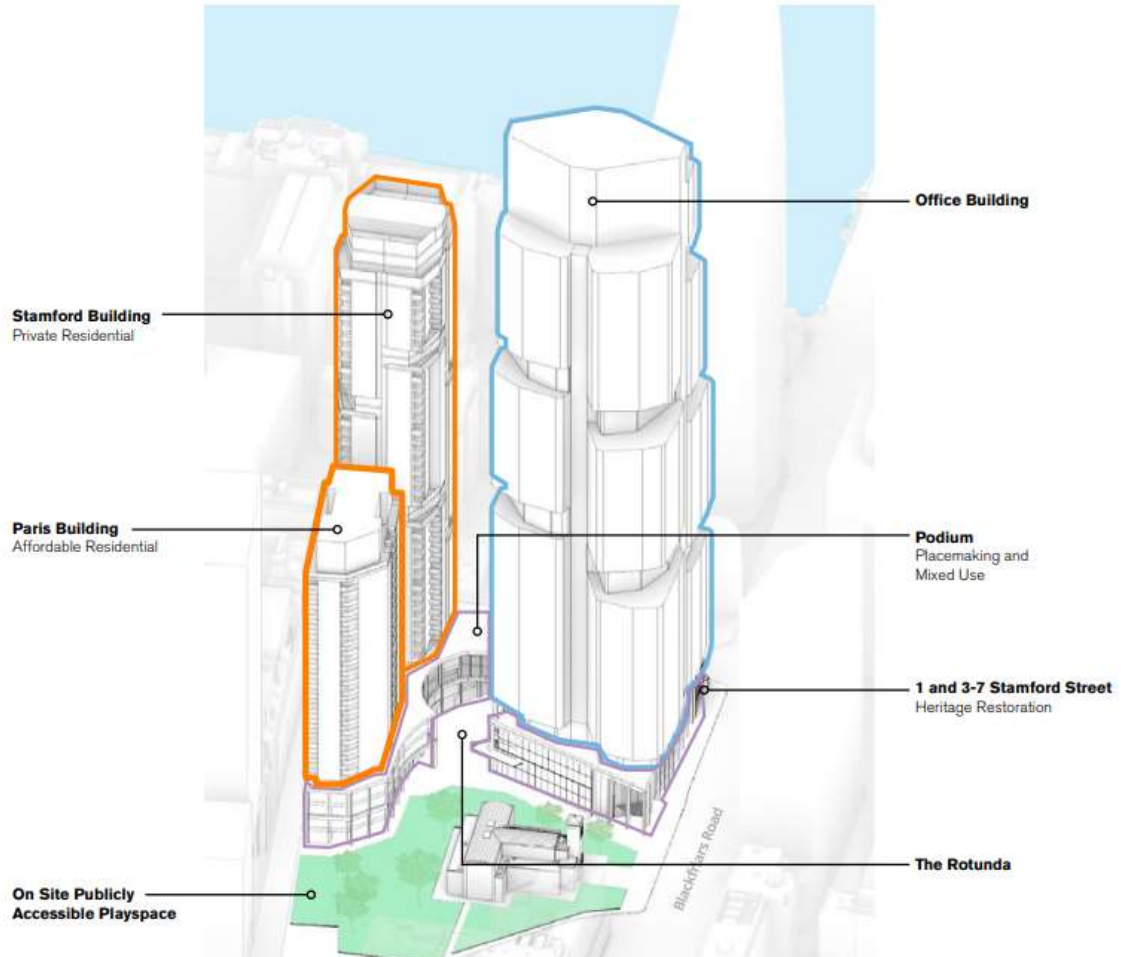
Site Boundary	Improved connectivity for pedestrians and cyclists
Conservation Area	Open Spaces
Grade I Listed Building	Buildings of architectural and historic merit
Grade II Listed Building	Buildings of townscape merit
Grade II* Listed Building	Locally Significant Industrial Sites
Opportunity for Active Frontages	Strategic Protected Industrial Land
Cycleways	New Public Open Space

21. It additionally states that Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city.
22. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.
23. This policy also draws attention to the siting and the proximity to the borough boundary. For instance, the London Borough of Lambeth is immediately to the west. As such, the impact upon the setting of heritage assets in Lambeth as well as site allocations within reasonable proximity (as set out in the Lambeth Local Plan) would need to be considered.

Details of proposal

24. Permission is sought to part demolish to the rear of 1 and 3 - 7 Stamford Street together with the erection of a ground plus three-storey podium. This would consist of retail, leisure, office, education, gallery, library and assembly room uses. There would also be two levels of basement for servicing, plant, car and cycle parking plus pit access within a partial basement at level three.

25. Above the podium, the scheme would include two residential buildings of 22 and 40 storeys; and an office building of 44 storeys. There would also be improvements to the existing public house; landscaping at ground and podium levels; replacement boundary at the southern edge of the Site; plant and all other associated, enabling and ancillary works. Each element of the scheme is broken down below:



The Podium

26. The Podium would comprise of ground plus three storeys. This would include ground floor retail (Use Class E (a, b)) together with a range of spaces on the upper floors. These have been expanded upon below:
- The Incubator - The Incubator would provide approximately 1,394 sqm GIA of affordable workspace located at the first and second floors of the Podium beneath the Stamford Building.
 - Knowledge hub - The Knowledge Hub would be located above the public house at ground floor of 1 and 3– 7 Stamford Street. This would provide approximately 965 sqm GIA of affordable workspace, provided either as educational or employment floorspace.

- The Assembly rooms - The Podium would additionally include a 550 sqm GIA auditorium at the second floor known as the Assembly Rooms (Use Class F1(e)).

The Paris Building

27. This would be a 22-storey residential building above the Podium. This would comprise of affordable residential accommodation, equivalent to 40.5% on-site. This would include internal shared amenity space, suitable for families and children to use for socialising and after-school activities in addition to internal playspace. Access to a Podium roof-level playspace will also be provided, shared between the residents in both Paris and Stamford.

The Stamford Building

28. This would be a 40-storey residential building located above the Podium, comprising of private residential accommodation. This would include a series of external amenity spaces at levels 4 and 33 together with shared Podium roof-level playspace. This would be accessible to both residents in both Paris and Stamford.

The Office Building

29. This would be a 45-storey building above the Podium which sits to the east of the Site. This would purely be independent office accommodation. This would however be linked to the rest of the Podium levels via a bridge-link to the north over Hatters Yard.
30. The listed building consent strictly relates to the demolition of rear extension at 3-7 Stamford Street together with removal of roof-level plant and modern elements at 1 and 3-7 Stamford Street. There would also be internal and external renovation and alterations throughout including replacement of windows, works to connect the listed buildings including a ground floor glazed infill between the buildings and all other associated and ancillary works (see urban design and heritage section for further details).



- Office Building**
- Stamford Building**
Private Residential
- Paris Building**
Affordable Residential
- Podium**
Placemaking and Mixed Use
- 1 and 3-7 Stamford**
Heritage Restoration

Aerial view of proposed development (looking south/south-east)



- Key**
- The Incubator and The Exchange Access
 - Cyclist Access
 - Publicly Accessible Pedestrian Space
 - Retail Access
 - Stamford Building Access
 - Primary Public Access Paths
 - 1 and 3-7 Stamford Street Access
 - Paris Building Access
 - Office Building Access
 - Vehicle and Loading Bay Access

Above:
Access ground floor diagram.

Plan showing different uses of ground floor

Amendments

31. During the course of the applications, amended plans were received (23 January 2024), the changes made are summarised as follows:

The Office Building

- A reduction in height from 199.28m to 195.50m (a reduction of 3.78m);
- Reduction of the lower north-east bustle to avoid oversailing 1 Stamford Street and 3 – 7 Stamford Street (otherwise known as the Mad Hatter Public House and Hotel);
- Reconfiguration of the ground floor to the north along Hatters Yard to allow the celebration of the 3 – 7 Stamford Street “ghost wing”;
- A reduction of 656sqm (GIA) in Use Class E(g)(i) floorspace; and
- Refinement and adjustment of the proportions of the massing across the other Office Building bustles.

1 Stamford Street, and 3-7 Stamford Street

- Removal of the glazed link between the Office Building and the Listed Buildings over Hatters Yard;
- Retention of existing staircases within both buildings;
- Retention of the chimney in 1 Stamford Street;
- Retention of the “strong room” within 1 Stamford Street;
- Removal of the proposed Juliette Balconies at the rear of 1 Stamford Street;
- Reinstatement of the external Chimney Brest at the rear of 1 Stamford Street;
- Inclusion of a glazed in-fill link between the Listed Buildings to allow the inclusion of a new staircase accessible between both buildings; and
- Internal alterations to facilitate smaller opening between the two buildings.

32. The resulting changes in floorspace areas are as follow:

Land Use	Original Submission GIA(sq ^m)	Addendum Submission GIA(sq ^m)	Original Submission GEA (sq ^m)	Addendum Submission GEA (sq ^m)	Original Submission NIA (sq ^m)	Addendum Submission NIA (sq ^m)
Use Class E (g)(i)	111,273	110,617	114,478	113,607	75,854	75,586
Use Class E(g)(i) and Use Class F1(a)	858	926	909	980	329	555
Sui Generis: Public House	812	770	977	890	603	562
Difference	-	-630sqm	-	-887sqm	-	-83sqm

Table 1: Floorspace Area Changes

Planning history of the site, and adjoining or nearby sites.

33. A summary of the most relevant history is provided below and are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 3.
34. The site has been subject to a number of planning applications and listed building consent applications that were subsequently granted consent on the list.

35. For instance, on 25 March 2009 (Ref: 07/AP/0301), planning permission was allowed on appeal for the following:

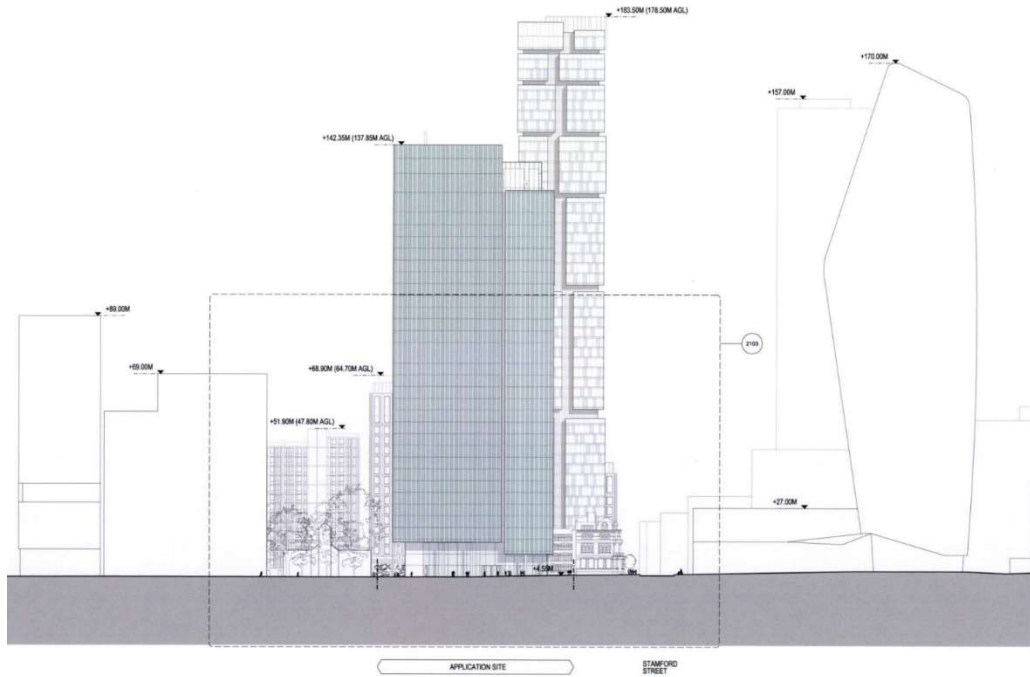
Demolition of existing buildings and redevelopment to provide a mixed use development comprising 286 residential flats (Class C3), 25,769m² of office floorspace (Class B1), 1,710m² of retail floorspace (Class A), 562m² of Class D1 (community) uses, creation of new open space, reconfigured vehicular and pedestrian access and works to the public highway together with associated works including landscaping and the provision of a basement car park for up to 82 cars, plus servicing and plant areas. The development consists of two towers: an office tower of 23 storeys (maximum height 105m Above Ordinance Datum), a residential tower of 42 storeys (maximum height 148m Above Ordinance Datum) and lower rise buildings of up to 7 storeys fronting Stamford Street and Paris Gardens.

36. A Certificate of Lawfulness confirming that works to implement the consented scheme were carried out, was approved on 20th March 2012 (Ref: 12/AP/0413).
37. A further planning permission was granted on the site on 21 June 2018 (Ref: 16/AP/5239). This granted consent for the following :

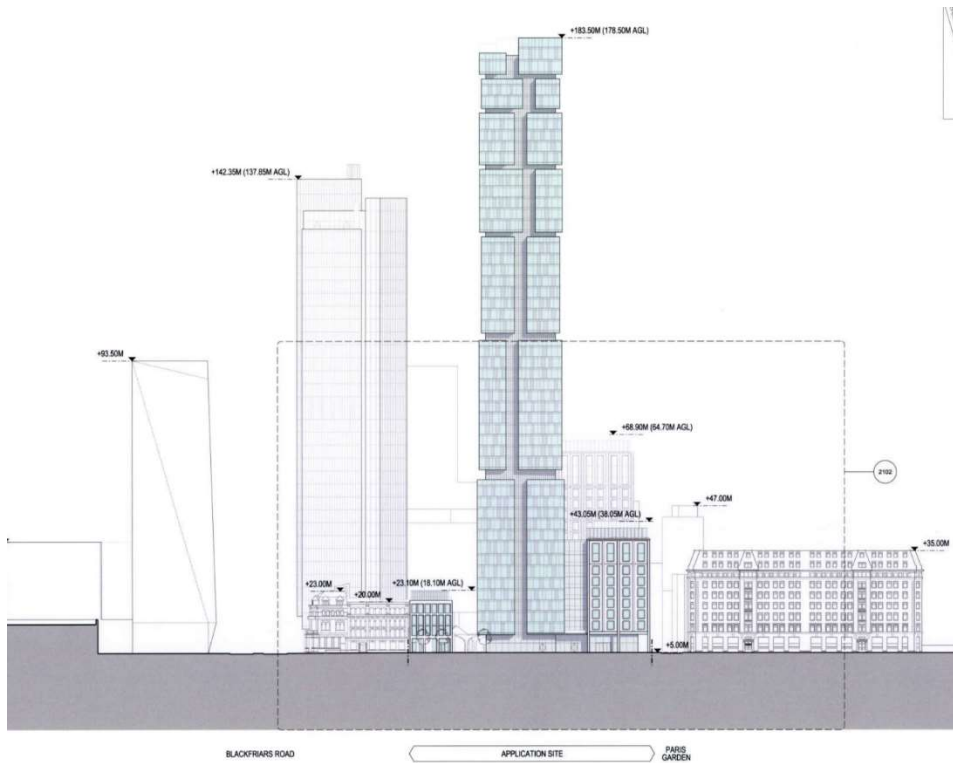
Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes B1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.

38. A Certificate of Lawfulness confirming that works to implement the consented scheme were carried out, was approved on 21 June 2021 (Ref: 21/AP/1409).
39. Images showing what was approved under 16/AP/5239:

Approved east elevation:

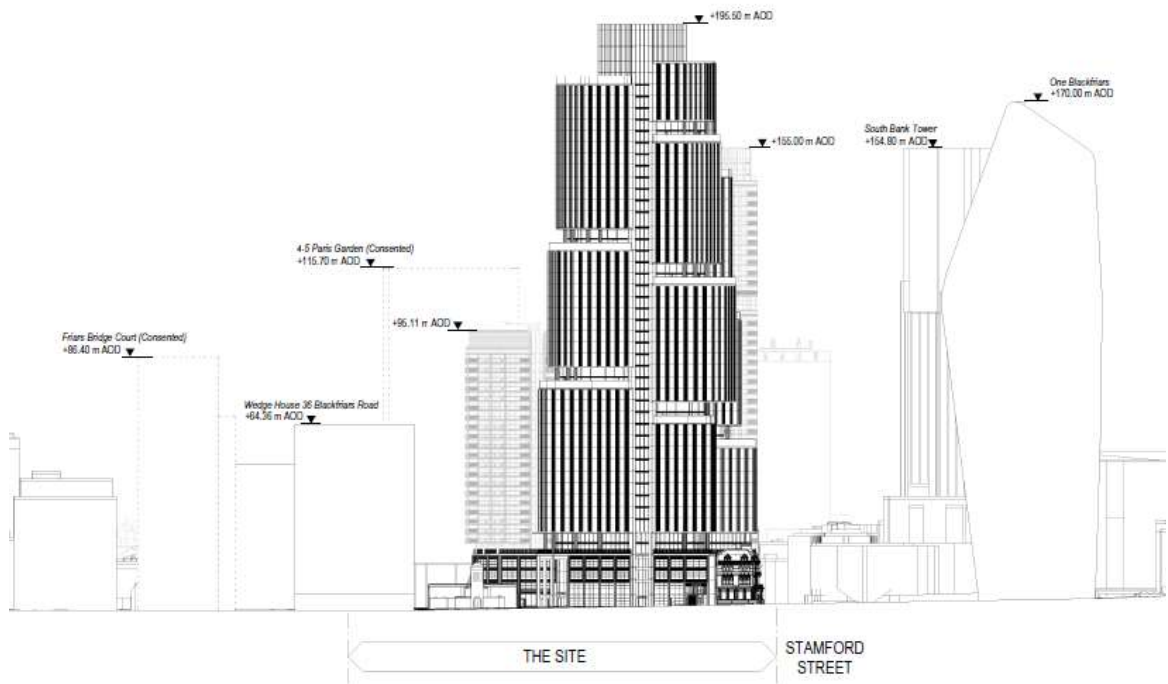


40. Approved north elevation:

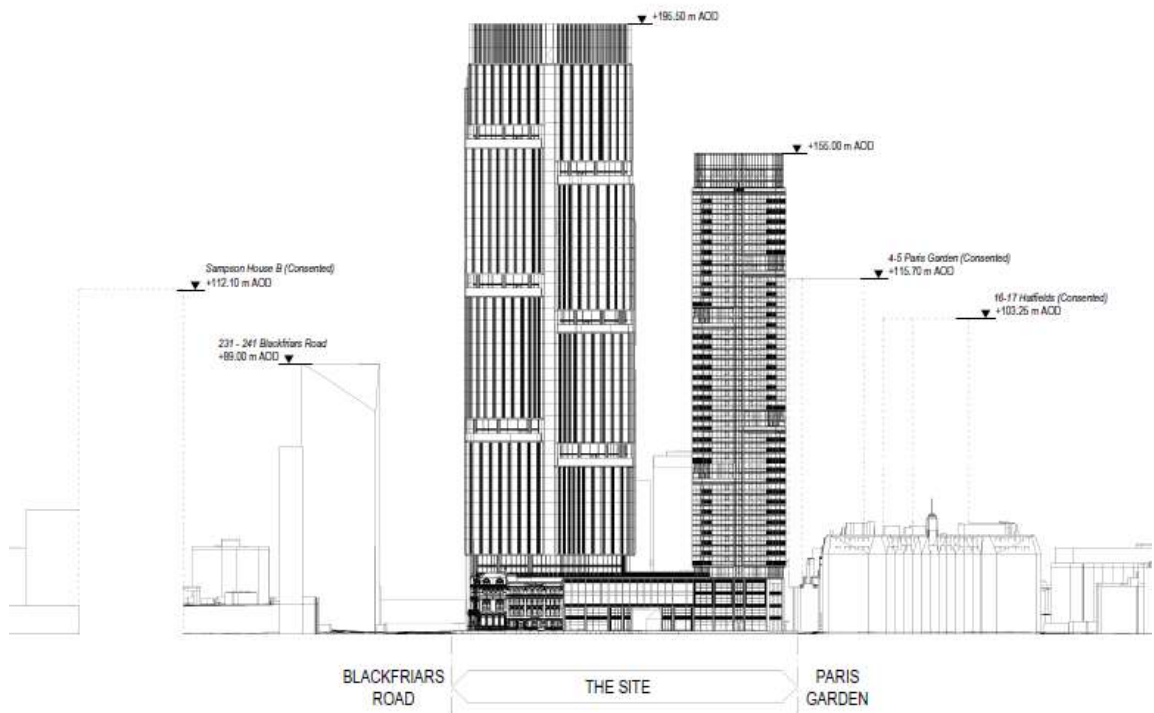


41. Elevations for the proposed development showing relationship with surrounding properties:

Proposed east elevation:



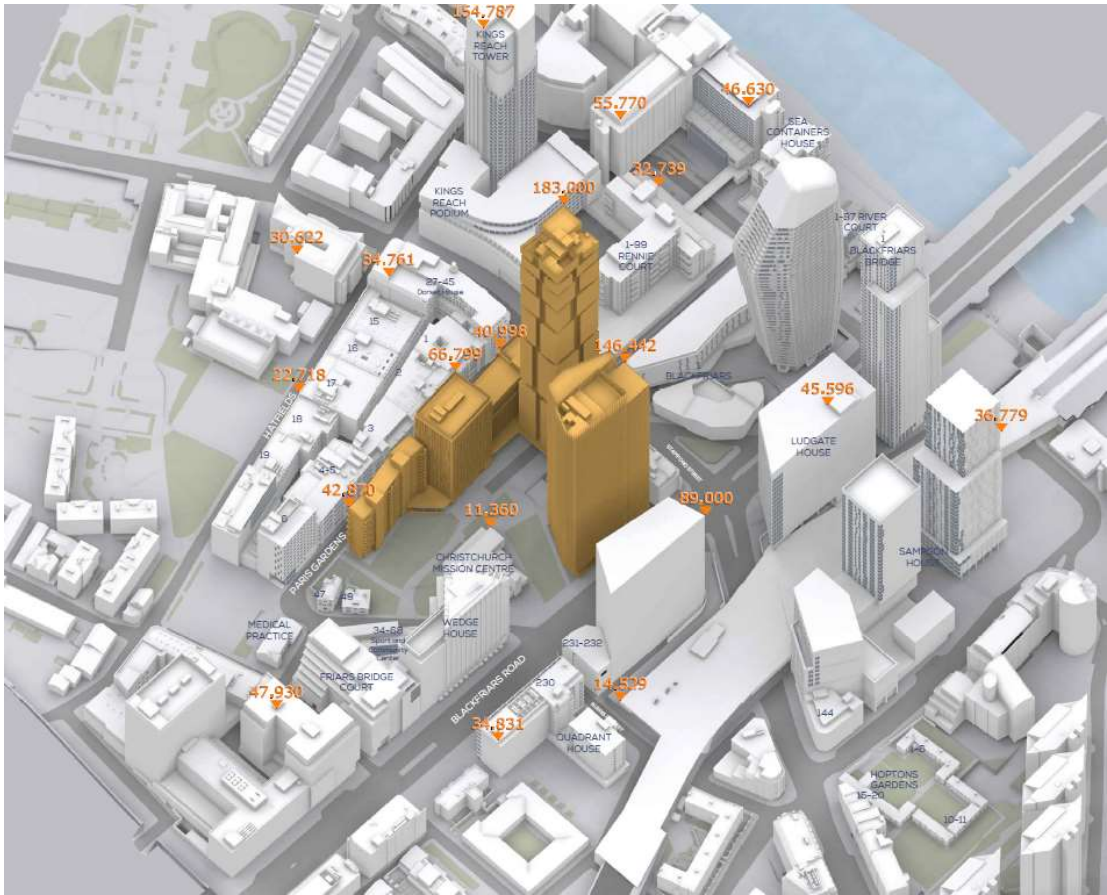
42. Proposed north elevation:



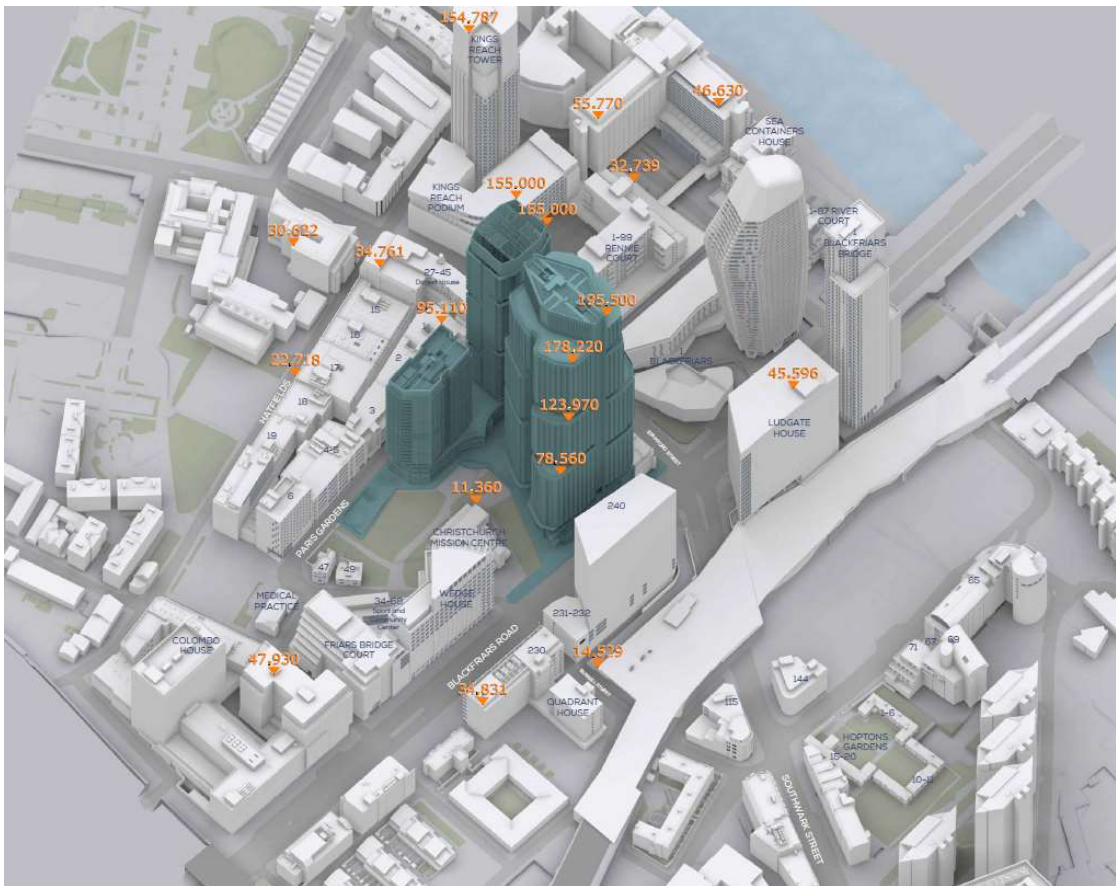
43. Table showing the differences between 16/AP/5239 and the current application:

	16/AP/5239	Subject application	Difference
Tallest element	183.5m AOD	195.5m	+12m
Number of dwellings	288	433	+145
Ancillary space	18,499m ²	4,264m ²	-14,235m ²
Affordable provision	35% (Habitable rooms - on and off-site) (224 habitable rooms on-site or 24% on-site)	40.5% (Habitable rooms - on-site) (583 habitable rooms)	+5.5% or +359 additional affordable habitable rooms
Office	33,755m ²	110,617m ²	+76,862m ²
Affordable workspace	N/A	2,421m ²	+2,421m ²
Hotel	25,009m ²	-	-25,009m ²
Retail	2,351m ²	1,830m ²	-971m ²
Music venue	783m ²	-	-783m ²
B8 Storage	11m ²	-	-11m ²
Public House	-	770m ²	770m ²
Office / Community / Education / Assembly Room	-	2,343m ²	2,343m ²
Retail / Leisure / Office / Education / Gallery / Library	-	5,045m ²	5,045m ²
Play space	610m ²	1,210m ² (External) 330m ² (Internal)	+930m ²

44. Below are 3D images highlighting the general differences in the height and massing of the approved and proposed developments and how they relate to the surrounding properties.



3D view of development permitted under 16/AP/5239



3D view of subject proposal (prior to amendments)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

45. The main issues to be considered in respect of this application are:
- Land use
 - Affordable housing (including housing quality and mix)
 - Affordable workspace
 - Urban design and heritage
 - Landscaping, urban greening and ecology
 - Fire safety
 - Archaeology
 - Residential amenity impact
 - Transport and highways
 - Environmental matters
 - Energy and sustainability
 - Aviation
 - Digital connectivity infrastructure
 - Planning obligations (S.106 undertaking or agreement)
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights
46. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

47. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest, which they possess.
48. There are also specific statutory duties in respect of the Public Sector Equalities Duty, which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

49. The statutory development plan for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2023 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies, which are relevant to this application are provided in Appendix 2. Any policies, which are particularly relevant to the consideration of this application, are highlighted in the report.
50. The site is subject to the following policy designations:

- Air Quality Management Area ('AQMA')
- Area Vision (AV.04 Blackfriars Road)
- Bankside and Borough District Town Centre
- Bankside, Borough and London Bridge Opportunity Area
- Better Bankside Business Improvement District ('BID')
- Bankside Neighbourhood Plan Area
- Central Activities Zone ('CAZ')
- North Southwark and Roman Roads Archaeological Priority Area ('APA')
- South Bank Strategic Cultural Quarter
- Site Allocation NSP22

51. The site has a PTAL Rating of 6b (the 'best' public transport accessibility level) and is located within Flood Zones 2 and 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding however, it benefits from protection by the Thames Barrier.

ASSESSMENT

Land use

Office

52. London Plan (LP) policy seeks to deliver the majority of new office floor space in London in the Central Activities Zone (CAZ) and notes the importance of the CAZ as a key driver of the London economy. The LP has a projected employment and floorspace demand of 367,700 jobs and 3,500,000sqm of office in the CAZ and NIOD (North Isle of Dogs) between 2016-2041. Part D of London Plan Policy E2 outlines that proposals comprising of 2,500sqm of B uses should consider the scope to provide a proportion of flexible workspace or smaller units suitable for micro, small and medium-sized enterprises.
53. Locally, Part 2 of Southwark Plan (SP) Policy SP4 states that the principles of a green and inclusive economy will be secured through the delivery of approximately 460,000sqm of new office space between 2019 – 2036, with around 80% delivered within the CAZ and 10,000 new jobs provided within the Borough, Bankside and London Bridge Opportunity Area.
54. SP Policy P30 sets out that development within the CAZ, town centres and opportunity areas must retain or increase the amount of employment floorspace. As set out within the site allocation (Ref: NSP22), the Site is identified to deliver an increase in employment floorspace with at least the amount of employment floorspace (E(g) or B) currently on the site or at least 50% of the development provided as employment floorspace (whichever is the greater).
55. The proposals will contribute towards meeting 3% of the London Plan's projected demand for office floorspace (in the CAZ and NIOD) and up to 6,160 new jobs which will contribute towards the overall delivery of new jobs in the Opportunity Area (circa 61.6% against the Opportunity Area target for employment). When compared against Southwark's requirements it will deliver 24% of the total Plan requirement for office floorspace, representing a significant opportunity to deliver Good Growth in a highly sustainable location.

Residential

56. The London Plan sets a strategic 10-year housing target of 23,550 new homes in Southwark up and until 2028/29. The Southwark Plan sets an annual target of 2,355 homes per annum. In the London Bridge, Borough and Bankside Opportunity Area (the 'Opportunity Area'), 4,000 new homes are anticipated to come forward.
57. The proposed provision of 433 new homes (including 160 new affordable homes 40.5% by habitable room, 26.4% social rent, 14.1% intermediate) in the Proposed Development will make a significant contribution towards meeting Southwark's housing target, and in particular, in the Opportunity Area, where 119 new homes (including 25 affordable homes) have been delivered since 2019 against the London Plan homes capacity figure.

Retail

58. Southwark Plan Policy SP4, Part 9, targets 76,670sqm of new retail space to be delivered between 2019 – 2036, including 19,670sqm in the CAZ and local town centres.
59. The provision of ground floor retail uses will create a suite of active frontages both within the central Rotunda and also around the perimeter of the Site along Stamford Street. This will be complemented through the provision of primary entrances into the scheme. The provision of 1,830sqm GIA of dedicated retail floorspace will contribute towards the vitality and function of the Bankside and Borough District Town Centre together with the CAZ more widely, equating to circa 9% of the Southwark Plan target for new retail floorspace.

Leisure, Arts, Culture and Community

60. Policy HC5 of the London Plan states that proposals should identify and promote new, or enhance existing, locally-distinct clusters of cultural venues and related uses, especially where they can provide an anchor for local regeneration and town centre renewal. In addition, Part A(5) outlines that development in "*Opportunity Areas and large-scale mixed-use developments [should] include new cultural venues and/or facilities and spaces for outdoor cultural events.*"
61. London Plan Policy S5, Part B, states that development proposals should maximise the use of facilities and encourage the co-location of uses between a range of sports providers and educational institutions and other community facilities.
62. Southwark Plan Policy P46 states that development for new leisure, arts and cultural uses will be permitted where it would deliver or support the delivery of public arts projects, independent theatres and museum.
63. Southwark Plan Policy P47 states that development will be permitted where new community facilities are provided that are accessible for all members of the community.

64. The proposed development will include provision for a range of leisure, cultural and community uses to come forward in the flexible spaces referred to collectively as the Exchange. The flexible nature of the Exchange will be designed to include co-working, maker space, galleries, library, performance, education and/or wellness facilities. Alongside the Assembly Rooms, community groups and schools will be able to access part of the Exchange free of charge for a minimum of 30 days per year subject to a management plan to be secured in the Section 106 agreement.
65. The associated central Rotunda space also has the potential to be used for outdoor cultural events, which will be programmed and delivered by the applicant. The layout of the Proposed Development with the Assembly Rooms facing onto the Rotunda will provide opportunities for arts and cultural events to be hosted. The combination of these spaces will make a significant contribution towards the Southbank Cultural Quarter and complement the host of cultural institutions in the area.

Educational

66. London Plan Policy S3, Part B, states that proposals for education facilities should locate in areas of identified need, in accessible locations with good public transport accessibility and access by walking and cycling. It encourages the multiple use of educational facilities for community and recreational use through appropriate design measures. Southwark Plan Policy P27 states that educational facilities will be permitted where proposals meet an identified need and where there are sports, arts, leisure cultural or community facilities which are shared with local residents and the community.
67. There is an option for the affordable workspace within the Knowledge Hub to be used as educational space. This presents an opportunity to potentially bring forward a hospitality training centre to help support the sector in the local area (subject to further development with the Council to ensure the space offers the greatest benefit for the needs of the borough). This will be considered within the affordable workspace framework to be agreed in the Section 106 legal agreement, where the space will be leased on a peppercorn rent to a provider.

Public House

68. LP Policy HC7 outlines that public houses should be protected where they have a heritage, economic, social or cultural value, this is supported by Southwark Plan Policy P42.
69. The proposals would involve the retention of the Mad Hatter Public House which currently resides on-site. This will be retained in 3–7 Stamford Street at ground and basement level and extended into 1 Stamford Street, effectively doubling the existing floorspace provision. This will enhance the existing offer and will be fully integrated into the Proposed Development with a new entrance from Hatters Yard. The existing hotel however will not be retained.

Loss of Hotel

70. There are no policies within the Development Plan which seek to protect existing hotels within the borough. The existing hotel at 3–7 Stamford Street sits above the

Mad Hatter Public House which operates at ground and basement level. Overall, given the provision of new hotel accommodation within the opportunity area over the last 5 years on neighbouring sites, the loss of the existing accommodation is acceptable.

Conclusion

71. The proposals include a range of uses which will make a significant contribution towards the role and function of the Opportunity Area and the CAZ, through the provision of 110,617sqm GIA of office floorspace, 9,936sqm GIA of other commercial, community and leisure floorspace, together with 433 new homes to meet identified housing need. It will fulfil the aspiration set out in the Site Allocation to deliver a significant uplift in employment floorspace, together with new homes (in-excess of the indicative capacity of 288 homes), together with ground floor active frontages, including retail, community and leisure.
72. Overall, it is considered that the type and mix of uses proposed across the Site positively accord the development plan policies and will make a significant contribution towards job creation and new homes in the CAZ and Opportunity Area as well as Southwark and London more widely.

Affordable housing

73. The NPPF requires (at Paragraph 63) that where local planning authorities identify a need for affordable housing, planning policies should “specify the type of affordable housing required and expect it to be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified; and the agreed approach contributes to the objective of creating mixed and balanced communities.”
74. Policy H4 of the London Plan sets a strategic target of 50% for all new homes delivered in the capital to be genuinely affordable. The policy states that the Mayor will apply a threshold approach to applications which trigger affordable housing requirements in accordance with the Affordable Housing and Viability SPG (2017) whereby applications meeting or exceeding 35% affordable housing without public subsidy can follow the ‘Fast Track Route’. In which case the developer is not required to submit a Financial Viability Assessment (FVA). Affordable housing should be provided on-site, with off-site or alternative payments in-lieu delivered only in exceptional circumstances. Policy H5 sets out the threshold and Fast Track approach to affordable housing delivery.
75. Policy H6 of the London Plan sets out the split of affordable tenures to be applied to residential development. This sets a split of 30% low-cost rented homes (either as London Affordable Rent or Social Rent), 30% Intermediate (London Living Rent or Shared Ownership) with the remaining 40% determined by the local authority.
76. Southwark Plan Policy P1 states that developments which create 10 or more new homes must provide the maximum amount of affordable homes, including a minimum of 35%. Where developments provide a minimum of 40% affordable housing, together with a policy compliant tenure mix and no grant subsidy, the fast-track route can be followed, which means there is no requirement for the

developer to submit a Financial Viability Statement (FVA). The required Southwark Plan tenure mix comprises a minimum of 25% social rent and 10% intermediate as per Table One of the Southwark Plan.

77. The Proposed Development will provide 40.5% on-site affordable housing by habitable room split 26.4% social rent and 14.1% intermediate. This is in-excess of the minimum 25% social-rent and 10% intermediate tenure split.
78. The proposed housing mix is consistent with Southwark plan requirements, with all affordable homes benefitting from private amenity space, consistent with policy requirements, with family homes within the Paris Building directly facing onto the playspace.
79. As set out within the Affordable Housing Statement, the Proposed Development exceeds the minimum threshold level and is consistent with the tenure split (see Table 2 below). The type, quality and standard of accommodation is in accordance with the broader policy requirements set out under Southwark Plan policies SP2, P8 and P15. The proposed affordable housing is not reliant on grant funding in order to come forward.
80. On the above basis, the proposals meet the requirements under the Fast Track Route both under the London Plan (and associated Housing and Viability SPG) and the Southwark Plan.

Housing Mix

81. Policy H10 of the London Plan states that residential schemes should generally consist of a range of unit sizes, with applicants and decision-makers having due regard to a number of considerations, including the housing evidence base, delivering mixed and inclusive neighbourhoods, the nature and location of the Site together with the aim of optimising the potential of housing site. Southwark Plan Policy P2 sets out the housing mix for major residential developments. This includes a maximum provision of 5% studios, minimum of 60% of two or more bedroom units and a minimum of 20% family-sized homes (three bedroom +).
82. Table 2 below summarises the proposed housing mix against the requirements set out in the Southwark Plan.

Unit Size	Number	% of total units*		Policy Requirement	
Studios	19	4%		Maximum 5%	
One Bed	136	32%			
Two Bed	174	40%	64%	Minimum 60%	Minimum 20%
Three Bed	100	23%			
Four Bed	4	1%			
TOTAL	433	100%	-	-	-

* denotes rounded figures.

Table 2: Proposed Housing Mix

83. The proposed housing mix meets the requirements under Policy P2 and therefore

is acceptable.

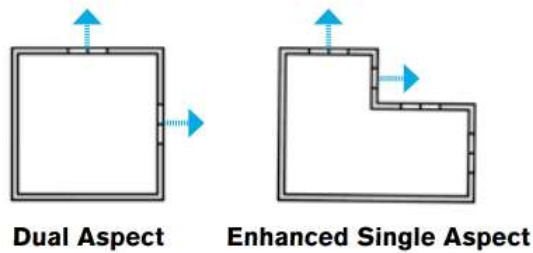
Density

84. The proposals represent the optimisation of the Site to deliver the maximum amount of residential accommodation and commercial floorspace through a design-led approach to optimising density in a core, central London location. The Site has a PTAL Rating of 6b meaning that it has the highest accessibility of any location in London and through capacity analysis undertaken by Arup, it is considered that it represents a significant opportunity to deliver high-density development, when taking into account the broader principles of the development plan policies for the Site overall.
85. When compared against the benchmarks set out in LP Policy D6, the scheme represents 481 units per hectare (equivalent to 1,561 habitable rooms or 867 bedspaces). This is considered to be commensurate with other comparable mixed-use schemes within Southwark. There is an extant implemented planning permission on the site for an office, residential and hotel scheme of a similar density to that proposed which is a relevant material consideration in respect of the determination of this scheme. Overall, it is considered that the Proposed Development positive accords with the principles set out in the Development Plan together with the overarching objectives of the NPPF.

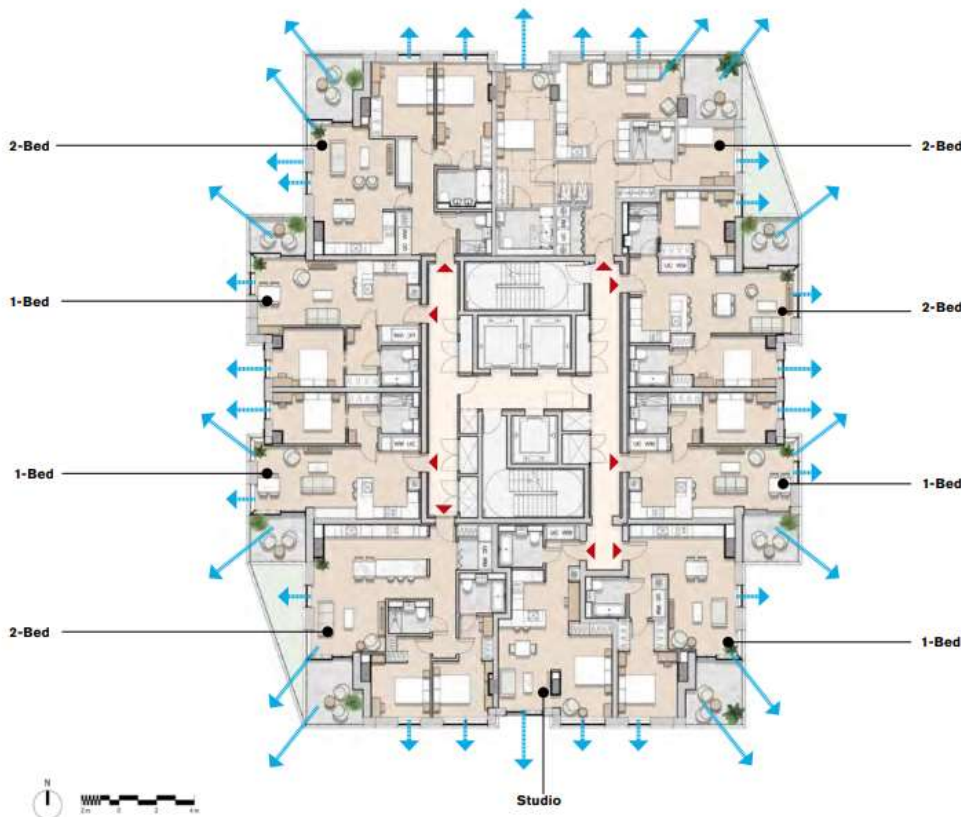
Housing Quality

86. The London Plan also sets out a number of key policies relevant to the design of buildings, including LP Policy D5 which states that the Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and support the principles of inclusive design.
87. LP Policy D6 sets out the Mayor's requirements for housing quality and standards. This includes meeting the Nationally Described Space Standards (NDSS) which minimum floor areas (which are reiterated in the Southwark Plan).
88. LP Policy D7 sets the requirements for the delivery of accessible housing through the provision of 10% wheelchair adaptable units under M4(3) and ensuring that all dwellings are accessible and adaptable under M4(2). Policy D11 states that development should include measures to design out crime and contribute to a sense of security.
89. Part 4 of SP Policy SP2 states that developments should encourage greater tenure integration and equality in order to foster the conditions for properly mixed and integrated communities. It should mitigate stark visible differences and a sense of tenure segregation.
90. SP Policy P8 states that 10% of new homes on major developments should meet Building Regulations M4(3) standard, with the remaining meeting Building Regulation M4(2). 10% of social-rented homes must be provided as wheelchair accessible and meet Building Regulation M4(3)(2)(b). The policy also provides separate space standards for wheelchair accessible homes.

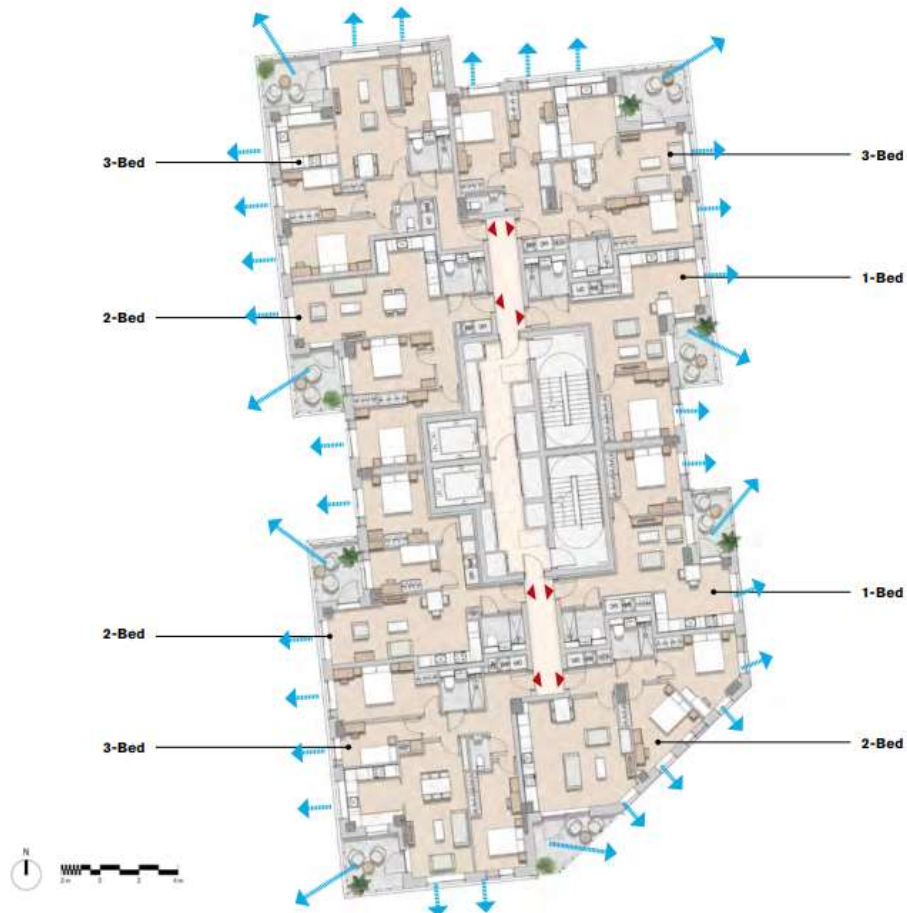
91. SP Policy P15 sets out the specific expectations for residential design as part of delivery exemplary standards of living. They must all take into account their site context as well as the impact on the amenity of adjoining occupiers and the quality of accommodation. In terms of the latter homes are expected to at least meet minimum space sizes, have at least 2.5m floor to ceiling heights, are expected to be predominantly dual aspect, have private amenity space and for flatted accommodation the policy seeks a maximum of 8 flats per core.
92. The proposals for the Paris Building and Stamford Building ('the Residential Buildings') would deliver high-quality accommodation for all taking into consideration Development Plan policies and associated guidance. It follows the principles of inclusive design, with all units to meet M4(2) standards – this includes 10% delivered as wheelchair adaptable under M4(3), including 10% of the social rented units required under SP Policy P8.
93. The size of all units meet the Southwark Plan (NDSS) standards as a minimum with many exceeding them and all having floor to ceiling heights of at least 2.5m (with primary living spaces having a minimum height of 2.6m). The Paris Building containing the affordable housing would be 50% dual aspect, with 8 flats per core with all flats having private balcony spaces. All of the 3 bed flats would have balconies of a minimum of 10sqm. Although the block is not predominantly dual aspect officers have worked with the developer team resulting in revisions to the original scheme design to produce 50% "enhanced" single aspect flats. These are all east/west facing, thereby avoiding single aspect north facing flats, and all are one or two beds ensuring all three-bed flats are truly dual aspect. In addition, the block has a relatively shallow plan and good floor to ceiling heights ensuring good sun and daylight levels in all the flats and particularly in the Living Kitchen Dining (LKD) spaces.
94. The Stamford Building contains the private sale housing and would be 50% dual aspect, 46% enhanced single aspect, and 4% single aspect. As with the affordable block all the homes would meet minimum space standards. On average there are 8 apartments per floor. Eleven floors (out of 37 occupied floors) contain 9 units (where studios are provided). The remainder (and majority) of the residential floors range from 4-8 units per floor. Studios are located on the east and south facades and have been designed so both the living and sleeping spaces have windows. The arrangement allows for residents to create a separate sleeping area. Whilst the majority of flats (77%) would have private external amenity space (including all of the two and three bed flats) some of the one bed flats and studios would not, although they would have an enhanced interior space provision. None of the "enhanced" single aspect flats or the single aspect flats would be north facing. Whilst some of the floors of this block have 9 flats, the layout has been carefully considered to ensure that long corridors are avoided. The overall plan form is relatively shallow ensuring good daylight and sunlight levels within the flats.



95. It is challenging to deliver all the requirements of policy P15 and this scheme does compromise on some of those policy aspirations. Officers have worked closely with the applicant to ensure where that is the case any potential harm to residential quality has been sufficiently mitigated. Where there are single aspect dwellings they are restricted to studio and one bedspace homes, they are not facing north and will have adequate passive ventilation, daylight and privacy, and not overheat. This would be the case for the proposed scheme for both the “enhanced” single aspect and single aspect flats. The layouts of the flats in relation to the north south orientation of the building and the flats internal planning has been carefully designed to ensure that the residential quality of both the private and affordable homes is optimised. Whilst the residential homes within the scheme are not predominantly dual aspect, the majority of the homes do meet the other residential design policy requirements of policy P15 and when considered in the round are considered to provide high quality of residential accommodation. Both buildings will deliver the minimum 50sqm of communal amenity space respectively as required by Policy P15.



Example floor plan Stamford building



Example floor plan Paris building

96. Across the two residential buildings, the apartments have been arranged around a central core to create an efficient layout and ensure that apartments do not have deep footprints in order to maintain a good quality of daylight throughout. For both buildings, a central lift lobby provides two access routes to the units on either side of the cores, accessing four apartments on either side. This has minimised the need for lengthy corridors with 9 flats per floor in the Stamford Building and eight units per floor in the Paris building. All units would be stacked efficiently and would minimise internal noise and disturbance issues.
97. The proposals would comply with overheating and ventilation standards, as well as enhanced fire safety standards (see fire safety section of this report). Thermal and solar analysis was carried out on all the buildings. Reducing the glazing area for the building is achieved without having an impact on day lighting for the apartments and without affecting key views out of the building. The glazing proportions and size of openable areas of the facades have been designed to reduce solar gain and enhance natural ventilation. Mechanical systems have been designed to provide enhanced ventilation rates and internal heat gains have been minimised.
98. Daylight levels on multiple levels have been tested to understand how the apartments perform. This has informed several iterations of unit layouts to find the best solution for sunlight daylight levels. As a result, living areas, where daylight is generally considered more important, have been located in the areas of greater daylight availability (typically on the corners of the building to also provide a dual

aspect). Balconies have been reshaped in order to minimise overshadowing caused to the windows below. A balance has been achieved between the amount of glazing which can be provided for the apartments without causing overheating issues.

99. The ventilation strategies for both residential buildings allow for inward opening windows in all rooms. All the windows have been sized to meet the correct purge ventilation requirements but cross checked against solar gain and thermal requirements to optimise the building performance. Each window would have an opening restrictor for safety and no window sill is less than 1100mm from the floor. Ventilation in both buildings is supplemented by mechanical MVHR systems to enhance the comfort for users. Where it is unavoidable to rely on closed windows to achieve environmental noise standards, there must be a suitable alternative means of ventilation which is sufficient to adequately control excess heat in the summer months. The Paris Building is using a natural ventilation strategy (supplemented by MVHR). The natural ventilation strategy provides comfortable internal conditions without comprising the acoustic quality of the space. This is done by providing acoustically attenuated vents that allow the users to keep the windows closed but still receive sufficient amounts of natural ventilation.
100. The quality of residential design of both buildings has been developed to be tenure blind; both buildings represent a high standard of design quality and contribute towards the collection of buildings proposed across the Site. Careful consideration has been given to the distances between the buildings as part of minimising overlooking and maximising daylight and sunlight into units. All homes will have joint access to the shared Podium 'Rooftop Gardens' between the two Residential Buildings, which will comprise of playspace and outdoor amenity for all occupiers. Overall, it is considered to positively accord with Development Plan requirements.



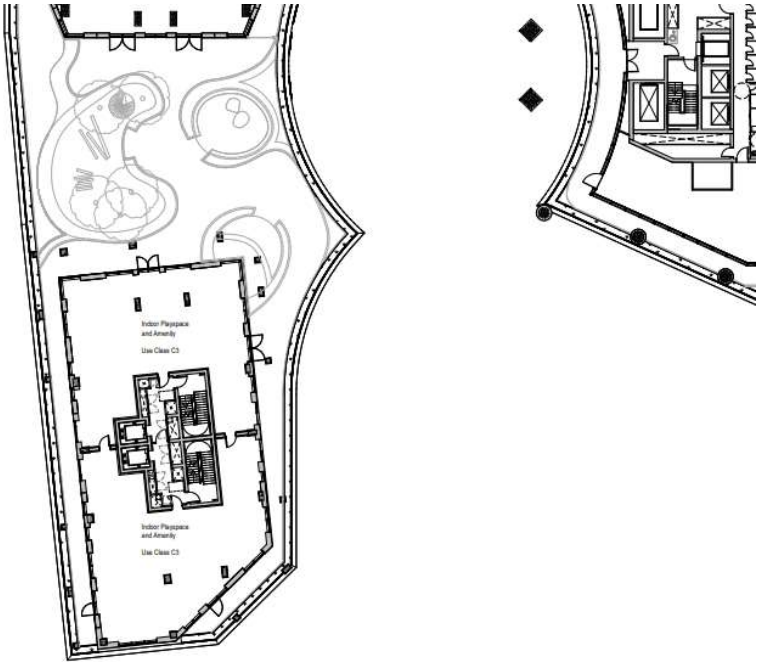
Site plan showing distances between buildings

Public Realm, Amenity Space and Play Space

101. A total of 86% of the residential units within the scheme will have access to private amenity space. Within the Paris affordable housing block 100% of the units will have access to private external amenity space. Within the Stamford private housing block 77% of the flats will have access to private external amenity space. The flats without private external amenity space comprise studio and over-sized one-bed private units. In addition, shared communal amenity space will be provided to each residential building at Level 4, which will provide direct access to the Rooftop Gardens in accordance with Southwark Plan Policy P15.
102. Separate communal amenity space will be provided in the Stamford Building at Levels 4 and 33 for Stamford Building residents, through the provision of external terraces which will contribute towards meeting the shortfall for private amenity space (280sqm) for units where private amenity space is not provided. 100% of family units (2bed+) have private external amenity space.
103. The playspace provision has been allocated in different areas of the Proposed Development. This approach allows for the creation of various multifunctional spaces that can accommodate different types of play. A new public playground, is located on Paris Garden adjacent to Christ Church Gardens. In the approved and

implemented scheme this park space is occupied by a building. The reduction in the extent of on-site building coverage and the creation of this new park space is a considerable public benefit of the new scheme. It provides a place for children in the community to play in the tree house inspired structures surrounded by greenery. This will be complimented by nature based play such as stepping stones and willow structures. The Rotunda will include a water feature, providing children with an informal way to enhance their play experience.

- 104. A shared playspace is proposed for residents of both the Stamford and Paris Buildings on Level 04, the Podium Roof Garden. An external playspace located between the two buildings is complemented by an indoor playspace located at the base of the Paris Building. Policy P15, criterion 14) promotes the use of communal spaces including communal play space provision within developments. The use of roofs, terraces and indoor space can be an alternative to ground floor open space, particularly for the 0-5 year old age group, provided they are safe, stimulating and not segregated by tenure. The proposed indoor playspace would fulfil these requirements. It would connect directly onto the outdoor communal terrace, be accessible to all residents, and subject to passive surveillance.



Proposed 4th floor plan (showing location of indoor playspace)

- 105. Overall, the Proposed Development will provide a policy-compliant level of playspace on-site for 0 – 11 years as demonstrated in Table 3 below when assessed against the GLA Playspace Calculator under LP Policy S4. A financial contribution towards off-site playspace provision for older ages (12 - 17 years) is proposed in order to improve and enhance existing provision in the nearby vicinity as part of meeting the on-site shortfall.

Age Group	Policy Requirement	GIA (sqm) Internal	GIA (sqm) External	Total
Ages 0, 1, 2, 3 & 4	750	0	750	750
Ages 5, 6, 7, 8, 9, 10 & 11	570	165	460	625
Ages 12, 13, 14 & 15	254	165	0	165
Ages 16 & 17	134	0	0	0
TOTAL	1708	330	1210	1540

Table 3: Playspace Requirement and Provision

106. The Proposed Development includes a series of landscaped public amenity spaces at ground level including the Rotunda and a series of terraces on the upper floors of the Podium. In total, the Proposed Development will deliver 3,663sqm (GIA) of publicly accessible space. This will provide a well-connected place which promotes safety, well-being, social interaction and a sense of place in accordance with LP Policy D8. Publicly accessible toilets will be available at the ground floor, either close to the playspace or within 1 and 3 – 7 Stamford Street subject to agreement with LBS and secured via condition.
107. Alongside the above, the Proposed Development also includes a series of landscaped terraces on the bustles of the Office Building. This will provide a total of 2,570sqm (GIA) of private office amenity for future tenants.
108. Overall it is considered that the proposals positively accord with the Development Plan requirements for public realm, amenity and playspace provision.
109. There have been concerns raised lately about the impact of public realm and estate management on the service charges associated with affordable housing. The s106 agreement would ensure that the level of service charge for the affordable housing would be capped and subsequently subject to inflation only increases and that the Registered Provider and freeholder would need to agree the list of the services charged with LBS as part of the developments s106 obligations.



Visual of proposed public play space

Affordable workspace

110. Part G of LP Policy E1 states that proposals for offices should consider providing for a range of workspaces including low-cost and affordable spaces.
111. Part 4 of SP Policy SP4 states that 10% of all new office space should be delivered as affordable, suitable for start-ups alongside new and existing businesses in the borough. This principle is explained in further detail within Policy P31. This set out that proposals for affordable workspace should be secured for at least 30 years, and be of a type and specification to meet current local demand. Where this is not feasible to be delivered on-site, a payment in-lieu will be required to deliver off-site affordable workspace. In exceptional circumstances, affordable retail or affordable cultural uses may be provided as an alternative to affordable workspace. This will only be acceptable where the need for the affordable use has been demonstrated and has a named occupier.
112. The affordable workspace proposals for 18 Blackfriars Road comprise 2,421sqm (GIA) on-site provision (equivalent to 2% of the employment floorspace) alongside a Payment in-Lieu (PIL) (equivalent to 8% of the employment floorspace) which the Council will use in order to fund the provision of affordable workspace within the north of the borough which it will own and directly manage. As such, the affordable offer would be the equivalent to 10% of overall new office space and is considered compliant.
113. The on-site provision will be offered on a lease at a peppercorn rent to end users and in place for 30 years. The details for the operation, leasing and management

of the space will be secured via an Affordable Workspace Strategy secured under the Section 106 agreement. It will be provided within the Incubator and the Knowledge Hub at Podium Level:

- The Incubator is on the first and second floors of the Podium below the Stamford Building, (1,394 sqm GIA of affordable workspace will be delivered as either affordable offices, retail or other cultural uses (Use Class E (a, b, d and g) and F1 (a, b and d)).
 - The Knowledge Hub is above the public house at ground floor of 1 and 3–7 Stamford Street (965 sqm GIA of affordable workspace will be provided either as employment or educational space (Use Class E(g)/ F1(a)).
114. Flexible use classes have been proposed for these spaces. It is envisaged that any alternative end-users (i.e., those other than affordable office providers) for the spaces will be assigned through consultation with LBS to ensure that it secures the optimal benefit for the borough. If prior to occupation it is considered preferable, the space will be delivered as traditional affordable office space.
115. The proposed land uses within the Incubator and Knowledge Hub will allow for a range of businesses to come forward, the details of which will be developed in consultation with LB Southwark. This may take the form of hospitality training or traditional workspace within the Knowledge Hub, alongside a range of uses in the Incubator such as affordable retail, workspace and/or cultural space.
116. Overall, it is considered that the proposals accord with the development plan requirements and will make a significant contribution through the provision of affordable workspace that will suit the needs of the borough as well as the provision of new spaces for the community and schools to benefit from.

Urban design and heritage

117. The proposal seeks to re-develop the site along the principles of the previously consented scheme which was the subject of a public inquiry. The proposal retains the main components of the consented design with a tall commercial building fronting onto Blackfriars Road, a new Residential tower on Stamford Street and another residential building on Paris Gardens. The arrangement is centred on a new public space at the centre of the site and adjacent to the existing Christchurch Gardens.
118. The site includes two designated heritage assets the Grade II Listed Nos 1 and 3 Stamford Street and is also likely to affect the immediate and wider settings of a number of heritage assets in the area. Immediately adjacent to the site are the Grade II Listed Christchurch and Churchyard as well as Nos 1, 2 and 3 Paris Gardens. To the west are a number of conservation areas in Lambeth including the Roupell Street CA and the Waterloo CA centred around Aquinas Street. The development will affect a number Strategic Views as identified by the LVMF including a number of River Prospects including particularly the backdrop of the designated Townscape View from the Blue Bridge of St James' Park (LVMF View 26).
119. In urban design terms the most noticeable change introduced by this application (apart from the involvement of a new architect) is the location of the residential

tower, formerly on Paris Gardens, and now shifted westwards to be located on the corner of Stamford Street and Paris Gardens. Coupled with that, the height of the two main towers has been reversed. In the earlier consented scheme the taller residential tower (183.5m AOD) was on Stamford Street and a shorter commercial tower of (142.35m AOD) on Blackfriars Road.

120. In this application the arrangement is reversed and the main towers moved further apart. The Commercial tower (195.0m AOD) takes up the full Blackfriars Road frontage and returns partly along Stamford Street whilst the Residential tower (155.0m AOD) now moves to the corner with Paris Gardens. The scheme also includes a third (affordable housing) tower (95.11 AOD) at the southern edge of the site on Paris Gardens.

Heritage Assets

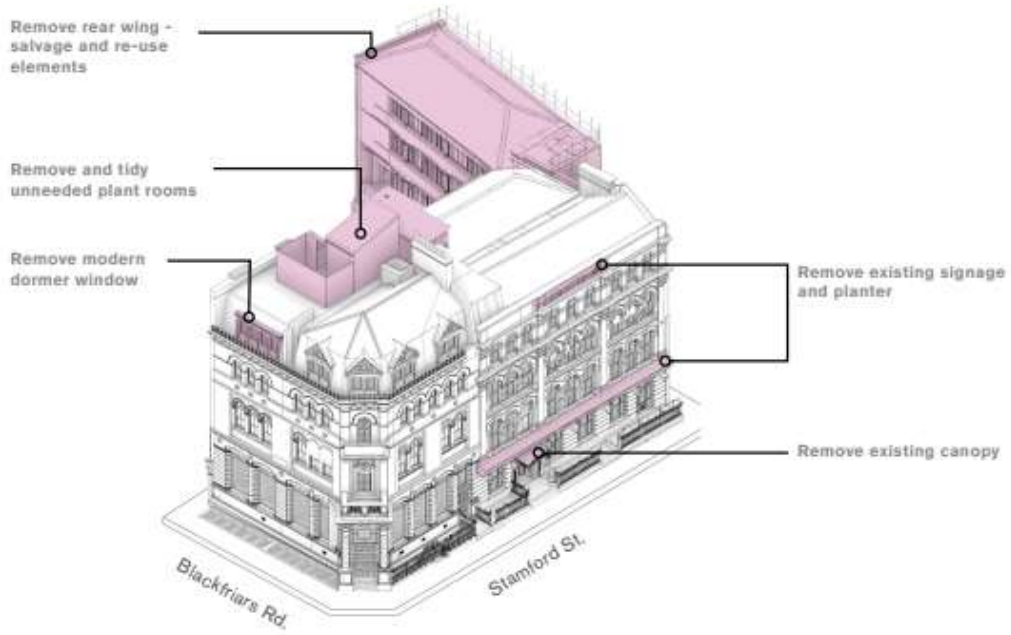
121. The application site includes two listed buildings – the Grade II Listed 1 and 3-7 Stamford Street. In addition, immediately adjacent is the Grade II Listed Christ Church and Gardens. The proposal due to its substantial scale and massing will have an impact on the significance and the settings of these nationally designated heritage assets.
122. A separate application for Listed Building Consent has been submitted for the works to Nos 1 (the Bank Building) and 3-7 (the Mad Hatter Public House and Hotel) Stamford Street. Where the previous consented schemes retained these buildings but did not include any specific works to them, this proposal seeks to preserve these buildings and introduce adaptations that will bring them back to a more appropriate use and integrate them into the development as a whole.
123. No 1 is a former bank building located at the prominent corner of Blackfriars Road and Stamford Street. It is currently on our the council's Heritage at Risk Register mainly because it has been vacant for some time and also due to the condition of the exposed flank wall – exposed when the terrace of properties to the south were demolished. In addition to its ornate exterior and distinctive mansard roof, it retains many original features including its plan-form, a principle staircase, and remnants of a strong room in the basement.
124. The Mad Hatter Public House and Hotel was a former hat factory converted, during the 1980s, into a hotel and public house on the ground floor. Much of the interior was lost as a result of this conversion which included the insertion of a lift and stair core as well as a substantial plant room on the roof. The pub is currently serviced from Blackfriars Road where the current proposal seeks to create a new pedestrian access to the site. The significance of the Mad Hatter building lies in its commercial history with its ornate street frontage on Stamford Street contrasting form its workaday rear façade which faced onto a service yard.
125. At the western end of the site the former hat factory included a small wing that closed off the yard. The proposal seeks to remove this eastern wing in order to open up the pedestrian route into the site from Blackfriars Road. The demolition of a feature like the west wing of the former hat factory will result in some harm to the Listed Building. The harm is considered to be at the mid-range of Less than Substantial, mainly because the conversion works had all but gutted this small appendage to the original factory and it only had one surviving façade to match the

main building – its eastern façade onto the yard.

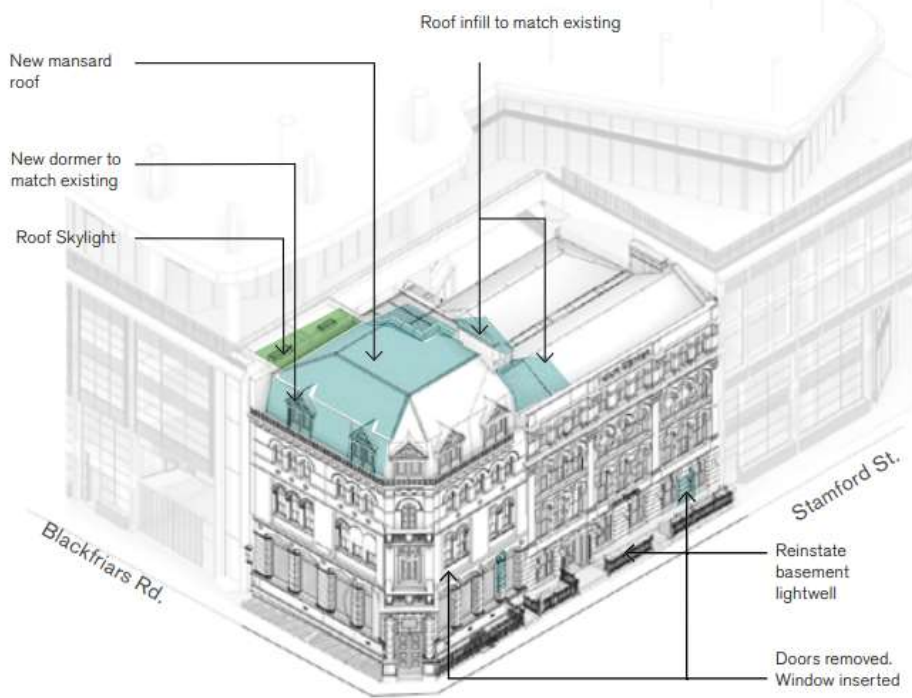
126. The NPPF notes the desirability of preserving and enhancing listed buildings and their features of significance and requires decision makers to avoid such harm or to seek convincing justification to do so. The proposal has addressed this in a number of ways. The Mad Hatter is restored internally and externally and is proposed to be used as a commercial property once again – the upper floors turned back into commercial floor space and contributing to the affordable workspace across the site.
127. On the ground floor the scheme seeks to create a new route from Blackfriars Road to the very centre of the site in the location of the current service access – across the rear of the Public House and into the central court. This is achieved by creating a new yard at the rear of the Public House with the main commercial tower set back in this location for the full-height of the listed building in order to establish a cavernous route and yard – a positive addition to the site inspired by and dominated by the rear façade of the listed building.
128. In this respect it has been necessary to consider the removal of the west wing as a way of facilitating this important entrance to the site for the public in this prominent location and avoiding a dead-end arrangement. The design has responded positively to the potential harm arising and sought to preserve the ‘ghost’ of the west wing in the scheme. The footprint of the west wing is not only inscribed onto the yard floor but its three-dimensional form has been carved into the new buildings around it – the commercial tower to the south and the side extension to the Mad Hatter to the north.
129. The Inspector considered the impact of the tall buildings on the settings of these listed buildings at the Public Inquiry. They concluded in principle that the identification of the site as being appropriate for tall buildings brought with it the likelihood of a substantial transformation of their settings. This placed a greater emphasis on the quality of design and its ability to enhance this location in a sensitive and appropriate way. The urban form and design of this proposal has sprung from this principle – by establishing a datum for the whole site set at the height of the two listed buildings. In this way the base of development is defined by a 4-storey datum that accommodates the communal and commercial functions and establishes human scaled ‘shoulder’. Above this datum the three towers are arranged in the three corners of the site around the yard and central court. Care has been taken to ensure that the lower reaches of the commercial tower do not oversail the Mad Hatter and natural light reaches the Yard.
130. The architectural and historic significance of the listed building is generally preserved by this proposal. The loss of the west wing gives rise to around mid-level of Less than Substantial Harm. The reason for this is that the extension is a relatively small extension at the rear of the property previously only appreciated from the rear yard of the site. Its significance relies only on its west elevation facing into the former yard which retains the original features of the former Hat Factory – similar to the rear of the main building (which is preserved and enhanced by this application).
131. Beyond that, interventions are kept to a minimum and the only changes are to three windows to the rear of the property. The 1980s hotel rooms are proposed to be

removed and the original factory floor space reinstated. Some works to remove modern staircases and a modern rooftop plant room are not affecting the architectural and historic significance. The works to repair and reinstate original details will contribute to the restoration of the building as a whole and introduce an optimal viable and sustainable use as a commercial building.

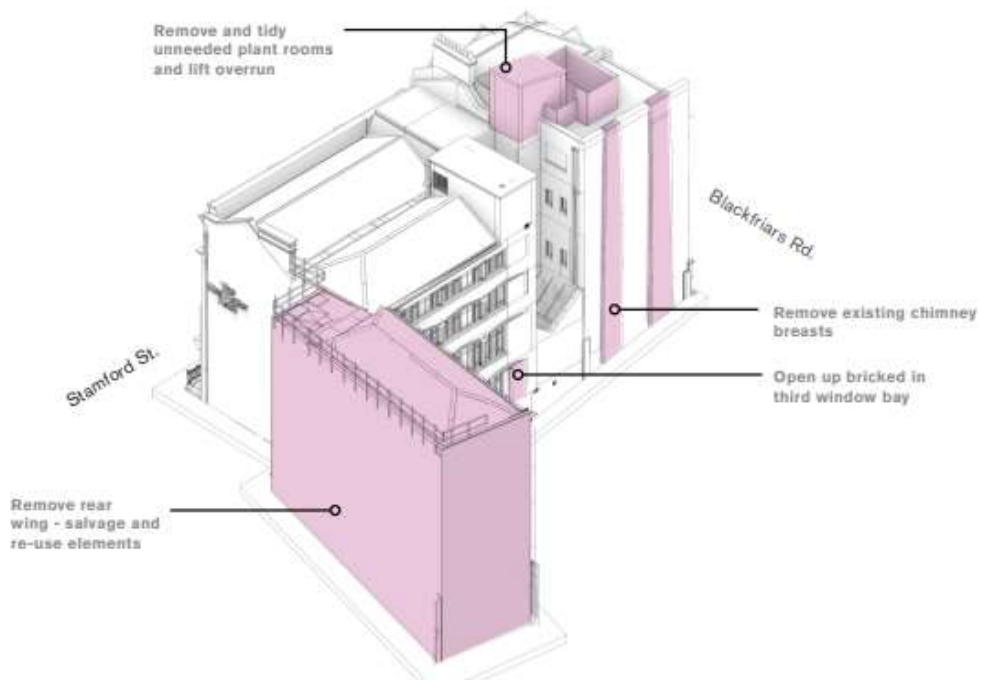
132. In conclusion, the sensitive and light-touch approach to the restoration of the listed buildings, their positive incorporation into the development and bringing back to use coupled with the installation of a new stair and lift core in the Mad Hatter extension, will have a positive effect on the Listed No1 (the Bank Building) and 3 (the Mad Hatter) securing their sustainability for years to come.
133. The setting of Christ Church and Gardens is similarly transformed. The church is a distinctive place on Blackfriars Road – a wonderful garden at the centre of the busy city. The church was constructed after the Second World War and its significance is in its stained glass windows which depict the industrial heritage of Southwark. The scheme does not impact on the church or church yard directly. However, a proposal has been prepared for works requested by the congregation to the churchyard including improved access from Blackfriars Road, new railings to the churchyard along the western and northern edges, and some landscape works like a meditation garden. These will be included within a S106 obligation.
134. An obligation requiring the monitoring of a scheme of conservation and restoration works to Nos 1 and 3-7 Stamford Street, oversight of the demolition works to the west wing and the installation of modern facilities is necessary. Given that No 1 (the Bank building) is on the council's Heritage at Risk Register these works should take priority and a condition requiring that no part of the site should be occupied until these works have been completed is proposed.
135. Subject to conditions and obligations (attached) it is considered that there is adequate and compelling justification for any harm that may be arising to the Listed Buildings and their settings both on the site and in the immediate environs. The public benefits include not just improvements to the public realm and repairs and restoration works but also wider enhancements like the improved access to the listed buildings, the introduction of appropriate sustainable uses and the substantial enhancement of their settings.
136. The proposal demonstrates that it conforms with the Listed Building and Conservation Areas Act (1991) [the Act] as amended and updated. It complies with current policy to: preserve and enhance the heritage asset and its setting; provides good design; and address issues raised by statutory consultees.



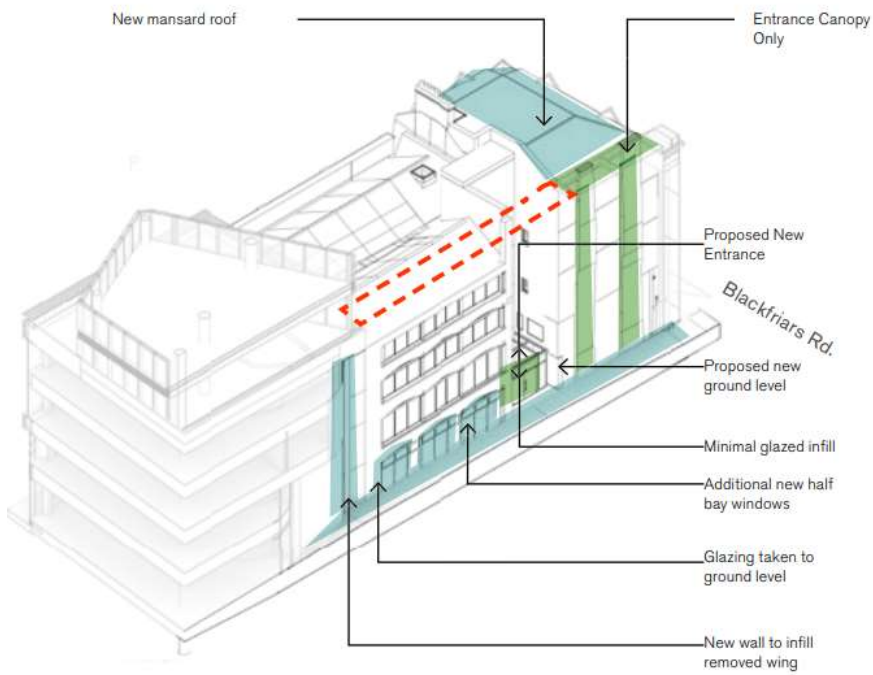
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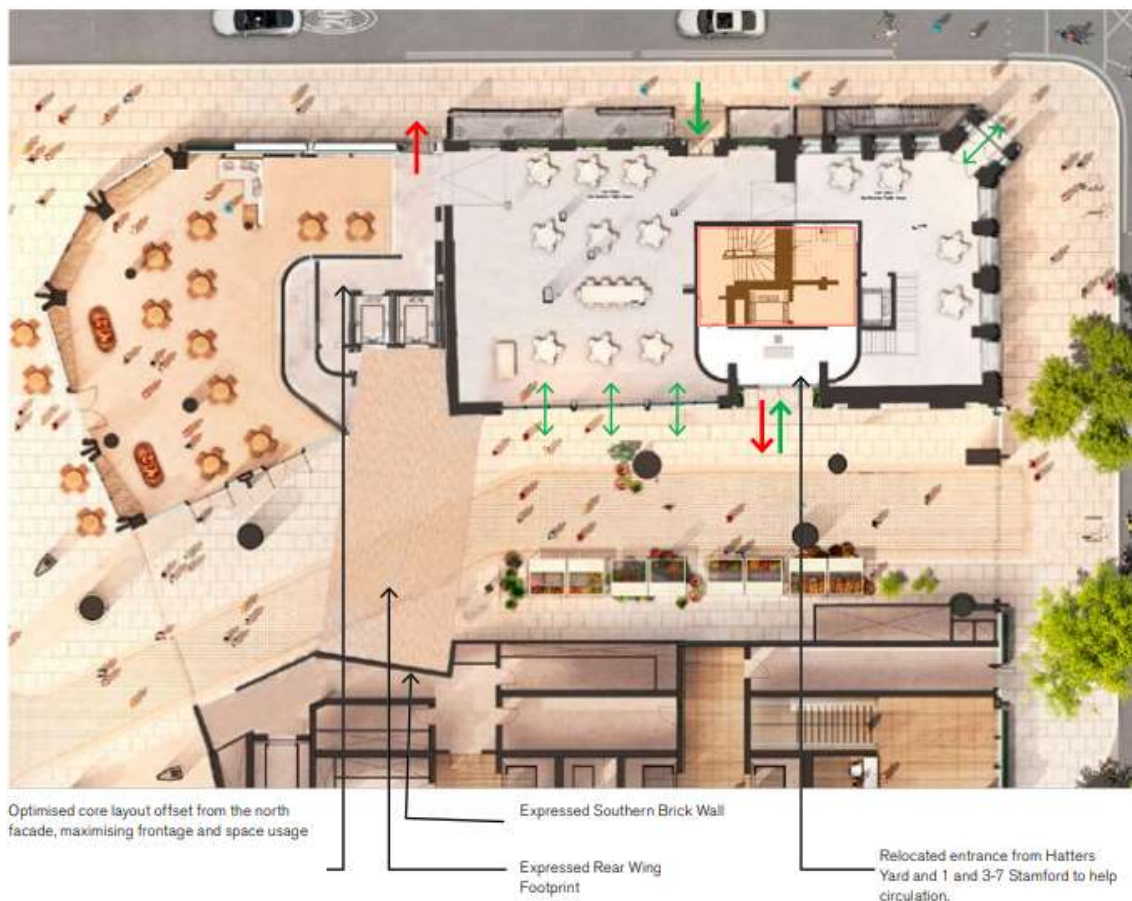
NE Axonometric - Addendum Submission



Existing SW axonometric



SW Axonometric - Addendum Submission



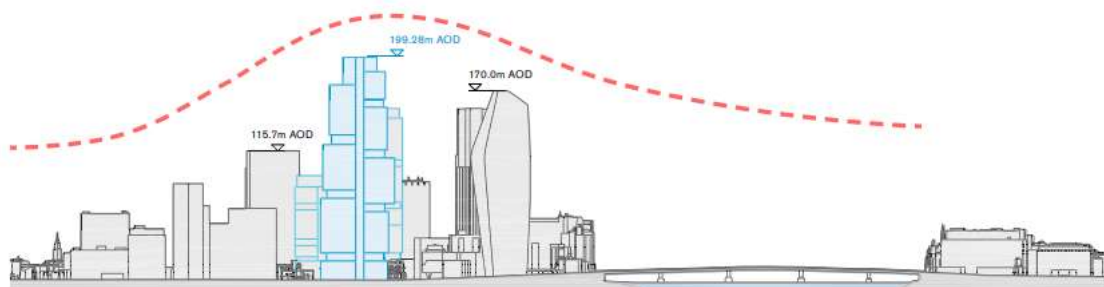
Ground Floor Plan - Addendum Submission

Urban Design

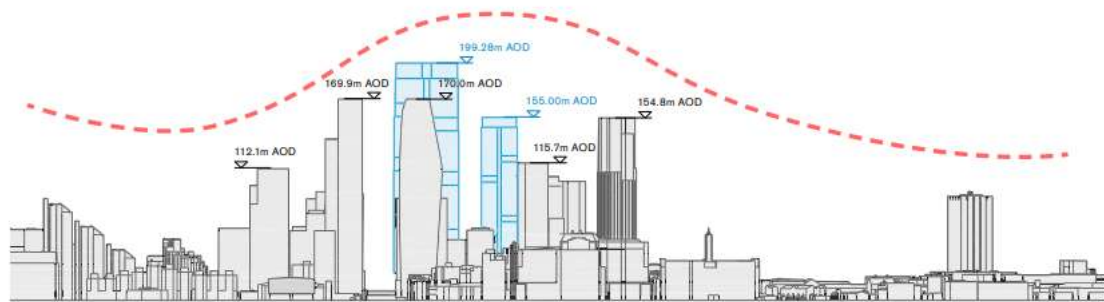
137. As a new application on this site the proposal will need to be considered against all the requirements of the adopted Tall Buildings policy which requires that all tall buildings should, among other things:
- i. Makes a positive contribution to the landscape; and
 - ii. Is located at a point of landmark significance; and
 - iii. Is of the highest architectural standard; and
 - iv. Relates well to its surroundings, particularly at street level; and
 - v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
138. Taking each of these in turn:
- i) Makes a positive contribution to the landscape**
- Landscape and the public realm is an important part of any proposal for a tall building. It will not only create a setting for the tower, allowing it to 'land' appropriately but also an opportunity for such a development to demonstrate the benefits that can flow from expanding vertically in this way freeing up more space at grade in a congested part of the city such as this. This part of Southwark is characterised by busy arterial routes overlaid with pedestrian routes and thoroughfares. The site is located close to the river and the important Blackfriars bridgehead, as well as key transport links like the recently completed elevated station which includes a new entrance to this mainline station from the south bank.
139. The permitted scheme included a public space, designed as a destination space,

a place of arrival and a calm space removed from the busy roadways that surround the site. That space linked up with other pedestrian routes and new developments in the area including 1 Blackfriars and Christchurch Gardens and encouraged permeability diagonally across the site.

- 140. The proposal preserves the significant contribution to the landscape as consented albeit in a slightly different arrangement. It remains a point of destination in the area. This new public space at the centre of the site can be accessed from Blackfriars Road, Stamford Street and Paris Gardens and allows permeability for pedestrians and is designed to complement the mature and well-established Christchurch Gardens to the south. East-west access is available round and through the commercial building as well as via a narrow lane to the rear of the Mad Hatter pub whilst from Paris Gardens the access is via a gap between two buildings. The design of this space is intended create an setting for each of the three main parts of the development with the commercial tower, the residential tower, and the hotel which form the three sides to the space. These three parts are lined by active frontages to compliment the public space and create an oasis-like place at the centre of the site.
- 141. The public realm of this proposal is an important aspect of the scheme. In a location which is flanked by busy arterial routes the public realm will have to include mature planting especially at the centre where it will be appreciated together with Christchurch Gardens. The public space at the heart of the scheme is a bold and ambitious feature of the scheme. Its detailed design, including management and maintenance will be important for the delivery of this vision for the site. Therefore the detailed design of the public realm including the longer term management arrangements are matters that should be reserved by condition to ensure that the permeability across the site is retained, active uses are accommodated and the hard and soft landscape proposals are delivered.



01 East Site Elevation



02 North Site Elevation

142. **ii) Is located at a point of landmark significance**

The definition of a point of landmark significance was the subject of extensive discussion at the previous public enquiry for the redevelopment of the site when it was concluded that this is an appropriate location for a tall building at the confluence of these important routes, as well as the significance of the bridgehead and the river crossing in this location.



3D visual of proposal with approved and built towers

143. **iii) Is of the highest architectural standard**

The proposal naturally divides into two building types, the commercial tower and the two residential towers, all united at the base by a perimeter of 'street' buildings set at the height of the listed buildings on the NE corner of the site. The two towers have been designed as individual elements of a composition. The taller commercial tower (195.0m AOD) is designed as a series vertical columns of accommodation or 'bustles' in a spiral arrangement around the central lift and service core which emerges as a lozenge-shaped spire at the top. Each 'bustle' is separated from the next by a substantial double-height landscaped terrace which will accommodate mature planting and offer useful outdoor spaces for occupants of the offices.

144. To complement this the residential towers (155.0m and 95.11m AOD respectively) are designed with similar materials but distinguished by their horizontal emphasis. The point tower at the corner of Stamford Street and Paris Gardens also includes double-height private terraces echoing those of the commercial tower nearby. All of the residential buildings have access to a rooftop garden at 4th floor level which provides generous communal facilities for residents. Each building has a striking visual language with a rich tonal hue that has emerged from the brick tones of the area as well as a thorough understanding of the site and its wider London context.

145. The residential towers are tall and slim and benefit from having narrow proportions

especially when viewed from the north or south (this also benefits their internal residential quality in terms of sunlight and daylight as discussed above). These towers complement the striking vertical emphasis of the commercial tower on Blackfriars Road and present a confident architectural language which will ensure that the development will be immediately recognisable in the skyline. The two towers share a visual language including a crystalline 'crown' which takes up the topmost three floors of both buildings. The design challenge, given the close proximity of these towers, was to ensure that the buildings did not coalesce into a singular mass. This has been achieved by contrasting the vertical emphasis of the commercial tower with the horizontal banding on the residential towers.

146. To demonstrate the architectural qualities of the scheme and its impact on the London skyline, rendered views have been prepared and submitted as part of an application. These include the views that were presented to the earlier public inquiry as well as the recent updates to the LVMF. Further, the application includes an assessment of the local views.
147. Whilst a large part of the design of these buildings is about the design of the towers, the 'street' buildings forming the base of the towers are intended to root this development in its context. They present the development with a humane 'shoulder' height that relates well to the historic buildings on the site. This accommodates all the public functions of the development, community spaces, affordable work spaces as well as retail spaces are envisaged in this 4-storey base which looks into a new public space at the centre of the site. This establishes a destination at the heart of the site reached from four approaches – two on Blackfriars Road and one on Stamford Street and Paris Gardens.
148. The design of the commercial and residential towers will rely to a great degree on the quality of the detailed construction and the choice of materials and will be reserved by condition. Officers recommend the inclusion of a condition requiring a full-scale bay mock-up of these three buildings as well as sample panels of all finishes. Further, the detailed design – including the finish of the roofs – are all important aspects of the design. A condition requiring 1:5 and 1:10 scale details of the important features of the facade will be included for approval by the council.



Visual of proposal in future Blackfriars cluster

149. **iv) Relates well to its surroundings, particularly at street level**

In terms of its contribution to the street scene the proposal is designed to maximise the active frontages of Stamford Street, Paris Gardens and the Blackfriars Road. The only areas of inactive frontage are two small lengths of Paris Gardens which provide the main vehicular access to the development. These are limited in scale and their impact has been adequately mitigated by improvements to the public realm including the widening of the footway and inclusion of street trees along this eastern edge of Paris Gardens.

150. The most important part of the contribution to the street scene will be the public space created at the heart of the site. This is intended to be a destination space, a space that encourages permeability, and one that can be designed as an 'urban room'. The quality of this space will rely on: clear definition and activation of the edges within the space, a well conceived public realm, and a clear sense of purpose. The design for this space will include a well-defined street edge on three sides. Retail units and communal spaces have been carefully incorporated into the base of all three buildings to create active frontage on all sides of the 'square'. Landscaping has been used to define the purpose of the space and encourage its use and sculptural elements are proposed to act as a focus and to support its flexible function. Green landscape is not only used to give the public space a softness and tranquil feel but encourage its use and reduce the predominance of hard surfaces in the area.



Visual of the 'podium'

151. **v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views**

The proposal will make a significant contribution to the cluster of tall buildings around the Blackfriars bridgehead identified in the Southwark Plan as a suitable location for tall buildings. The earlier public inquiry devoted much of its time to the scheme's relationship to the London skyline. At the time particular emphasis was placed on a number of key view and London prospects: the view from the Blue Bridge at St James' Park, the views from the Palace of Westminster World Heritage Site; the views from the Roupell Street and Waterloo Conservation Areas in Lambeth. Taking each in turn:

St James' Park view

152. This is a protected LVMF Townscape View 26 at the centre of the Blue Bridge in St James' Park looking east and focusses on the lake and Duck Island in the foreground. It was considered by the Inspector when the earlier scheme was consented and in relation to this view the Inspector concluded that the earlier proposal "would not have a harmful effect on the view". The current LVMF SPG (2012) states that: "*New buildings should appear as part of the existing groups of buildings; buildings that appear above the central part of Duck Island would damage the viewer's ability to see these groups of buildings in conjunction with the landscaped foreground and should be refused.*"

153. The proposed commercial tower will be more prominent than the consented scheme in this view and will be visible on the edge of the Foreign and Commonwealth Office (FCO) to the right of Duck Island. In this part of the view, the Shell Centre (and the recently implemented group of towers around it) as well

as the London Eye are very prominent. Whilst this will become a further incursion into this view, the height has been set carefully at 195m (having been reduced from the initially proposed height of 230m through the pre application process) so as to remain subservient to the central tower of the FCO, similar in scale to the consented scheme and with only the narrow pinnacle of the glass-clad core designed to remain below the top of the FCO tower. Its influence in this view is likely to be minimal and is considered to introduce a limited amount of Less than Substantial Harm.

154. Decision-makers are advised by the NPPF in these cases to note the harm identified and to consider the justification for that harm including the public benefits arising from the development. In this case the benefits of the scheme including the comprehensive redevelopment of the site, comprising the increased provision of affordable housing and employment space and the substantial public realm improvements as well as the restoration of the Listed Buildings (including one that is currently on the Heritage at Risk Register) offer convincing justification for the limited Less than Substantial harm arising in these views from St James' Park in Westminster.

Palace of Westminster view

155. Views of the Palace of Westminster are also protected by the LVMF and include Strategic Views 27A.1 and 2 from the area between the Supreme Court and Westminster Abbey. The information submitted with the application demonstrates that this proposal will not be visible at all from these protected locations. However, the residential tower is likely to be visible in the gap between the tower of Big Ben and Portcullis House for a short length (approximately 20m) of the southern edge of Parliament Square. This visibility is incidental and very distant (more than 1 mile). Added to that any visibility of this scheme is likely to be masked by the mass of the recently consented Elizabeth House scheme in Lambeth. Accordingly, any harm is considered to be nominal and acceptable.

Roupell Street and Waterloo Conservation Areas view

156. Several viewing points have been presented in key streets of both conservation areas. These conservation areas have a consistent and well-preserved historic townscape whose significance lies in the cohesive groups of brick-faced terraces of workers cottages and their relationship with the street. In the presented views the impact of the proposal is taller but less bulky than the scheme that was previously consented by the Inspector. Its glassy design and materiality is consistent with the consented scheme and was considered to be appropriate as a contrast to the modest brick buildings in the foreground. In addition the exceptional quality of design was considered to adequately mitigate against this substantial incursion into the historic setting. To date the council has not received an objection to these proposals from Lambeth. Officers are satisfied that the design of this proposal is better in many respects, than the consented scheme and that the benefits of the scheme including the comprehensive redevelopment of the site, the substantial public realm and the restoration of the listed buildings that it will secure would outweigh any perceived harm in the views from the conservation areas.
157. The views from these sensitive historic areas underscore the findings of the Inspector that: "*The strong character of the [Roupell Street] Conservation Area*

would not be undermined by the appearance of further modern buildings beyond; rather, the contrast would accentuate the characteristics for which the Conservation Area was designated.” The Inspector went on to conclude that: *“The same applies to Aquinas Street in the Waterloo Conservation Area.”*

158. More notable is that the increase in the height of this proposal when compared with the consented scheme will result in the proposal being visible from the furthest north-west corner of the Somerset House courtyard. The courtyard of Somerset House is a fine historic set piece and one of London’s best preserved spaces. Somerset House is the Grade I Listed public offices which is currently home to the Treasury and a number of high profile visitor attractions including the Courtauld Gallery. The courtyard is one of its most significant features and is at the centre of a number of activities in the cultural calendar of the city. Apart from its complete sense of enclosure one of the most notable aspects of the courtyard is the elegant roofline which is punctuated by symmetrically arranged chimneys.
159. The Listing description for Somerset House states:
“The New Public Offices 1776-96 by Sir William Chambers; sculpture by Carlini, Bacon, Cezacchi, Banks, Nollekens, Silton; and Coade stone urns; the east extension for King's College 1829-35 by Sir Robert Smirke and the west extension of offices to Lancaster Place by Sir James Pennethorne, 1853-56. Portland stone to all main elevations, stock brick for rear to subsidiary courts, slate and leaded roofs. Chambers' dignified neo-classical interpretation of established Palladianism, but with some markedly Parisian neo-classical details, rising to features of Piranesian originality in the river front but not entirely resolved as design, viz the scale of the dome - all executed in the finest masonry and with excellent examples of late C18 sculpture. Smirke and, more remarkably for the date, Pennethorne, laudably followed the precedent set by Chambers. The Strand block with carriage archway leads into grand quadrangle of buildings with subsidiary courts and the later flanking ranges of the east and west extensions; the great river front is raised on a mighty basement/terrace, originally opening directly on to the Thames with water-gates. 3 main storeys throughout on 2½ storeys of basements.”
160. The Accurate Visual representations (AVRs) submitted with the application demonstrate that the top-most portion of the scheme is visible in a small area of the furthest north-west corner of the Somerset House courtyard. The area of visibility has been plotted on a drawing and is limited to the far north-west corner of the courtyard where it is visible to a similar degree as the extended Kings Reach tower, beyond which the scheme will not be visible. The applicants have provided a wireline rendering of the view where the scheme is most visible and demonstrated that the proposal recedes out of view as the viewer crosses the space. The area where the proposal is visible is away from the most significant parts of the courtyard. The view demonstrates that it will not intrude into any views in or around the central entrance route and carriage archway and most of the courtyard itself.
161. The area where the proposal is most visible is located to the right of the entrance and in a route past the west range and chapel which currently leads to a yard. The affected area is separated from the main courtyard by a railing and a change in level. At its greatest visibility the proposal echoes the forms of the prominent chimneys, it will appear in the distant backdrop and, due to its materiality, will be less prominent than the implemented Doon Street development which is also visible

from this location. It will quickly disappear from view when the viewer moves across to the centre of the courtyard.

162. In considering the effect of modern development visible from within the courtyard of Somerset House, the Inspector for the Doon Street development noted that in relation to the view of the southern range "*The proposed tower (Doon Street) would rise above the roof line to the left side of the central dome and would appear similar in height. It would have a major impact on the skyline of the southern range when viewed from the vestibule and upper terrace.*" Notwithstanding, the Secretary of State granted planning permission by letter dated 19th August 2008. The AVRs submitted with the application demonstrate that the proposal in question will not be visible over the southern range from the central vestibule and carriageway. It will only be visible over the southeast corner from the furthest north-eastern corner of the upper terrace, it recedes as one approaches the central vestibule and disappears entirely from view around 20m from the centre of the vestibule.
163. Whilst this proposal would affect the setting of this Grade I listed structure, due to the limited visibility and scale of the incursion into views of the courtyard the harm to the significance of this nationally important heritage asset is considered to be less than substantial. In these cases the NPPF advises in paragraph 208 that "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*" The public benefits of the proposal include the substantial affordable housing and employment benefits and improvements to the public realm, the exceptional quality of design both in the tower and the extended podium block and the improvements to the Listed Buildings on the site. The use of the Somerset House courtyard will be unaffected by this proposal. The incursion into the view will be incidental and modest, it will be recessive and appear only in the distant backdrop – disappearing from view in the most significant parts of the courtyard – and will not affect the viewer's ability to recognise and appreciate the significance of the Somerset House courtyard.
164. The views submitted with the application demonstrate this scheme's positive contribution to the London skyline. Indeed the views underscore the findings of the Inspector who concluded that its elegant sculptural silhouette gave form to the emerging cluster at the bridgehead around Blackfriars and contributed to the legibility of this part of the city in the wider panoramas and the river prospects.
165. Further, the local views demonstrate that the proposal will contribute positively to the Blackfriars Road cluster which includes 1 Blackfriars, Kings Reach Tower and the recently consented Sampson and Ludgate scheme to create a gateway to Southwark at this important crossing. Whilst the residential tower is taller than 1 Blackfriars, in the local views, especially from the river (Millennium Bridge, Blackfriars Bridge and Southwark Bridge) the proposal appears to be similar in height to its tallest neighbours. With its slender silhouette and square plan form it will have similar proportions to the Tate Modern chimney. This is especially noticeable from Southwark Bridge though it is not considered harmful.
166. In conclusion, the proposal complies with all aspects of the council's adopted Tall Buildings policy. It is an exemplary design, located in an appropriate location for tall buildings and will make a positive and distinctive contribution to the London

skyline for years to come.

Design Review Panel

167. The scheme was reviewed by the Southwark DRP on two occasions in September 2022 and most recently in May 2023. The Panel generally endorsed the proposal. They welcomed the involvement of this design team and noted the models and visualisations presented to them. They raised concerns about the massing especially the closeness of the commercial tower to the residential towers, its relationships with the heritage asset, and the positioning of the bustles and asked for changes to address their concerns.
168. Finally, they encouraged further development of the public realm and pedestrian routes across the site, the design of communal spaces, gardens and playspace, and highlighted areas where the architectural expression could benefit from further refinement. Following the initial DRP review officers then negotiated further amendments to the scheme to address the issues raised. In the subsequent and final DRP, the Panel felt the scheme had addressed a number of issues raised by the earlier Panel especially in respect of the detailed design of the commercial and residential towers.
169. Further iterations to the design occurred post May 2023, which further addressed many of the outstanding Panel issues. In conclusion, officers are satisfied to support a recommendation to approve this proposal and are minded to require additional conditions as noted above.

Landscaping, urban greening and biodiversity

170. The Proposed Development incorporates a significant amount of greening as part of a rich and vibrant landscape strategy throughout. The scheme has been designed to maximise greening through the provision of planting through the ground, podium and upper terraces which respond to the climatic environment up through the buildings. Overall, the scheme will achieve an Urban Greening Factor of 0.37, which is considered to be consistent with the policy expectations for mixed-use developments under LP Policy G5. This is inclusive of the land partially within the red line boundary to the south within Christ Church Gardens. It will also achieve a Biodiversity Net Gain of 152.4% in habitat units, representing a considerable uplift over and above the 10% required under policy.
171. An Arboricultural Impact Assessment has been prepared and submitted as part of this application, which has assessed existing trees within the Site boundary (some of which are within Christ Church Gardens) and further trees within Christ Church Gardens. As part of the Proposed Development, three U Grade trees will be removed which as set out in the accompanying Arboricultural Impact Assessment and are considered to be unsuitable for retention. Five Grade B trees will also be removed to the north of the Site; these will be directly replaced by new tree planting along Stamford Street and Paris Garden. New tree planting will also be incorporated along Blackfriars Road, continuing the green corridor created by the London Plane trees along the boundary with the Christ Church Gardens.
172. As part of investigative works, air-spading has been carried out along the southern boundary to determine the extent of the root structures of trees

within Christ Church Gardens. This has helped inform the design development to ensure that retained trees are protected in-situ as part of the Proposed Development. All retained trees will be protected throughout construction (in accordance with BS5837) and managed as part of a tree and root protection plan to be approved prior to the commencement of the development. Overall, it is considered that the proposals positively accord with LP Policies G1 and G7 and SP Policies P59 and P60.

Fire safety

173. LP Policy D5 states that development proposals should be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments, a minimum of one lift core should be suitably sized for fire evacuation. LP Policy D12 states that to ensure fire safety for all building users, all development proposals must achieve the highest standards of fire safety, inclusive of the requirements set out in policy. In addition, all major applications should be submitted together with a Fire Statement in accordance with the requirements set out in LP Policy D12.
174. The Proposed Development has been designed to be fully compliant with the requirements under London Plan Policies D5(B5) and D12. All means of escape will be compliant with British Standards BS 9999 and BS 9991 as set out within the submitted Fire Statement.
175. This includes providing two escape stairs in each of the Residential Buildings, which will be protected with a mechanical smoke extract system together with one firefighting shaft in each building. Two hybrid firefighting and evacuation lifts will also be provided in the Paris Building together with an individual firefighting lift, evacuation lift and one hybrid lift provided in the Stamford Building. The corridor lengths have been minimised to reduce travel distances. Apartment doors are sited no further than 15 m from the protected stair lobby where the building is sprinkler protected and the residential corridors are ventilated in line with BS 9991. The Office Building will include two fire escape stairs, together with two firefighting shafts and two evacuation lifts accessible to all levels.
176. The split and number of lifts associated with the Fire Strategy for each building accord with the requirements under policy and British Standards. A Gateway One Statement has also been completed and submitted as part of the application in accordance with Article 9A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). Overall, it is considered that the proposed fire strategy for the Site fully accords with the Development Plan and all associated legislation and guidance. HSE (Health and Safety Executive) have reviewed the relevant documents and raise no objections.

Archaeology

177. Part D of LP Policy HC1 states that development proposals should identified assets of archaeological significance to inform the design and appropriate mitigation. In addition, SP Policy P23 sets out the requirements for archaeological findings on-site.

178. The Site is located within a Tier 1 APA (North Southwark and Roman Roads) with potential for paleoenvironmental, prehistoric, Roman and post-medieval remains. An Archaeological Desk Based Assessment has been undertaken by MOLA in support of the application and follows on from on-site trial trench evaluation in October 2022.
179. As recommended by the Council's archaeology officer, a Strip, Map and Sample excavation is to be undertaken in the eastern part of the site to ensure any significant remains (if present), are not removed without record. These works are secured by way of condition.

Residential amenity impact

180. Policy D6 of the London Plan requires developments to be designed to ensure there would be sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context. Policy D9 states that daylight and sunlight conditions around a proposed tall building(s) and neighbourhood must be carefully considered. Policy P56 of the Southwark Plan "Protection of amenity" states that development will not be permitted where it causes an unacceptable loss of amenity to present or future occupiers or users, taking into account the impacts on privacy, outlook, sense of enclosure, odour, lighting, daylight, sunlight and microclimate. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
181. As previously referenced, planning permission has previously been granted on the site (16/AP/5239) for a development that included a building that would project up to 183.5m. This is not as tall as what is currently being proposed (195.5m) but as referenced earlier in the report, this permission has been enacted and confirmation of this was obtained via a Lawful Development Certificate. This therefore offers a legitimate fall-back position and needs to be given appropriate weight when considering and assessing this current application.
182. With regards the impact upon the surrounding properties, the officer report for the previous planning permission made the following comments:
- "The application site is located in an area characterised by a range of uses that will largely be mirrored by the proposed development and there is not anticipated to be any conflict of use detrimental to amenity."*
183. It is however noted that circumstances surrounding the site have altered. An example being the granting of planning permission at Bankside Yards, located to the east of the site and granted on 22.12.2020 (18/AP/1603). This granted consent for a scheme for buildings up to 34 storeys and which included 341 dwellings. This is currently under construction.
184. In addition to the above, it is also worth noting that this current application is different to that previously permitted. An example being the change in height. There is also a differentiation with regards proposed uses. The previous scheme contained a hotel whilst the current scheme provides a larger proportion of offices. The current application also contains additional residential units above that

previously granted consent. The permitted scheme contained 288 residential whilst the current application seeks consent for 433 residential units. The impact upon the amenity of the adjacent occupiers therefore needs to be re-considered and assessed.

Noise and disturbance

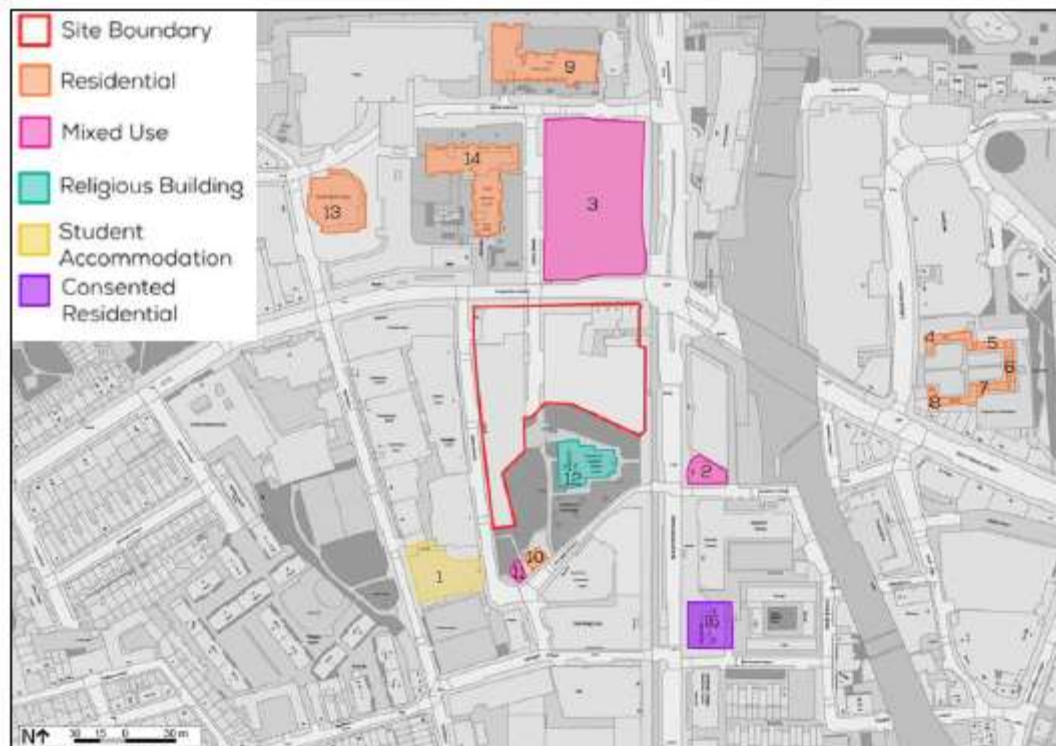
185. The noise and vibration impacts from a site would generally be highest during the demolition of the existing buildings and substructure works and lowest during the internal fit out and landscaping. It is noted that a large proportion of the site has been cleared. However, “demolition” and general construction works such as foundations and piling would still need to be carried out and which can be noise intensive.
186. The construction of the basement, formation of foundations and piling are likely to be the most significant noise and vibration sources although these impacts would be temporary. There would also be a degree of disturbance from increased vehicle movements during the construction phase. This is likely to increase noise levels, particularly along Stamford Street, Paris Gardens and Blackfriars Road. A Construction Environmental Management Plan (CEMP) would therefore be required as to reduce excessive noise as far as is possible. The noise impacts from demolition and construction would be temporary in nature and it is not envisaged that any long term disturbance would be caused.
187. Once the development is completed, any excessive noise from associated plant could be controlled via condition. The development itself would also not result in a detrimental increase in traffic once the development is complete and operational. An increase in noise on Paris Gardens would occur as this would be the vehicular access for items such as proposed servicing, however this increase would be restricted to a short section of Paris Gardens. It would therefore have a minor residual impact.
188. The development would result in a significant increase in the number of residents, visitors and workers as a result of the new homes, retail and cultural attractions and new offices. However, it is not anticipated that there would be any demonstrable harm caused to residential amenities. The site is located within a busy town centre environment and adjacent to a busy transport route/junction where some noise should be expected.
189. With conditions imposed regarding items such as sound transmission between the proposed commercial and residential units and between residential and residential, the scheme would have an acceptable impact in this regard.
190. It is noted that the proposed development could hold external events on occasion. A condition is attached requiring the submission of an events management plan in order to mitigate any potential detrimental impacts which come as a result.

Privacy and overlooking

191. With regard specifically to preventing harmful overlooking of dwellings, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:

- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings; and
- a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.

192. The image below shows the breakdown of the surrounding buildings. This shows that the majority of the adjacent structures are commercial. There are however a number of residential units as well as student accommodation that are in close proximity to the site such as One Blackfriars to the north of the site and 40 Columbo Street to the south.



Use classes of surrounding buildings

193. There would however be a distance of approximately 14.7m between the boundary of the site and One Blackfriars. There would also be a distance of approximately 14.1m between the boundary of the site and the residential properties to the south (40 Columbo Street). These figures do however relate to the boundary of the site and not the distances between the buildings. For instance and when measuring the distances between One Blackfriars and the proposed physical structure of the nearest (new) building, this figure would increase in approximately 18.7m. There would also be a distance of approximately 50.3m between the nearest proposed structure and the residential units at 40 Columbo Street.
194. Given the distances involved, being above the required 12m as set out Design Standards SPD and also being located within Central London, any harm would be minimal..
195. In addition, attention is drawn to the previous planning permission on the site and how 16/AP/5239 permitted a tall building and wholesale changes within the plot.

The permitted and proposed structures would (generally) be located in a similar position with regards the siting and relationship with the surrounding buildings and this permission accepted the impact in terms of overlooking and privacy.

196. The proposed development would therefore have an acceptable impact upon the living conditions of the adjacent properties with regards privacy and overlooking.

Daylight and sunlight

197. Paragraph 129C of the NPPF states that when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).
198. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% (0.8) of the original value before the loss is noticeable.
199. The second test that can be used is the No Sky Line (NSL) test which assesses the proportion of the room where the sky is visible, and plots the change in the “no sky line” between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the existing area of sky visibility, daylight distribution within a room may be affected.
200. The submitted Daylight/ sunlight assessment considered the impact upon the following properties:
- 6 Paris Gardens
 - 231-232 Blackfriars Road
 - One Blackfriars
 - Rennie Court
 - 1-6 Hopton-S Gardens
 - 7-9 Hopton-S Gardens
 - 10-11 Hopton-S Gardens
 - 15-20 Hopton-S Gardens
 - 12-14 Hopton-S Gardens
 - 1-87 River Court
 - 49 Columbo Street
 - 47 Columbo Street
 - Christchurch Industrial Mission Centre
 - Kings Reach Tower
 - Bankside Yards - Ludgate House (under construction)

201. The following properties were included in planning permission 16/AP/5239 but

have not been referenced in the current application:

- Dorset House
- Quadrant House
- 3-7 Stamford street

202. Dorset and Quadrant House are both commercial properties and 3-7 Stamford Street now forms part of the site. The officer report for 16/AP/5239 also confirmed that Quadrant House would have been unaffected by the previous development in terms of daylight. The lack of reference to these properties in the (current) report is therefore accepted.

203. With regards the impact, the following properties were found to either adhere to the numerical values set out within the BRE Guidelines, or only experience Minor Adverse impacts. The following properties have therefore not been considered in further depth:

- 6 Paris Garden
- 1-6 Hopton-S Gardens
- 7-9 Hopton-S Gardens
- 10-11 Hopton-S Gardens
- 15-20 Hopton-S Gardens
- 12-14 Hopton-S Gardens
- 47 Columbo Street
- Kings Reach Tower

204. The daylight report has considered and tested a total of 2357 windows and 1059 rooms around the site and below are tables showing the overall impact in terms of VSC and NSL:

Address	VSC					
	Total No. of Windows	No. Windows that meet BRE criteria	Below BRE Guidelines			Total
			20.1-29.9% Reduction	30-39.9% Reduction	>40% Reduction	
6 Paris Garden	175	128	28	19	0	47
231-232 Blackfriars Road	26	10	0	0	16	16
One Blackfriars	656	339	86	22	209	317
1-6 Hopton South Gardens	39	39	0	0	0	0
7-9 Hopton South Gardens	18	18	0	0	0	0
10-11 Hopton South Gardens	18	18	0	0	0	0
15-20 Hopton South Gardens	41	41	0	0	0	0
12-14 Hopton South Gardens	21	21	0	0	0	0
1-87 River Court	259	137	57	26	39	122
49 Columbo Street	30	11	0	1	18	19
47 Columbo Street	16	9	7	0	0	7
Christ Church	86	30	1	7	48	56
Kings Reach Tower	497	491	6	0	0	6
Rennie Court	203	114	56	1	32	89
Bankside Yards - LH2	272	153	46	17	56	119
Total	2,357	1,559	287	93	418	798

Table showing results for VSC for surrounding buildings

Address	NSL					
	Total No. of Rooms	No. Rooms that meet the 0.8 times former value criteria	Below BRE Guidelines			Total
			20.1-29.9% Reduction	30-39.9% Reduction	>40% Reduction	
6 Paris Garden	122	110	0	4	8	12
231-232 Blackfriars Road	10	9	1	0	0	1
One Blackfriars	303	278	17	5	3	25
1-6 Hopton South Gardens	20	20	0	0	0	0
7-9 Hopton South Gardens	9	9	0	0	0	0
10-11 Hopton South Gardens	7	7	0	0	0	0
15-20 Hopton South Gardens	21	21	0	0	0	0
12-14 Hopton South Gardens	9	9	0	0	0	0
1-87 River Court	187	168	10	1	8	19
49 Columbo Street	11	10	1	0	0	1
47 Columbo Street	7	6	1	0	0	1
Christ Church	6	3	2	0	1	3
Kings Reach Tower	106	106	0	0	0	0
Rennie Court	140	136	3	1	0	4
Bankside Yards - LH2	101	101	0	0	0	0
Total	1,059	993	35	11	20	66

Table showing results for NSL for surrounding buildings

205. This confirmed that a total of 2357 openings were tested and with regards VSC the proposed development would have the following impact:

Scale of effect	Number of openings
Minor - 20-29.9% alteration	287
Moderate - 30-39.9% alteration	93
Major - 40% or greater alteration	418
Number of openings that <u>would not</u> comply with BRE recommendations	798 (out of 2357) (34%)
Number of openings that <u>would</u> comply with BRE recommendations	1576 (out of 2357) (66%)

206. For NSL, a total of 1110 rooms were tested the proposed development would have the following impact:

Scale of effect	Number of openings
Minor (20-29.9% alteration)	35
Moderate (30-39.9% alteration)	11
Major (40% or greater alteration)	20

Number of openings that <u>would not</u> comply with BRE recommendations	66 (out of 1059) (6%)
Number of openings that <u>would</u> comply with BRE recommendations	993 (out of 1059) (94%)

207. With regards specific impact, the submitted (daylight/ sunlight) report has further broken this down and considered the following scenarios:

- Scenario 1 - Pre-Demolition v Proposed
- Scenario 2 - Pre-Demolition v Proposed (Balconies Off)
- Scenario 3 - Consented v Proposed

As referenced above, the figures have not included kitchens smaller than 11sqm as these have not been classed as habitable rooms. This is as per the (current) Southwark Plan.

208. The application has also assessed Annual Probable Sunlight Hours (APSH) and BRE guidance recommends that sunlight is tested on the basis of Annual Probable Sunlight Hours (APSH). It should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

209. The VSC, NSL and along with a review of the APSH for each scenario have been expanded upon below. However and given the results, not all scenarios have been tested/ referenced.

Impact upon 231-232 Blackfriars

210. This property is located to the south east of the site, fronting onto Blackfriars Road. The ground floor is commercial but there are residential units on the upper floors.

211. It is noted that this property has existing recessed balconies which restrict daylight to the associated rooms. Recessed balconies are referenced in BRE guidelines which states the following:

“Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight.”

212. It then states:

“One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place.”

213. Scenario 1 -Pre-Demolition vs Proposed

Under the VSC assessment, 10 (39%) of the 26 windows assessed would remain BRE Compliant. Of the remaining 16 windows:

- 6 would experience a change of between 30%-40%, which is considered a moderate adverse effect.
- 10 would experience a change of 40%+ which is considered a major adverse effect.

214. With regards NSL, 9 out of 10 windows (which were assessed), would be in compliance with BRE guidelines. One opening (labelled F04/R1) would experience a 23.7% loss, which is above the recommended 20% loss. This however is only 3.7% above the BRE recommendation.

215. The scheme would therefore not be in compliance with BRE guidelines with regards specific openings but the proposed development would not cause significant harm. For instance, the windows that would not be in compliance can be associated with balconies and the existing architectural design. All rooms would also be served by at least one compliant window. It would therefore be in general compliance and not cause harm in terms of VSC.

216. As referenced above, one window would not be in compliance with the required NSL. This however is only 3.7% above the BRE recommendation so would not cause unacceptable harm.

217. Under scenario 1, the proposed development would be in compliance with AP5H.

Impact upon One Blackfriars

218. This is located to the north of the site and was not constructed for planning permission 16/AP/5239. It has since been constructed and is now in-situ. The proposed impact (for this current scheme) would however be different and this is expanded upon below:

219. Given that this building had not been previously constructed, planning permission 16/AP/5239 only carried out Average Daylight Factor (ADF) and No Sky Line (NSL) tests. It considered that 92% (of the 863 rooms that were tested) would meet BRE guidelines with regards ADF and that 97% would be in compliance with regards NSL.

220. The previous planning permission accepted the impact upon this part mixed use, part residential scheme located to the north of the site. It is however worth noting that BRE guidance altered in 2023. The previous permission also assessed 863 rooms whilst only 600 have been assessed for this current application. This decrease was raised with the applicant during the course of this current proposal and it was confirmed that the (current) 3D model of One Blackfriars has been upgraded as to reflect the as built scheme. The submitted report (for this current application) has used permitted plans and attention was drawn to items such as paragraph 5.126 (of the submitted report) which confirms that kitchens smaller than

11sqm have not been classed as habitable rooms (which is as per the current Southwark Plan). This current application has therefore only tested habitable rooms as recommended by BRE guidelines, hence the difference in number.

221. Scenario 1 – Pre-demolition v proposed:

With regards the impact and for VSC, 339 of the 656 windows would be in compliance with the BRE guidelines and these would experience a negligible impact. This would equate to 51.7% of the tested windows.

Of the other 317 (affected windows):

- 86 would experience an alteration in VSC between 20.1-29.9% which is considered a minor adverse impact.
- 22 openings would experience an alteration between 30-39.9% which is considered a moderate adverse effect.
- The remaining 209 windows would experience an alteration in excess of 40% which is considered a major adverse effect.

222. Concerning NSL, 278 (90.6%) of the 303 rooms assessed would experience no noticeable alteration in daylight distribution following implementation of the proposed development.

223. Of the 25 remaining rooms:

- 17 would experience a change of between 20%-30%, which is considered a minor adverse impact.
- 5 would experience a moderate change of between 30%-40%
- 3 would experience an alteration in excess of 40%

224. APSH:

477 (73.6%) of the 644 windows assessed fully comply with the BRE guidelines. 269 (89%) of the 302 rooms would also fully comply with the BRE guidelines.

225. Scenario 2 - Pre-Demolition v Proposed (Balconies Off)

383 (58%) of the 656 windows assessed would be in compliance with BRE guidelines. Of the remaining 277 windows:

- 56 would experience a change of between 20%-30%, which is considered a minor adverse impact.
- 101 would experience a moderate change between 30%-40%
- 116 experience a change of 40%+ which is considered a major adverse effect.

226. It is noted that a large proportion of windows would not be in compliance with BRE guidelines but 244 of the 275 which would not comply, would retain a VSC of at least 15%. The majority of the remaining 31 windows would also retain a VSC of at least 15%. It is however noted that the VSC doesn't consider items such as the size of the window so the NSL also needs to be referenced.

227. Further NSL assessment confirms that 281 (92.7) of the 303 rooms (which were assessed) would experience no noticeable alteration in daylight distribution. Of the 22 remaining rooms:
- 16 experience change of between 20%-30% which is considered a minor adverse impact.
 - 3 experience moderate change of between 30%-40%
 - 3 experience change of 40%+ which is considered a major adverse effect.
228. It is noted that with the exception of two rooms, that all 22 rooms would retain sky visibility across at least 50% of their area. The remaining two rooms are LKDs of such depth and that are served by a single window that daylight penetration to the rear of the room would be difficult to retain. They would however retain sky visibility of 48%.
229. APSH:
- 627 (97%) of the 644 windows assessed fully comply with the BRE targets. 297 (98%) of the 302 rooms, would fully comply with the BRE guidelines.
230. The 5 rooms that would not be in compliance would be living rooms. Of the 5 rooms, 3 would exceed the winter target and retain total APSH of at least 23%. This is below the 25% BRE guideline but is only 2% under. The remaining 2 rooms would be located at the lowest levels of the building and would retain a total APSH of at least 14%.
231. It is noted that the current application would not be in compliance with BRE guidelines. The site is however within a central London location and the above has shown that when the balconies are not considered, that the development would be in general compliance. The majority of properties would also receive a good level of daylight and sunlight. The scheme would therefore have an acceptable impact upon this property.

Rennie Court

232. This property is located to the north of the site and is of a residential nature. It also has windows that face out onto the site (on the south and east elevation of the building) as well as overhanging balconies that currently restrict daylight into the existing openings. This has meant that the proposed changes sought under this application, have impacted upon these openings.

233. Scenario 1 – Pre demolition v proposed:

With regards the VSC assessment, 132 (65%) of the 203 windows assessed will remain BRE Compliant.

Of the remaining 71 windows,

- 55 would experience a change of between 20%-30% which is considered a minor adverse impact.
- 1 would experience a moderate change between 30%-40%
- 32 experience a change of 40%+ which is considered a major adverse effect

234. Of the 32 windows experiencing reductions of 40%+, 25 serve living rooms that have at least one other window that would be in compliance with BRE guidelines. The remaining 7 windows are not dual aspect and the proposed development would cause harm. This does however need to be weighed against the NSL impact upon this development.
235. Concerning the NSL assessment, 136 (97%) of the 140 rooms assessed would experience no noticeable alteration in daylight distribution following the implementation of the Proposed Development. The 4 of the remaining rooms would experience a change of between 20%-30%, which would be a minor transgressions from the BRE guidelines.
236. APSH:
- 21 (47%) of the 45 windows would be in compliance with BRE guidelines. 12 Of the 24 rooms (50%) would be in compliance with BRE guidelines.
237. The submitted report has not been able to establish the usage of 6 of the 12 rooms but have advised that these would not be living rooms. With regards the impact to 3 of the living rooms, these would retain an APSH of at least 20% and 3% in the winter. These are below the 25% and 5% targets. The remaining three rooms (labelled W8/F02, W10/F04, W28/F04) are located at lower levels and would retain total APSH values of 11% - 16% and 0%-4% in winter. These are again not in compliance with BRE guidelines.
238. Scenario 3 - Consented vs Proposed
- There would be similarities between the proposed development and what was previously permitted. For instance and for the VSC assessment, 195 (96%) of the 203 windows assessed would experience an improvement, no change, or an absolute VSC reduction no greater than 3%.
239. The remaining eight windows would experience a change between 3%-7%. These would however serve dual aspect living rooms with at least one other window that either experiences no change, or a negligible change to its VSC.
240. With regards the previous scheme, 200 windows were tested of which 187 would retain at least 80% of their baseline. 5 rooms would experience a 20% - 30% reduction; 4 would experience a 30% - 40% reduction and the remaining 4 rooms would experience reductions in excess of 40%. Whilst there are a number of windows that will lose more than 20% VSC, the general VSC compliance would have been at 68%. It is also noted that 94% of rooms would have meet the BRE guidelines in terms of NSL.
241. APSH:
- 34 windows would experience no change, a betterment or no change to absolute APSH of more than 2%. Of the remaining 11 windows:
- 6 retain absolute APSH values of at least 19%.
 - The remaining 5 windows would experience no absolute change.

242. The scheme sought under this current application would therefore have a similar impact as to what was previously approved.

Impact upon 1-87 River Court

243. This residential property is located to the north of the site, located partially behind One Blackfriars. There are windows on the south elevation that would look out towards 18 Blackfriars.

244. Like other surrounding buildings, this property has deep recessed balconies which restrict daylight to the associated room.

245. Scenario 1 – Pre demolition v proposed:

With regards VSC, 137 (55%) of the 247 windows assessed would be in compliance with BRE guidelines. Of the remaining 110 windows:

- 59 would experience a change of between 20%-30%, which is considered a minor adverse impact.
- 20 would experience a moderate change between 30%-40%.
- 31 experience a change of 40%+ which is considered a major adverse effect

246. With regards the NSL assessment, 158 (90%) of the 175 rooms assessed experience no noticeable alteration in daylight distribution following implementation of the Proposed Development. Of the 17 remaining rooms:

- 9 experience change of between 20%-30%, which is considered a minor adverse impact.
- 1 would experience a moderate change of between 30%-40%
- 7 will experience a change of 40+% which is considered a major adverse effect

247. APSH:

102 (77%) of the 132 windows which have been assessed would fully comply with the BRE recommendations.

248. With regards the APSH to the room, 76 (74.5%) of the 102 rooms would be in compliance. Of the 26 rooms that would not be in compliance, 18 are either bedrooms or room uses which are unknown but have not been considered to be living rooms.

249. Of the 8 remaining rooms, 2 would exceed the total APSH target but would miss the winter targets. In winter the expectation for direct sunlight is lower. Of the 6 rooms, 3 would retain a total APSH of 19% and in winter 2%-7%. The 3 remaining rooms would be recessed. The scheme would therefore have an impact but this is a central London location.

250. Scenario 2 - Pre-Demolition vs Proposed - No Balconies

This property has deep recessed balconies and when they are removed, 139 of the 247 windows (which would equate to 56%) would be in compliance with BRE guidelines. Of the 108 remaining windows:

- 78 would experience a change of between 20%-30%, which is considered a minor adverse impact.
- 24 would experience a moderate change between 30%-40%
- 6 experience a change of 40%+ which is considered a major adverse effect

251. The submitted report has drawn attention to the recessed nature of the windows and has stated that if these are not considered, that the scheme would have a 13% compliance with regards VSC. Given that this is a central location, this could be accepted.

252. Scenario 3 - Consented vs Proposed

When comparing the current and previous permission, no window would experience a change to its VSC greater than 3%.

253. APSH:

Of the 132 windows which have been assessed, just 18 would experience a reduction to APSH greater than 2% when compared with the 2018 Consented Scheme. 24 Windows would experience an improvement.

Of these 18 windows, 8 would retain absolute APSH values of at least 19% and 2% in winter. Of the remaining 10 windows, these windows would experience no change greater than 4%.

The 4 remaining windows (labelled W5/F03, W6/ F03, W8/F04) have low existing APSH values and Any change would not be greater than 4%.

254. It is noted that the proposed development of 18 Blackfriars would cause harm to this nearby property and would technically not be in compliance with regards BRE guidelines. The scheme would not however cause undue harm to this neighbouring property, especially given the negligible difference between the consented and current application.

49 Columbo Street

255. This is located to the south of the site and fronts onto Columbo Street and contains residential properties.

256. Scenario 1 – Pre demolition v proposed:

With regards VSC, 15 of the 30 windows (50%) that were tested would be compliant with BRE guidelines. Of the remaining 15:

- 3 would experience a change of between 20%-30% which is considered a minor adverse impact.

- 12 would experience a change of 40%+ which is considered a major adverse effect
257. Bar one room, all of the others would be served by another window that would be in compliance with BRE guidelines.
258. With regards NSL, 10 of the 11 rooms that were assessed would experience no noticeable difference in daylight distribution. The one remaining room would experience a loss of 24.6%.
259. The scheme would be fully compliant with regards APSH.
260. Scenario 3 – Consented v proposed:
- No window would experience any change to its VSC greater than 0.5% when compared with the consented position.

Christ Church Mission Centre

261. This property is to the south of the site and is not within a residential usage. The impact has however been considered and is expanded upon below:
262. Scenario 1 – Pre demolition v proposed:
- With regards VSC, 53 (62%) of the 86 windows assessed would be in compliance with BRE guidelines. Of the remaining 33 windows:
- 7 would experience a change of between 20%-30 which is considered a minor adverse impact
 - 4 experience a moderate change between 30%-40%
 - 22 experience a change of 40%+ which is considered a major adverse effect
263. In reference to NSL, 5 of the 6 rooms (83%) would experience a minimal change in daylight distribution. The one remaining room would experience a reduction of more than 40%.
264. The scheme would be fully compliant with regards APSH.
265. Scenario 3 – Consented v proposed:
- 57 windows would see an improvement with regards VSC when compared with the consented scheme.
 - 16 would either experience no change or a reduction no greater than 3%,
 - the remaining 12 windows would experience a change of between 3%-6.3%
266. It is noted that the proposed change would not be in compliance with BRE guidelines but when compared to 16/AP/5239, there would be minimal differences. Any harm would therefore be relatively limited and would not sustain a reason for refusal.

Bankside yards – Ludgate House

267. This property is located to the north east and is currently under construction. Although not constructed, the impact has been considered and the submitted report has used floor plans. Where appropriate, the building was also incorporated into the 3D model. Like Christchurch Mission Centre, this is not residential but has been included in the consideration/ assessment.

268. Given that this is still under construction, only Scenario 3 has been considered.

269. Scenario 3 – Consented v proposed:

With regards VSC, 221 (81.3%) of the 272 windows assessed would be in compliance with BRE recommendations. Of the 51 remaining windows:

- 36 experience a change of between 20%-30%, which is considered a minor adverse impact
- 11 experience moderate change of between 30%-40%
- 4 experience a change of 40+% which is considered a major adverse effect

270. The submitted report has drawn attention to the design of this property and how this impacts upon the low existing VSC values. For instance, it draws attention to the 'projecting wings'. Paragraph 2.214 of BRE Guidance states that : "a larger relative reduction in VSC may be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above." This has meant that the windows within this property would be sensitive to development at 18 Blackfriars.

271. With regards NSL, all 103 rooms would experience no noticeable alteration in daylight distribution following implementation of the proposed development.

272. APSH:

160 (70%) of the 228 windows assessed would be in compliance with BRE targets.

With regards APSH to the room, 53 (56%) of the 94 rooms (which were assessed) would remain fully BRE compliant. With regards the 41 remaining rooms, 14 are bedrooms which are not deemed to be as important as other rooms such as living rooms. Of the remaining 27 rooms, 20 would retain a total APSH of at least 15%. The remaining 7 rooms would all be located behind projecting wings (referenced above). This means that a larger reduction of sky visibility.

Overshadowing of amenity spaces of residential neighbours

273. The BRE guidance advises that for an amenity area to be adequately lit it should receive at least 2 hours sunlight over half of its area on the 21st March. If the area receiving 2 hours of sunlight is reduced by more than 0.8 times (20%) it is considered that the change may be noticeable.

274. The submitted assessment has considered all public areas of open space such as parks and squares and neighbouring communal amenity areas and private gardens are considered highly sensitive. It tested the following 7 areas:

- Christ Church Gardens
- Rennie Court – rooftop 1
- Rennie Court – rooftop 2

- Rennie Court – courtyard
- Rennie Court – podium
- One Blackfriars – courtyard
- One Blackfriars - terrace

275. The subsequent results shows that on the 21st March, a number of properties would be harmfully affected. A further assessment was therefore carried out with regards a sun hours on the ground assessment.

Sun hours on the ground

276. Of the 7 areas, 3 would be in compliance with BRE recommendations. These would be:

- Christ Church Gardens
- Rennie Court – rooftop 1
- Rennie Court – rooftop 2

The impact upon these areas can therefore be accepted.

277. Rennie Court (residential) – courtyard:

This is a courtyard and the location has an existing low total in that only 9% (of the courtyard) would receive 2 hours of sun. The proposed development of 18 Blackfriars would reduce this by 56%. This would mean an area of 4% would receive 2 hours of sun. This would equate to an approximately 1 hour loss in this portion of the courtyard. When the low baseline is taken into account the impact is considered to be acceptable. .

278. Rennie Court (residential) – podium:

The baseline for this area is that 99% would receive 2 hours of sun. The proposed development would reduce this by 80%. This would mean 20% would receive 2 hours of sun. It is however noted that the sun exposure diagrams for March 21st show that the podium would continue to receive 2-3 hours of sun on the southern portion. This would then increase on June 21st to around 3 hours on most of the area, with a section in the middle continuing to see 6 or more hours of sunlight.

279. The development would not however be in compliance with BRE guidance as there would be an 80% reduction. It would therefore have a major adverse impact.

280. One Blackfriars (commercial) - courtyard

The baseline for this area is that 64% would receive 2 hours of sun. The proposed development would reduce this by 88%. This would mean that 6% of the area would receive 2 hours of sun. It is however noted that the sun exposure diagrams for March 21st show that parts of this area, such as the north eastern section would see more than 6 hours of sunlight.

281. The development would however not however be in compliance with BRE guidance as there would be an 80% reduction. It would therefore have a major adverse impact.

282. One Blackfriars (residential) – terrace

The baseline for this area is that 39% would receive 2 hours of sun. The proposed development would reduce this by 100%. This would mean that 0% of the area

would receive 2 hours of sun. The sun exposure diagrams for 21st June do however show that this area would receive 3 hours whilst the north eastern section would receive 6 hours.

283. The development would however not be in compliance with BRE guidance as there would be an 100% reduction. It would therefore have a major adverse impact.
284. The scheme as a whole would therefore have 2 areas (out of the 7 that were tested) that would be in compliance with BRE recommendations. There are certain parts of the sites would receive varying levels of sunlight but overall, 4 of the areas would experience a major adverse impact.

PV impact assessment

285. PV panels have been identified on the following properties:
- King's Reach Tower;
 - Sea Container House;
 - One Blackfriars; and
 - Blackfriars Station.
286. These PVs are roof mounted and, considering an installation angle of approximately 20°. As per BRE guidelines, the suggested target loss would be up to 10% (BR209:2022 Chapter 4 Table 2).
287. The submitted report confirms losses of radiation within the suggested threshold for three of the assessed neighbours:
- King's Reach Tower;
 - Sea Container House; and
 - Blackfriars Station.
288. However, when considering pre-demolition v cumulative scenario, the reduction to King's Reach Tower would be in compliance. Sea Container House would only be marginally affected beyond the suggested 10% threshold, with the most affected panels experiencing losses of radiation of 11%. Blackfriars Station would experience losses between 8% and 28% but this can also be associated with the Bankside Yards scheme located to the south of the station. The losses to One Blackfriars do not significantly worsen in the cumulative scenario, remaining in the c.24-42% region.

Conclusion on daylight and sunlight

289. The results have revealed that there would be a number of rooms and windows that would not meet the relevant daylighting standards of the BRE. For instance, 209 windows to One Blackfriars would experience a 40%+ decrease in VSC. Both Rennie Court and River Court would also be particularly affected by the proposed development. As shown above, the submitted report has categorised losses of 20 - 29.9% VSC as minor adverse, 30-39.9% VSC as moderate adverse and any losses exceeding 40% VSC as major adverse. In total, there would be 444 windows that would have a 40+ loss of VSC and which would have a major adverse impact.

290. Attention is however drawn to the previous consent (16/AP/5239). Whilst it is noted that BRE guidelines have altered since this permission (with amended BRE guidance being published in 2023), this permission is a material consideration. As referenced above, planning permission 16/AP/5239 has been implemented and could be constructed. It therefore offers a legitimate fall-back position and if constructed, this development would impact upon and in some cases, have a major adverse impact upon openings to a number of the surrounding buildings.
291. As such, the impact the proposed development would have is balanced. The location is within Central London and the site is allocated in the Southwark Plan for a significant quantum of new housing. The (site) allocation also confirms that the site could accommodate tall buildings. It is additionally recognised that 16/AP/5239 offers a legitimate fall-back position but that some of the impacts to neighbouring properties (for this current scheme) would be greater than those which would have arisen from the approved scheme. An example being to One Blackfriars. The amended proposal would however deliver a number of additional benefits including the delivery of additional affordable housing. When considered in the round, it is concluded that the impact of the proposed development in terms of daylight, sunlight and overshadowing would be acceptable in this instance, and would not cause unacceptable harm to neighbour amenity.

Transport and highways

292. London Plan policy T1 seeks to achieve a strategic target of 80% of all trips in London to be made by foot, cycle or public transport by 2041, and policy T2 requires developments to deliver improvements to support the ten Healthy Streets indicators, reduce the dominance of vehicles and be permeable by foot and cycle. Further policies in the London Plan set out cycle parking and car parking standards, and the management of safe deliveries and servicing. Southwark Plan policy P50 seeks to minimise highways impacts and maintain safety, while policies P49, P51, P52, P53, P54 and P55 set out further requirement on different aspects of transport. Southwark Plan policy P52 supports the implementation of the Low Line route alongside the railway viaduct and new routes through arches, including across this site.

Healthy Streets

293. The Proposed Development has been designed following TfL's Healthy Streets Approach, Vision Zero and the Mayor's Transport Strategy as sought under LP Policies T2 and T4. This includes promoting sustainable travel through increased permeability, new pedestrian and cyclist access points as sought under SP Policy P51. This will increase the permeability of the Site and improve its connections with the local area. These access points and associated routes will be direct, attractive and of high quality, which will help create a place where people feel relaxed and safe and will encourage its use by members of the public.
294. The car-free nature of the Proposed Development (excluding wheelchair accessible car parking) is in accordance with the London Plan (2021). This will mean that users (residents, employees, and visitors) of the Proposed Development are primarily expected to access the Proposed Development by the public transport services available near the Site, as well as walking and cycling; this is in

accordance with the key aim of the Mayor’s Transport Strategy (2018) to achieve 80% of all trips in London to be made on foot, by cycle or by public transport by 2041. Long-stay cycle parking will be provided in excess of the London Plan (2021) standards with the aim of achieving provision close to the Southwark Plan standards to accommodate and encourage cycling as a sustainable and active mode choice for site users.

Trip Generation and Mode Split

295. The trip generation assessment method was discussed and agreed at the pre-application stage, along with the mode share adjustments. For the office and residential use, the following mode split is included in the TA. Based on advice from TfL at the pre-application stage, the cycle mode share was increased in line with what would be expected in this location.

	Office adjusted mode share (TA, Table 29)	Residential travel mode share (TA, Table 30)
London Underground	26%	24%
Rail	49%	8%
Bus, minibus, or coach	8%	13%
Taxi	0%	1%
Motorcycle, scooter or moped	0%	1%
Driving a car or van	0%	7%
Passenger in a car or van	0%	1%
Bicycle	15%	9%
On foot	2%	36%

Office and residential travel mode share (%)

Mode	AM peak hour			PM peak hour		
	In	Out	Two-way	In	Out	Two-way
LUL	701	168	869	150	656	806
Rail	1,299	233	1,532	227	1,204	1,431
Bus, minibus, or coach	219	64	283	54	206	260
Taxi	0	2	2	1	0	1
Motorcycle, scooter or moped	0	2	2	1	0	1
Driving a car or van	5	13	18	12	7	19
Passenger in a car or van	1	2	3	2	1	3
Bicycle	401	86	487	80	374	454
On foot	74	87	161	63	80	143
Total	2,700	657	3,357	590	2,528	3,118

Table 35: Total peak hour person trips by mode

296. Employee trips for the proposed retail and community spaces are included in the peak hour trip generation. Customer and visitor trips are suggested to comprise pass-by trips.
297. The development is anticipated to significantly increase trips on the local network, which is considered for each mode in the following paragraphs.

Highway impact

298. As the Proposed Development is car free (except for wheelchair accessible spaces) with only a limited number of vehicle trips as summarised in Table 35 it is not forecast to have a significant impact on the highway network.

London underground and rail impact

299. The submitted transport assessment finds that the maximum increase in trips is on the Jubilee line in the AM peak hour (increase of circa 1%). The figures also demonstrate that all lines would continue to operate within capacity, aside from the Waterloo & City line which already operates above capacity, with a similar demand to capacity ratio in all directions in the AM and PM peak hours. Overall, the Proposed Development would have a negligible impact on London Underground capacities.
300. An additional assessment has been undertaken to review line loadings further away from the Site. The assessment has been undertaken on the Jubilee line as it would experience the greatest increase (in terms of trips) from the Proposed Development.

301. For this assessment, the peak direction of travel has been reviewed in the AM and PM peak hours (towards Central London in the AM peak and away from Central London in the PM peak). Average factors for the assessed links have been obtained for the NUMBAT database to convert the three-hour TfL Railplan model peaks to worst case on hour peaks.
302. The data show that the Jubilee line will operate above capacity in the AM peak hour in 2031 between Canada Water and Canary Wharf prior to the introduction of development trips. The addition of the development trips does not significantly alter the level of capacity utilisation. The assessment does not consider a depletion of demand further away from the Site as users of the Proposed Development alight from trains. The depletion of trips would likely lead to a lower level of change than shown. The study demonstrates that the Proposed Development would nevertheless have a negligible impact on line loading across the reviewed network. The assessment assumes that the Jubilee line will be operating at the existing frequency of 30 trains per hour.
303. Overall, the Proposed Development will have a negligible impact on London Underground line capacity.

Bus impact

304. An additional 217 inbound and 64 outbound trips by bus are anticipated to be generated by the development in the AM peak hour, and 54 inbound plus 204 outbound in the PM peak. The cumulative impact of development in this area is expected to require additional bus capacity. A financial contribution is to be secured to provide up to 3 additional bus journeys at £95,000 each, over a period of 5 years.

Direction	AM peak hour		PM peak hour	
	In	Out	In	Out
North	70	20	17	65
South	72	20	17	68
East	38	7	7	36
West	39	17	13	37
Total	219	64	54	206

Table 48: Additional Proposed Development bus trips by direction

Walking and cycling impact

305. The Proposed Development will generate walking trips as well as trips from and to public transport nodes. The data show that the Proposed Development would generate circa 2,850 walking trips in the AM peak hour and 2,640 in the PM peak hour. The majority of these (circa 2,700 in the AM peak hour and 2,500 in the PM peak hour) would be trips to public transport nodes.

306. An assessment of Pedestrian Comfort Levels (PCLs) has been undertaken by Space Syntax as part of its wider study. Overall, the Proposed Development is not anticipated to have any negative effect on pedestrian comfort and movement, and in certain locations (Blackfriars Road, and within the internal public realm) the walking environment will be enhanced.
307. A commercial and residential travel plan is to be secured in the s106 legal agreement.

Site access

308. The Proposed Development opens up the Site improving permeability for walking trips with access into the central plaza, and through the Site, from Stamford Street, Blackfriars Road, Paris Garden and Colombo Street. The walking routes into, and through the Site, are shown on the access plan (below). These routes are accessible with gradients no steeper than 1:20.
309. Cycle access, as shown on Figure 14, is provided at the edges of the Site to minimise the potential for conflict between walking and cycling trips through the central plaza. Separate cycle accesses are provided for residents and employees.
310. Residents access cycling parking from Paris Garden adjacent to the residential lobbies for ease of way finding. Residents access cycle stores at the basement level via cycle lifts. The lifts are positioned to minimise the number of doors that need to be passed through with hold open, or equivalent systems used for the doors. Residents pass through no more than two doors to reach the cycle stores from the street level.
311. Employee cycle parking is accessed from Blackfriars Road with a shallow stair and gully arrangement, and lifts provided. Employees can also access the basement and cycle parking via the lifts provided from Paris Garden. Employees will be required to dismount to use the access. Visitor cycle parking is dispersed throughout the scheme with spaces provided in the public realm, and at basement level. The locations of the parking spaces have been tailored to the various types of visitors.
312. Vehicular access is provided from Paris Garden via two crossovers. The first provides access to the service yard for the development and the second provides access to the car lifts for the small amount of residential car parking provided in the basement.
313. Access for emergency vehicles is provided from Stamford Street into the central plaza with sufficient space within the plaza to allow fire appliances to manoeuvre. Secondary access is achieved along the southern edge of the Proposed Development between the office building and church yard.

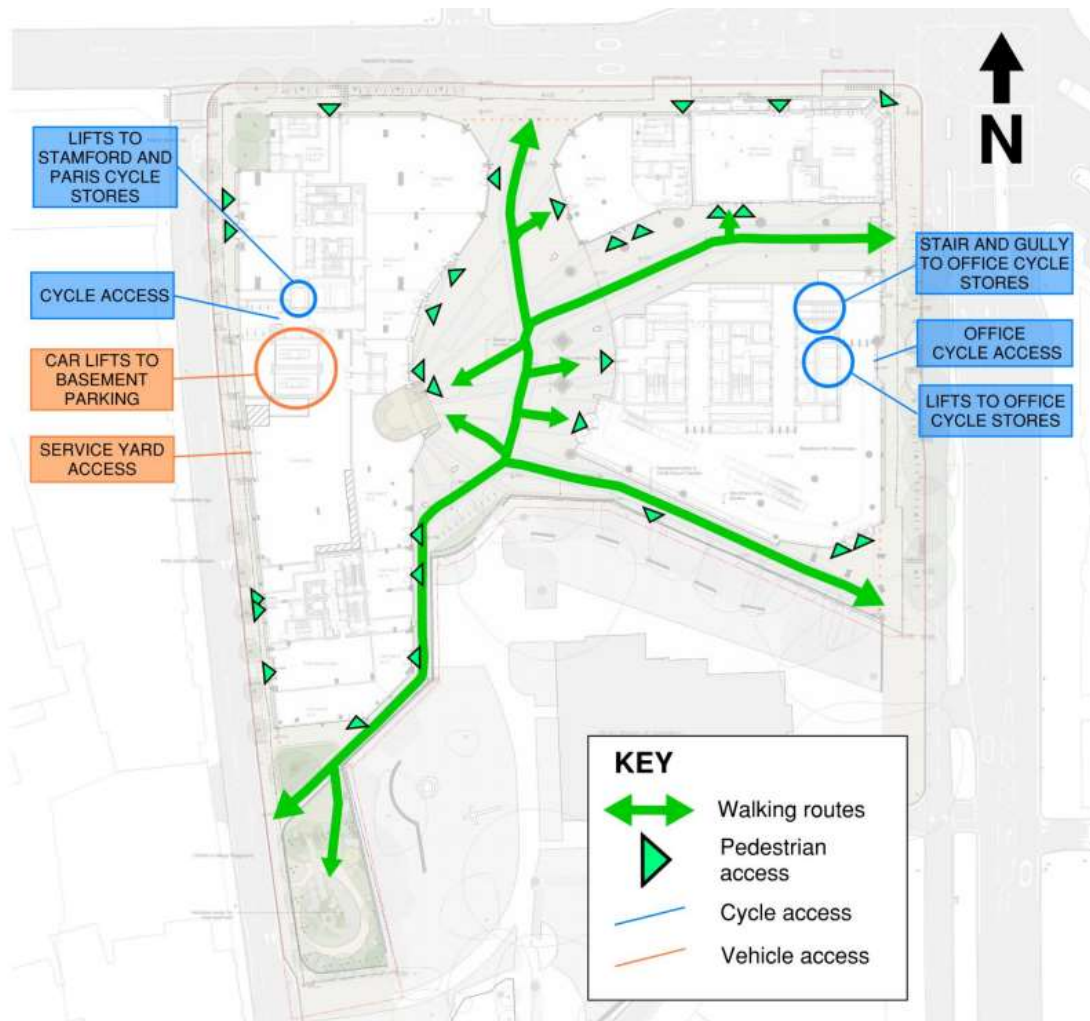


Figure 14: Access plan

Car parking

314. The site is in PTAL 6b, as such the car-free proposal is acceptable (with the exception of 12 Blue Badge bays). Access to CPZ Parking Permits will not be permitted for any use classes within the site, within any area of the borough in any existing or future CPZs (to be secured via s106 legal agreement).
315. The applicant has proposed 12 Blue Badge bays in the basement of the development. The number of bays meets Southwark Plan and London Plan standards, which require accessible car parking for minimum 3% of all residential units within the curtilage of the site. Electric vehicle charging points (EVCPs) are proposed for all parking spaces. 20% of EVCPs will be active, and the remaining 80% will be passive. This accords to London Plan policy T6.1.
316. Blue Badge bays will be available only to Blue Badge holder residents only and will not be sold off or leased for general use to anyone else, whether resident or non-resident of this site. This is to be secured in perpetuity in the S106 legal agreement.
317. No Blue Badge bays have been provided for the retail and office development. Given the excellent PTAL rating (6b) and proximity to stations with step-free access, it is considered that a car-free development for the retail and office development is appropriate.

Cycle parking

318. The proposed cycle parking provision would be as follows:

Building	Sheffield Stand spaces at 1.8m centres	Sheffield Stand Spaces with no racks above (1.2m centres)	Sheffield Stand Spaces with racks above (1.2m centres)	Rack Spaces	Oversized spaces in the car park	Folding bike lockers	Total
Stamford (private residential)	42 (6.9%)	42 (6.9%)	80 (13.2%)	440 (72.5%)	3 (0.5%)	-	607 (100%)
Paris (affordable residential)	20 (5%)	22 (5.5%)	40 (10%)	316 (78.8%)	3 (0.7%)	-	401 (100%)
Employee spaces	-	-	192 (9.7%)	1,693 (85.5%)	2 (0.1%)	92 (4.7%)	1,979 (100%)
Visitor spaces	16 (5.8%)	118 (42.8%)	26 (9.4%)	116 (42%)	-	-	276 (100%)

319. The employee spaces equate to 75% of the Southwark Plan and 120% of the London Plan. Comprised of 10% Sheffield Stands, 5% Folding bike lockers and 85% rack spaces.

320. The residential spaces equate to 81% and 83% of the Southwark plan for private and affordable respectively (127% and 133% of the London Plan).

321. The split is at least 5% cargo bike, at least 5% Sheffield stands without racks above, at least 10% Sheffield Stands with racks above and the remainder as racks, by tenure type, and overall.

322. The proposed approach to maximising cycle parking provision across the Site has been discussed with officers and is considered to represent the optimal approach to securing the maximum provision without compromising the overall design.

323. In conjunction with the above, a contribution is also proposed towards the provision of a new Cycle Hire Docking Station on the network (circa £162,000). This will improve access to sustainable transport modes on the network and will be secured by way of a financial obligation under the Section 106 agreement. Fob access for each new home in the Proposed Development will also be provided, providing free cycle hire for 3 years.

Delivery and servicing

324. The applicant has provided a 'worst-case scenario' of 290 delivery and servicing trips in total, of which 223 are related to the office development. 21 trips are

associated with retail uses, 8 with culture uses, and the remaining 37 with residential use.

325. All deliveries to the development will be delivered to the designated loading area beneath Paris and Stamford buildings. From this location, deliveries will be transferred directly to the end user in a safe manner using the appropriate manual handling equipment using service corridors and goods lifts to reach the final delivery point.
326. The day-to-day management of incoming goods and consignments will be managed by the on-site Facilities Management (FM) team, in conjunction with a pre-delivery booking system and consolidation centre.
327. As part of the DSMP, deliveries and servicing will be continuously monitored and reviewed against the objectives to ensure that such activities take place in the most efficient manner possible.
328. The proposed delivery and servicing strategy as detailed in the outline servicing management plan is considered to be in accordance with the development plan. Delivery and Servicing Management Plan Bond and Monitoring Fee is to be secured in the s106 agreement.

Conclusion

329. A series of planning obligations and conditions are proposed to secure sufficient mitigation for the transport and highways impacts of the proposal and to broadly comply with policies T2, T3, T4, T5, T6, T7 and T9 of the London Plan and policies P49, P50, P51, P52, P53, P54 and P55 of the Southwark Plan.

Environmental matters

Construction management

330. The proposed development will be subject a construction environmental management plan (CEMP). 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. 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. A contribution will also be secured within the s106 legal agreement which will be used for demolition and construction monitoring, compliance and enforcement work.

Noise and vibration

331. The Council's environmental protection team have reviewed the proposals and raise no objections. The Proposed Development has been designed in accordance with national and local planning requirements. As demonstrated within the accompanying Noise and Vibration Report, the levels of re-radiated noise and vibration fall within the acceptable ranges.
332. A balanced approach has been adopted to meet acoustic, ventilation and overheating ('AVO') requirements across the development, together with other

considerations including internal daylight and sunlight. This is primarily driven by the need for new developments to meet the new Part O (2021) Building Regulations.

333. As such, a strategy has been developed to achieve acceptable noise-levels within the residential units whilst also delivering compliant Part O (2021) accommodation and set out within the accompany energy, sustainability and noise assessments. This is considered to be an acceptable approach to the Proposed Development.
334. Noise limits are also proposed on noise-generating activities within the Podium in order to provide further protection to the residential units. Similar noise limits will be placed on landlord and tenant plant to ensure that these are within the acceptability criteria. Appropriate noise levels are to be secured by way of conditions. Overall, the Proposed Development is considered to be consistent with the requirements of the Development Plan.

Waste management

335. Sufficient waste storage and appropriate management would be provided in accordance with the requirements of the development plan and relevant guidance. The measures and strategies set out in the operational waste management plan (OWMP) are considered to be acceptable. A condition is attached securing compliance with the submitted OWMP.

Water resources

336. Thames Water have confirmed that there is sufficient capacity on the network for the proposed development. They have in their comments recommended standard conditions and informatives relating to piling, sewage flooding, proximity to assets and surface water drainage. Recommended conditions have been attached accordingly.

Flood risk and Sustainable urban drainage

337. The Proposed Development is located in a defended Flood Zone 3. An Integrated Impact Assessment (IIA) was carried out as part of the preparation of the Southwark Plan for the site allocation (Ref: NSP22). As the Proposed Development is consistent with the site allocation requirements, it is considered that the requirements under the NPPF have been satisfied.
338. As set out within the submitted Flood Risk Assessment, flood risk from pluvial and artificial sources together with infrastructure failure is considered to be low. Whilst there has been a residual risk identified in the event of a breach scenario of the River Thames, through appropriate mitigation this is considered to be suitably managed. Overall, the Proposed Development will not increase flood risk either on or off-site.
339. The Proposed Development has been designed to limit surface water run-off to 3.68 l/s at greenfield run-off rate for all rainfall events, including 1 in 100 year return period and +40% climate change as agreed with Thames Water. An attenuation tank of 820m³ will be provided as part of the optimal approach to

sustainable drainage, which will be utilised for rainwater harvesting. For the existing buildings at 1 and 3- 7 Stamford Street, the existing storm and foul water outfalls are expected to be retained.

340. The SuDs strategy will include areas of blue roofs above the Residential Buildings as well as geocellular areas at ground. Rainwater harvesting will also be included.
341. Water demand for the Proposed Development will be reduced by the developments water recycling strategy. The scheme will use wastewater from all showers from both residential buildings, office changing facilities + harvested rainwater to offset 100% of the WC flushing demand in the Office Building and any surplus of the harvested rainwater used for irrigation purposes
342. Overall, it is considered that the Proposed Development is in accordance with the flood risk requirements in the Development Plan and satisfies the requirements under the NPPF with regard to the sequential test.

Land contamination

343. A geo-environmental assessment has been prepared by Arup and submitted as part of the planning application and which sets out the potential for below ground contaminants. Based on the ground investigations, the report recommends a series of measures to target potential below ground contaminants through the provision of a detailed quantitative assessment of the contamination risk. Conditions are attached requiring the reports be completed prior to the commencement of works on-site. Where required, a remediation strategy will be secured.

Air quality

344. As set out within Chapter 9 of the ES and the associated Air Quality Report included in the ES Volume 3, the Proposed Development will have a negligible impact over and above the baseline air quality in the local area. This is mainly due to the energy source being emission free and there being very limited car parking on site. The building is considered to be better than air quality neutral given that there will be no direct building emissions and will follow air quality positive measures. Overall, it is considered to accord with the requirements of the development plan.

Wind microclimate

345. The effects of the Proposed Development on the local wind microclimate have been assessed using wind tunnel testing. The assessment considers suitability of the resulting wind speeds using the well-established Lawson LDDC comfort and safety criteria for existing and intended usage of sensitive locations within and around the site. Conditions were tested both with current and planning-approved surroundings, and with the site as existing.

Conditions on-site were found to be suitable for intended uses, including the proposed play area south of Paris Building and other outdoor recreational spaces.

Mitigation with local elements such as signage or recessing of entrances within the passage onto Stamford St may be used for further improvement.

346. Conditions off-site remain largely suitable for intended activities, with mitigation of some existing exceedances along Blackfriars Road at the entrance to Hoxton, Southwark Hotel. Two existing shop entrances along Stamford Street become one category windier than the Lawson criteria recommend. These conditions were also shown to exist around the currently approved scheme (16/AP/5239) and may be mitigated with small-scale local hard or soft landscaping features, if desired.
347. Overall, the Proposed Development will have a negligible effect on all outdoor recreational spaces within the public realm, meaning that this will provide a comfortable environment for people to enjoy in accordance with Policy D9 of the London Plan and the Proposed Development is considered to be consistent with the Development Plan.

Energy and sustainability

Whole life cycle and carbon capture

348. As part of the submission a Whole Life Carbon Assessment (WLCA) has been undertaken which demonstrates that the proposed upfront embodied carbon intensity is 764 kgCO₂/m² GIA, and the Stretched target is 631 kgCO₂/m² (Reported values, comparable with GLA benchmarks). The proposed intensity is already a substantial improvement on the A1-A5 GLA benchmarks for commercial and residential buildings, which are 950 kgCO₂e/m² GIA and 850 kgCO₂e/m² GIA respectively. The assessed intensity is a market-leading outcome. Based on a comparison with other buildings of similar massing, the Stretched scenario would be an outstanding achievement. This would put the scheme's performance on an equivalence with many mid-rise schemes (between 10 - 15 storeys) currently in planning and under construction.

Circular economy

349. The Proposed Development will seek to minimise waste during construction and operation as required under LP Policy S17 and set out in the accompanying Circular Economy Statement (CES) and associated technical pro-formas. This will seek to divert a minimum of 95% of demolition and construction waste from landfill and a minimum 65% recycling for municipal waste with 20% of the materials to be recycled or reused content. Lastly, as shown within the Sustainability Statement, the Proposed Development will achieve a mains water consumption of 105 litres per person per day in accordance with Policy S15.
350. The circular economy strategic approach and targets for the Site to meet the circular economy principles is described in detail in the Circular Economy Statement, and is summarised as follows:
351. Deconstruct and Reuse/ Demolish and Recycle - Careful deconstruction of all elements and materials that cannot be re-used on or offsite, which will be recycled and converted for beneficial use. The Pre-demolition audit will identify quantities, potential uses, markets and targets to support this target. At least 95% materials available on-site to be re-used, recycled or put to beneficial use. For example, the

windows from the Mad Hatter demolition will be recovered and reinstated to previously filled windows at its south façade. Also, the existing pub's Furniture, Fixtures & Equipment (FF&E) will be recovered and reused in the new pub.

352. Long life - Maximising the longevity of the primary building components will maximise the value of the materials used and combined with a loose fit approach will allow flexibility and adaptability. The life span of the structural frame will be maximised; the structure will be designed with a minimum codified design life of 60 years. The design life can be extended through an enhanced inspection and maintenance regime. Corrosion protection of reinforced concrete elements will be achieved via appropriate specification of the concrete mix and cover to reinforcement. External steelwork elements will be painted to the correct specification to achieve corrosion protection. Internal steelwork will be unpainted unless required by the architect for aesthetic reasons.
353. Similarly, the major components of the façade including framework and bracketry is designed to have a service life not less than 60 years. Where components have a design life less than that, the elements are to be easily replaced. • Loose fit - Any building component with a short life span likely to be replaced during the building's life (e.g., services, partitions, etc.) will be designed to be recovered, or reused and recycled as the needs of the building users change.

Carbon emission reduction

354. The Proposed Development embodies an ambitious energy and carbon reduction strategy. Through the adoption of innovative and best practice energy reduction measures, the Proposed Development will achieve an overall regulated carbon dioxide emissions of 39% over Part L 2021 (19.5% be lean, 0% be clean, 19.5% be green). In accordance with LP Policy SI2 and SP Policy P70, the shortfall in carbon emissions to meet net zero will be met by an off-site payment in-lieu. This has been calculated at £1,589,255 towards off-setting the carbon emissions of the Proposed Development.

Be Lean (use less energy)

355. Enhanced thermal envelope performance reduces space heating demand in winter and minimises risk of summertime overheating for the development. The glazed elements incorporate high efficiency glazing throughout, with an active shading control system used in the Office Building to ensure an energy efficient balance between daylight and solar gain throughout the year.
356. An innovative free cooling displacement ventilation system is used to satisfy all internal cooling loads to the Office Building, maximising the beneficial use of free cooling and avoiding the need for active cooling to these areas. This strategy avoids the need for any high-level mechanical servicing in the Cat A base-build, significantly reducing embodied carbon. For more details refer to Energy Statement accompanying the Planning Application.
357. Glazing areas and locations have been optimised to maximise natural daylight penetration whilst minimising overheating. Balconies and terraces are integrated into solar studies to limit excessive passive solar gains in summer while allowing in useful solar gain in winter.

Be Clean (supply energy efficiently)

- 358. The development follows the GLA heating hierarchy first considering district systems followed by zero-emissions or local heat sources. There are no proposed heat networks in the local area for connection at Day One.
- 359. The development is designed to avoid all on-site emissions, using an all-electric heating and cooling strategy, therefore no gas boilers or CHP are included in the scheme.
- 360. To enable connection of future heat networks, the scheme has been provided with a single communal heat network. A future heat exchanger location is proposed within the shared basement, and sleeves will be provided within the basement retaining wall to allow future connection.

Be Green (Use low or carbon zero energy)

- 361. Heating and cooling will be provided to the development by central heating and cooling plant consisting of air source heat pumps, air-cooled chillers and ground-source heat pumps arranged to maximise the ability to share heat between the buildings as well as minimise embodied carbon by sharing infrastructure.
- 362. The ground source system is anticipated to provide a significant proportion of the total annual heating and cooling load for the development.
- 363. In the summer and mid-seasons heat rejected from non-residential building cooling systems will be re-used to generate hot water for dwellings, as well as for showers to support the office users and other non-residential uses.
- 364. Thermal storage is included to allow for energy to be stored and released during peak demand hours, as well as maximising the operating hours of the ground source heat pump.
- 365. All unused roof space has been dedicated to on-site energy generation. 140 m² of PV solar panels are proposed to Stamford Building and 75 m² of PV solar panels are proposed to Paris Building, significantly contributing to the reduction of on-site carbon emissions.

Be Seen (Monitor and review)

- 366. The non-residential elements of the development have been assessed using a CIBSE TM54 compliant methodology to provide an assessment of regulated and non-regulated energy consumption, for each building.
- 367. The residential elements of the development have been assessed using the SAP tool.
- 368. A comprehensive NABERS UK design assessment will be carried out during the next design stage. The project is expected to achieve a minimum of NABERS 5.5* rating (excellent) with an aspiration of achieving a 6* (market leading). NABERS UK ratings are used to assess and rate the energy efficiency and environmental

impact of buildings. They are an adopted UK variant of the original model, which is administered by BRE. They have a particular focus on ensuring that the ultimate energy performance of a building in use is aligned with its design, procurement, and construction.

369. The GLA's "be seen" reporting spreadsheet has been provided with the application, and updated in response to officer comments. The development would include building management systems to control and monitor the electrical and mechanical plant, to allow reporting on services and metering of the residential properties and commercial units. A planning obligation would secure the ongoing monitoring and reporting requirements, to comply with policy SI2 part A.4.

Overheating and cooling

370. The risk of overheating has been assessed throughout the development, in both residential and non-residential areas, in line with the requirements of the GLA. Overheating risk has been mitigated through passive design, including optimising window-wall ratios, natural ventilation openings and glazing specification. Where required mechanical systems have been designed to provide healthy and comfortable environments in an energy efficient way.
371. A balanced approach has been adopted to manage the acoustic, ventilation and overheating requirements of the Residential Buildings given the surrounding constraints of the Site and background noise levels. In order to achieve Part O 2021 compliance for overheating, there will be limited reliance on openable windows which will be supplemented with façade vents or cooling. Space will be provided in the basement to allow the Proposed Development to connect to a possible future green district heat work. The Cooling Hierarchy set out under LP Policy SI4 has been followed to minimise the operation carbon of the cooling systems.

BREEAM

372. The Proposed Development has been designed to achieve the highest standards of sustainability. This includes meeting BREEAM 'Outstanding' WELL Platinum and NABERS 5.5* for the Office Building together with Housing Quality Mark (HQM) of 4.5* for both of the Residential Buildings. Both the Podium together with 1 and 3 – 7 Stamford Street will achieve BREEAM 'Excellent' rating.
373. The Proposed Development has three BREEAM assessments as follows:
- BREEAM 2018 New Construction (V 3.0) for the Office Building, The Office is targeting BREEAM Outstanding with a predicted BREEAM Score of 86.7%.
 - BREEAM 2018 New Construction (V 3.0) for the Podium (across three buildings; Office, Stamford, and Paris buildings), The Podium is targeting BREEAM Excellent with a predicted BREEAM Score of 81.2%.
 - BREEAM UK Refurbishment and Fitout 2014 (v2.0) for the Mad Hatter / 1 Stamford Street, The Mad Hatter is targeting BREEAM Excellent with a predicated BREEAM Score 75.6%.

Aviation

374. London Plan policy D9 in part C2f requires that tall buildings should not interfere with aviation, including during their construction. As identified by the National Air Traffic Services (NATS), London City Airport, and Heathrow Airport, the development has the potential to conflict with safeguarding criteria. Due to the orientation and massing of the development, it is anticipated that it could reflect sufficient radar energy which could cause false radar targets to appear on air traffic controllers' displays.
375. Conditions are attached requiring the installation of obstacle lighting, and the submission of a radar mitigation scheme and a crane operation plan in consultation with the radar operator (NATS). Additional informatives which advise the applicant to notify to the Civil Aviation Authority (regarding both buildings and cranes) are also recommended. Subject to these conditions, the proposal is considered to have given sufficient regard of London Plan Policy D9.

Digital connectivity infrastructure

376. London Plan policy SI6 on digital connectivity infrastructure requires the provision of sufficient ducting for full fibre connectivity to all end users in new developments. Southwark Plan policy P44 requires delivery of fibre to the premises broadband or equivalent technology for future occupants and users. The scheme includes provision for full fibre connectivity to ensure all commercial and residential end-users can benefit. A compliance condition is attached to ensure each building has fibre connection in line with the submitted information.

Planning obligations (S.106 agreement)

377. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
378. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

Planning Obligation	Mitigation	Applicant Position
Affordable housing	a. 40.5% of all habitable rooms to be provided on-site as affordable housing.	Agreed

	<p>b. Tenure split: 26.4% social rent; 14.1% intermediate.</p> <p>c. Use and occupation restrictions, including staged restrictions on the proportion of market homes that can be occupied until a corresponding proportion of the affordable housing has been made available for occupation.</p>	
Affordable housing monitoring	<p>On-going reporting requirements on the delivery of the housing and affordable housing.</p> <p>Financial contribution for the monitoring of the affordable housing provision on site.</p>	Agreed
Wheelchair units	<p>To secure marketing of the wheelchair units, in listed locations, and to prevent occupation of wheelchair units by non-wheelchair users until the marketing has been demonstrated to approved.</p> <p>Level of fit out for the social rent wheelchair units to be secured.</p>	
Affordable workspace (on-site provision and contribution)	<p>a. 2,421sqm (GIA) affordable workspace on-site (the Knowledge Hub and the Incubator) to be provided for a 30 year term at peppercorn rent</p> <p>b. Payment in lieu of further on-site provision to enable the Council to meet the needs of SME and start-up businesses across the Borough. Payment together with on-site provision to equate to 10% of total proposed employment floorspace (payment to be made 50% On start of construction. 50% On completion).</p> <p>c. Use and occupation restrictions; eligibility requirements; heads of terms for affordable workspace lease; and management plan.</p>	Agreed
Construction phase jobs and training	The proposed development would be expected to deliver 368 sustained jobs to unemployed Southwark residents, 368 short courses, and take on 92	Agreed

	<p>construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p> <p>The maximum Employment and Training Contribution is £1,803,800.00 (£1,582,400.00 against sustained jobs, ££55,200.00 against short courses, and ££138,000.00 against construction industry apprenticeships).</p> <p>To allow procurement opportunities for local businesses.</p>	
End use jobs and training, and local procurement	<p>A development of this size and with the proposed employment densities would be expected to deliver 723 sustained jobs for unemployed Southwark Residents at the end phase, or meet any shortfall through the Employment in the End Use Shortfall Contribution.</p> <p>The maximum Employment in the End Use Shortfall Contribution is £3,108,900.00 (based on £4300 per job).</p> <p>No later than six months prior to first occupation of the development, we would expect the developer to provide a skills and employment plan to the Council. This plan should identify suitable sustainable employment opportunities and apprenticeships for unemployed borough residents in the end use of the development.</p> <p>The applicant must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.</p> <p>To allow procurement opportunities for local businesses.</p>	Agreed
Energy statement and carbon offset financial payment	a. Secure agreed carbon target (uplift over Part L).	Agreed

	<p>b. Secure futureproofed connection to DHN.</p> <p>c. Energy schedule (standard wording).</p> <p>d. Secure carbon off-set contribution for residential and non-residential components (estimated £1,589,255).</p>	
Be Seen – on-going monitoring and post-installation review	Post-construction monitoring and reporting of each block.	Agreed
Highway works and transport contributions	<p>a. Cycling/Pedestrian urban realm improvements to support demands created by proposed development – contribution (£1.65M) – required by LBS (TfL also request but do not suggest figure).</p> <p>b. Cycle Hire Contribution (£162,000).</p> <p>c. Cycle Hire memberships (to provide annual membership to the cycle hire scheme for every residential unit for 3 years from first occupation of that unit).</p> <p>c. Bus Services Improvements contribution (£1.425m).</p> <p>d. Legible London (£TBC).</p> <p>e. LUL mitigation (£TBC).</p> <p>f. Car Club provision and 3-years free Membership.</p> <p>g. Delivery and Servicing Management Plan Bond and Monitoring Fee.</p> <p>h. Revocation of Parking Permits for all proposed residential and commercial units (unless blue badge holder).</p> <p>i. Travel Plan (residential and commercial with monitoring).</p> <p>j. Blue Badge spaces.</p>	Agreed

Public realm	<p>a. Public access to the Rotunda, Hatters Yard and children's playspace.</p> <p>b. Public routes through the site.</p> <p>c. Maintenance arrangements.</p> <p>d. Submit a delivery strategy for approval to set out the phased delivery of the public realm across the site.</p> <p>Provision of public access to the public realm. Limited closures to the public, including for paid events up to 20 days a year (no more than 5 in a month), including reference to the Public London Charter.</p>	Agreed
Play space contribution	Contribution of (£TBC).	Agreed
Christ Church Garden	<p>a. Improvement works to Christ Church Garden (including restoration works to the listed drinking fountain) or an equivalent payment to the Council for such works to be carried out.</p> <p>b. Delivery timing obligations to ensure works are completed ahead of practical completion of the development.</p> <p>c. Scope and specification of works to be agreed with the Council (in consultation with Christ Church and Bankside Open Spaces Trust) and fountain works subject to listed building consent.</p>	Agreed
Community education and	<p>a. Community and schools access to the Assembly Room and an area of the Exchange (minimum of 2,000 sq ft; location to be agreed) with management plan to secure access arrangements free of charge for at least 30 days/events during the year.</p> <p>b. Engagement with one or more schools within the Borough to provide careers advice, skills training, etc.</p>	Agreed

CEMP monitoring	CEMP monitoring fee (£TBC).	Agreed
EPT monitoring	EPT monitoring fee (£TBC).	Agreed
Archaeology monitoring	Archaeology monitoring fee (£TBC).	Agreed
Conservation and restoration monitoring	<p>Required monitoring of a scheme of conservation and restoration works to Nos 1 and 3-7 Stamford Street, oversight of the demolition works to the west wing and the installation of modern facilities is necessary.</p> <p>No part of the site should be occupied until these works have been completed.</p> <p>Monitoring fee of £10,000 required.</p>	Agreed

379. In the event that an agreement has not been completed by 29 October 2024, the committee is asked to authorise the director of planning and growth to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 agreement, there is no mechanism in place to mitigation against the adverse impacts of the development through contributions. It would therefore be contrary to London Plan (2021) Policies H4, H5, H6, H7, E3, E11, SI2, D8, T2, T3, T4, T5, T6, T9, DF1; Southwark Plan (2022) Policies P1, P4, P8, P23, P27, P28, P31, P45, P49, P50, P51, P53, P54, P55, P56, P66, P70, IP3, and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015), Paragraph 57 of the NPPF (2023).

Mayoral and borough community infrastructure levy (CIL)

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

381. The site is located within Southwark CIL Zone 1 and MCIL2 Band 2 Zone and Central London Use. The proposal is a CIL chargeable development because it comprises one or more dwelling. Based on the GIA figures of Table 1.1 in the Retail Statement June 2023 (page 4) (registered on 06 July 2023), the social housing and demolition figure from the submitted CIL GIA form published 24 January 2024 and the Table 1 of the Covering Letter published 24 January 2024 the gross amount of CIL is approximately £ 71million with £11million social housing relief, consisting £ 29million of Mayoral CIL with £1million of social housing relief and £ 42million of

Borough CIL with £10million of social housing relief. It should be noted that this is an estimate only using 2024 indexation. The floor areas on approved drawings will be measured and the "in-use building" criteria will be further investigated, after approval has been obtained.

Community involvement and engagement

382. This application was accompanied by a statement of community involvement (which provides full details of the public consultation). In summary, the document confirms that the following, in-person, public consultation was undertaken by the applicant prior to submission of the application:
- Public consultation 01 - 24.02.2022
 - Public consultation 02 – 26.02.2022
 - Community ‘fun day’ – 16.07.2022
 - Public exhibition – 18.07.2022
 - Pop up event – 17.03.2023
 - Door knocking surrounding the site – 04.04.2023
 - Community evening – 18.05.2023
 - Community ‘fun day’ – 20.05.2023
383. Online, a website, and a number of emails and social media postings (which provided details of the scheme) were also published. This provided the opportunity to review as well as comment on the proposed development. A hybrid approach – both online and in person – enabled people to engage in a way that best suits their needs. The option of posting materials was offered on both public newsletters to those unable to access the website.
384. In addition to the public consultation, political and community stakeholder engagement was carried out. This consultation included MPs and Councillors, and also various schools, charities, community centres and resident’s associations.
385. Overall, feedback received through the public consultation was positive, with local residents and workers grateful for the extensive public consultation which has taken place and their feedback being listened to and incorporated into the plans for the site. Individual aspects of the proposals such as the affordable housing offer and overall design of the buildings were also received positively with the local community.
386. Where some concerns did arise, they were often in relation to the height and massing of the buildings, with some local residents concerned that they would have a negative impact on the daylight/sunlight to their homes, and potential overshadowing impacts.
387. The applicant provided an engagement summary for the development consultation charter. It details the extent of pre-application consultation and demonstrates that the applicant has made acceptable efforts to engage with those affected by the proposals. As part of its statutory requirements, the council, sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process.

388. Details of consultation and re-consultation undertaken by the local planning authority in respect of this application are set out in the appendices. The responses received are summarised later in this report.

Consultation responses from members of the public and local groups

389. Public consultation was undertaken on 10.08.2023 and again on 09.02.2024 (for the amended scheme). 1016 neighbours were consulted, 32 comments were received:

- 12 were in support
- 20 were in objection

390. Summarised below are the planning matters raised by members of the public with an officer response. Further detail on these matters are set out within the relevant sections in the report.

391. Support:

- New homes and offices will provide boost for local economy.
- Brings use to currently underutilised land.
- Sensitive refurbishment of public house makes it suitable for the future.
- Additional workers and residents will be beneficial to local businesses (more customers).
- Proposed increase in affordable housing is needed.
- Appropriate height, comparable to nearby towers and will contribute to establishing the south side of Blackfriars Bridge and Southwark Street as an important hub and focal point.
- Positive about eye-catching building in skyline. Beautiful modern architecture.
- Mixed-use approach best for community. Socially just and economically sustainable.
- If any development is overly skewed towards 'social' objectives then we risk alienating appropriate developers and ending up with a development that no one likes/needs/wants.
- Support the removal of the hotel. There are plenty in immediate area.
- New high quality housing in Southwark will make use of quality transport connections and world class cultural entities nearby.
- Public realm improvements including children's play space is positive.

392. Generally, officers agree with the points made in the support comments. No response is considered necessary.

393. Objection comments are addressed in turn in the following paragraphs:

Excessive height, bulk, generally poor quality design

394. The proposal is considered to comply with all aspects of the council's adopted Tall Buildings policy. It would be of a comparable scale to existing developments in the

Blackfriars cluster and previous permissions on the site. It was endorsed by Southwark's design review panel, and is considered to be an exemplary design, located in an appropriate location for tall buildings and will make a positive and distinctive contribution to the London skyline.

Detrimental impact on Mad Hatter hotel and pub (1 and 3-7 Stamford Street)

395. The Mad Hatter is to be restored internally and externally and is proposed to be used as a commercial property once again – the upper floors turned back into commercial floor space and contributing to the affordable workspace across the site. The sensitive and light-touch approach to the restoration of the listed buildings, their positive incorporation into the development and bringing back to use, coupled with the installation of a new stair and lift core in the Mad Hatter extension, will have a positive effect on the Listed No1 (the Bank Building) and 3-7 (the Mad Hatter) securing their sustainability for years to come. Amendments have also been made to further reduce the development's impact on these heritage assets, such as reducing the depth of the 'bustles' of the office building so the nearest ones no longer overhang.

Loss of light and overshadowing

396. A comprehensive Daylight, Sunlight and Overshadowing assessment using the BRE Guidance has been undertaken by GIA as part of the planning application submission. Overall, whilst some properties will experience changes outside of the BRE recommendations, the daylight and sunlight amenity is considered to be appropriate and proportionate with the surrounding urban context, with all properties retaining sufficient and adequate daylight and sunlight. See identicalial amenity impact section of report for further detail.

Negative wind microclimate

397. Extensive wind tunnel testing has been undertaken and a Wind Assessment has been submitted. The results of the modelling demonstrate that, other than at three off-site probes where the conditions are no worse than the second permission (Ref: 16/AP/5239) and could be resolved with some minor off-site adjustments, the proposals will result in a negligible impact on the surrounding pedestrian environment.

Traffic congestion at junction of Blackfriars Road and Stamford Street

398. The proposed development would be car free, with the exception of 12 blue badge car parking bays. There would only be a relatively small number of servicing/delivery trips generated which would be appropriately managed by a servicing and delivery management plan.

Development does not encourage social housing

399. The proposal would deliver 433 residential units, 40.5% of which would be delivered as affordable. This is equivalent to 104 social rent and 56 discount market-rent homes on-site, making a significant contribution towards the borough's housing needs and housing 290 people in immediate housing need. This is considered to be a substantial social housing offering.

More office is not needed

400. Both Southwark and London as a whole require more high quality office space, particularly in the CAZ. Southwark Plan and London Plan office provision targets have not been met. The proposed development would make a significant contribution towards this currently unmet target.

Excessive density puts pressures on local facilities such as GP surgeries or medical centres and local green spaces

401. Site capacity has been appropriately assessed through a design-led approach. The site is in a Central London location with a PTAL level of 6b (the highest level). Optimisation of the site should be sought in accordance with the good growth principles of the London Plan. Proposed density levels are considered commensurate with other comparable mixed-use schemes within Southwark. Contributions secured via S106 and CIL will be used to support local facilities.
402. Lambeth Estate Resident's Association: Objection. Harm to setting of Roupell Street conservation area.
403. Officer response: Officers are satisfied that the design of this proposal is better in many respects, than the previously consented scheme. The benefits of the scheme including the comprehensive redevelopment of the site, the substantial public realm and the restoration of the listed buildings that it will secure, would outweigh any perceived harm in the views from conservation areas. The views from this sensitive historic area underscore the findings of the Inspector (of the previous permission) that: *"The strong character of the [Roupell Street] Conservation Area would not be undermined by the appearance of further modern buildings beyond; rather, the contrast would accentuate the characteristics for which the Conservation Area was designated."* This would remain to be the case.

Consultation responses from external and statutory consultees

404. Summarised below are the planning matters raised by external and statutory consultees. Matters are addressed within the relevant sections in the Assessment section of this report.
405. Greater London Authority (Stage 1):
- Land Use Principles: The proposed intensification of office floorspace (relative to previous approval) and overall mixed-use redevelopment is considered to be entirely appropriate for this largely vacant site within the CAZ and London Bridge/Bankside Opportunity Area.
 - Affordable housing: The proposal is eligible for the Fast-Track Route and the affordable housing offering is supported. The 40.5% offer must be secured by S106 Agreement.
 - Urban design: The site is identified as suitable for tall buildings and tall buildings are well established within the nearby area. As such, the

proposed building heights are generally acceptable in the context and contribute to the skyline and emerging Bankside cluster. The building layout creates an active street frontage, improved connectivity and new public realm space.

- Heritage: The direct works to the Listed Buildings is considered to cause less than substantial harm whilst the proposed development causes less than substantial harm through the interface between the new and listed buildings. Harm has also been identified to the wider setting in association with the height and massing of the tall buildings. Officers will review the balance between the heritage harm and secured public benefits at the Mayor's decision-making stage.
- Transport: Transport issues relating to access, cycle and car parking, public realm and servicing require further attention. A package of mitigation measures should be secured including public transport and cycle hire contributions, plus improvements for walking and cycling to be determined.
- Sustainable development: Further information on Energy and Circular Economy is required to ensure full compliance with London Plan requirements.
- Environment: Further information is required on urban greening, flood risk, sustainable drainage, and air quality.

Officer response: Points regarding land use, urban design and heritage are noted. The scheme has since been amended, reducing harm to the listed buildings. Further information has been submitted by the applicant, which is considered to adequately address the points made regarding transport, environment, energy and sustainability. Any information considered outstanding will be provided prior to stage 2 and/or secured by way of condition/obligation.

406. Environment Agency: No objection. Recommends the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials help reduce flood damage.

Officer response: Noted, appropriate measures have been proposed.

407. Metropolitan Police (Design out crime): No objection subject to conditions.

Officer response: Conditions attached accordingly.

408. Historic England: The proposed amendments, which result from positive engagement with the applicant, would reduce the harm posed by the application to the listed buildings within the site and slightly reduce the harm to nearby designed heritage assets and to Somerset House and St James' Park in strategic views. Harm would remain from the proposed demolition and alterations to the listed buildings and to designated heritage assets beyond the site boundary through changes to their settings which contribute to their significance. We continue to have concerns about the application on heritage grounds, but now provide authorisation for your determination of the application for listed building consent.

Officer response: Officer note that authorisation to determine has now been granted (after amendments), which is welcomed. The scheme is considered to be of an exemplary design, located in an appropriate location for tall buildings and will

make a positive and distinctive contribution to the London skyline. Officers are satisfied that the design of this proposal is better in many respects, than the previously consented scheme. The benefits of the scheme including the comprehensive redevelopment of the site, the substantial public realm and the restoration of the listed buildings that it will secure, would outweigh any perceived harm in the views from conservation areas or settings of listed buildings (which would be limited).

409. Health and Safety Executive: No objection.
410. Transport for London: Request a series of conditions and obligations. Request for further information on modelling assessment.
Officer response: Conditions and obligations attached accordingly. Applicant to provide additional information prior to stage 2. With regards to highways impacts, the applicant has agreed to cover the potential costs which may arise as a result of the proposed development.
411. Natural England: No objection.
412. Thames Water: No objection subject to conditions.
Officer response: Conditions attached accordingly.
413. Arqiva: No objection.
414. UKPN: No objection. Do not block substation.
Officer response: Noted.
415. HUDU (NHS): No objection (concern raised). Request for a payment to mitigate impact, dust management plan request (may impact Blackfriars medical centre).
Officer response: Requested payment would be covered by CIL. Dust management would be covered by CEMP.
416. Port of London Authority: Consideration should be given to the potential use of the river through the supply chain for the transportation of construction materials and waste. Public realm improvements and increased permeability for active travel could include greater focus on the use of river based transport.

Officer response: Although the site is located close to the bank of the River Thames, the site does not have direct access to a suitable unloading point. It is noted that the Travel Plan could provide more detailed commentary regarding the accessibility and use of passenger piers, and that River Bus services could be promoted to a greater degree within this context. The applicant has confirmed that the pre-occupation Travel Plan and full land use Travel Plans will address this in more detail.
417. Active Travel England: No objection.
418. National Air Traffic Services: No objection subject to conditions.
Officer response: Conditions attached accordingly.
419. Heathrow Airport: No objection subject to conditions.
Officer response: Conditions attached accordingly.

420. City of London Airport: No objection subject to conditions.
Officer response: Conditions attached accordingly.

421. City of Westminster: Objection. Height and bulk will cause harm to important views and setting of listed buildings and conservation areas.

Officer response: Please refer to response to Historic England (and the design and heritage section of this report).

422. City of London: Objection. Height and bulk will cause harm to setting of listed buildings. Question why wind microclimate has not taken Blackfriars Bridge into account.

Officer response: Please refer to response to Historic England (and the design and heritage section of this report) regarding harm to setting. With regard to wind microclimate, professional experience was used to place the sensor locations. The bridge is over 200m from the centre of the site and over 150m from the closest edge of the site. This is a substantial distance away. Early studies showed small to beneficial impact around 1 Blackfriars with the presence of the development, therefore representing a low risk. As the number of sensors are limited in the wind tunnel (under 300) they were ultimately placed in areas that were thought to be of a higher risk or high sensitivity.

423. Royal Borough of Greenwich: No objection.

424. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

425. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

426. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

427. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic

- Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
428. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
429. There are a range of potential impacts on the local community during construction and operation. Potential impacts in terms of infrastructure, environmental factors, amenity, accessibility, housing, employment creation and health have been discussed in detail in the relevant sections of this committee report and any necessary mitigation to limit adverse impacts has been secured through s106 obligations and planning conditions (for example construction impacts will be minimised through the use of a CEMP).
430. This application would deliver a significant amount of commercial development including a large quantum of affordable workspace thus presenting opportunities to enhance access to employment for all residents of the borough including those with protected characteristics. There will also be positive benefits in terms of the affordable housing provided, community uses, as well as positive health and amenity benefits through enhanced public realm and future improvements to Christ Church Garden. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community.
431. The detailed proposals have been designed to ensure inclusive access for all. All public realm areas have appropriate gradients and slopes instead of steps wherever possible. The landscaped areas will incorporate appropriately designed benches and play equipment for a range of users. There is level access into the buildings and internally the design incorporates an appropriate provision of wheelchair accessible toilets, lifts, wide corridors, doors and circulation areas. Furthermore both buildings provide DDA cycle parking facilities and parking spaces.
432. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Human rights implications

433. This planning application engages certain human rights under the Human Rights Act 1998 (the HRA). The HRA prohibits unlawful interference by public bodies with

conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

434. This application has the legitimate aim of redeveloping this site for a range of mixed-use buildings comprising office, workspace, cultural, retail/café floorspace and residential units together with accessible public realm. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

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

Positive and proactive engagement: summary table

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

Conclusion

437. The proposed development provide substantial public benefits, stemming from the comprehensive mixed-use redevelopment of an existing under-utilised brownfield site, which in turn makes a significant contribution to delivering the vision and objectives of the development plan.

438. Public benefits include:

- 433 residential dwellings: The Proposed Development would be home to an estimate of 950 residents who are predicted to spend £6.3m each year on

goods and services, generate £1.47m of Council Tax and up to £870,000 New Homes Bonus for the borough.

- Significant affordable housing delivery: The proposals will deliver 40.5% affordable housing, equivalent to 104 social rent and 56 discount market-rent homes on-site, making a significant contribution towards the borough's housing needs and housing 290 people in immediate housing need.
- Substantial delivery of high quality new office accommodation: The scheme will deliver over 100,000sqm of new office accommodation, making a significant contribution towards the aims and objectives of the Blackfriars Road Area Vision, the Central Activities Zone and Bankside and Borough Opportunity Area.
- Long term job creation and other benefits: Up to 6,160 employees will generate over £18m of spending each year and up to £17.64m business rates.
- Affordable workspace: The scheme includes 2,421sqm (GIA) of space that will be let at a peppercorn rent for at least 30 years for qualifying businesses as part of a future Affordable Workspace Strategy.
- Community access: The local community and schools will have access to the Assembly Rooms and part of the Exchange free of charge for a minimum of 30 days/events each year.
- Flexible spaces: 18 Blackfriars Road will include a range of flexible spaces which have the potential to facilitate a range of activities and end-users. The programming of this space has been designed to allow the space to cater for a range of businesses.
- Provision of new educational space: The scheme will include the opportunity to deliver modern educational space, linking into local institutions in order to facilitate training (for example for the hospitality sector) and support the local economy in Southwark.
- New public spaces and links: The proposals have been designed to deliver a new public space in the heart of the scheme together with the provision of new pedestrian links which will complement the wider network of public spaces and connections around the Site.
- New Children's Playspace: A new 320sqm playspace at ground will be provided on-site which will be fully accessible to the public.
- Securing high quality, sustainable design: The scheme has been designed to achieve the highest standards of sustainable design and will be all-electric, targeting BREEAM "Outstanding" and NABERS 5.5* and WELL Platinum ratings for the Office Building and Home Quality Mark of 4.5* for the Residential Buildings. It will aspire to meet the UKGBC Net Zero trajectory for operational emissions for buildings delivered up to 2030 - 2035. The Scheme has been designed to deliver substantially lower upfront embodied carbon emissions than GLA benchmarks.
- Enhancing urban greening and biodiversity value: The proposals will deliver significant biodiversity enhancements through the delivery of new public realm and the provision of a new public park, together with extensive tree planting and greening throughout, equivalent to 0.37 Urban Greening Factor and a Biodiversity Net Gain of 152.4% on-site.
- Creation of new jobs, training and apprenticeship during construction: As part of delivering 18 Blackfriars Road, the proposals will secure a range of employment and training opportunities, including 1,200 Full Time Equivalent (FTE) construction jobs over the five year period of construction activity on-site.

- Carbon Off-setting Contribution of £1,589,255 towards the off-setting on local projects in Southwark.
- Christ Church Gardens improvements: In recognition of the increased footfall to the Church Gardens likely to result from the Proposed Development, a contribution towards re-landscaping and enhancing Christ Church Gardens will be secured in the Section 106 agreement. This also includes a contribution towards restoring the Grade II Listed Drinking Fountain.
- Substantial Section 106 package and CIL payment of approximately £71 million with £11 million of social housing relief.

439. Whilst some adverse effects have been identified in relation to built-heritage (on-site), alongside daylight, sunlight and overshadowing, it is considered that the Proposed Development as a whole performs positively and the benefits that the scheme would substantially and demonstrably outweigh these potential negative impacts.

440. In addition, whilst harm has been identified to two of the assessed heritage assets, the level of harm is considered to be less than substantial. Despite great weight being attached to this harm in the planning balance, it is considered to be outweighed by the heritage benefits the Proposed Development would secure together with the wider public benefits.

441. The proposed development would deliver a high quality mixed-use development incorporating a significant amount of employment floorspace, together with a range of flexible retail/cultural units, and affordable workspace. It would also provide high quality dwellings with 40.5% delivered as affordable housing. Not only is this compliant with both the London and Southwark Plans but it also fulfils the council's aspirations for the site, as set out in the NSP22 Site Allocation. The principle of redevelopment is therefore still strongly supported.

442. For the reasons set out in the Assessment section of this report, it is recommended that planning permission and listed building consent be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Environmental, Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice) (23/AP/1854)
Appendix 2	Relevant planning policy (23/AP/1854)
Appendix 3	Planning history of the site and nearby sites (23/AP/1854)
Appendix 4	Consultation undertaken (23/AP/1854)
Appendix 5	Consultation responses received (23/AP/1854)
Appendix 6	Recommendation (draft decision notice) (23/AP/1855)
Appendix 7	Relevant planning policy (23/AP/1855)
Appendix 8	Planning history of the site and nearby sites (23/AP/1855)
Appendix 9	Consultation undertaken (23/AP/1855)
Appendix 10	Consultation responses received (23/AP/1855)

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Nathaniel Young, Team Leader	
Version	Final	
Dated	18 April 2024	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance	No	No
Strategic Director of Environment, Neighbourhoods and Growth	No	No
Strategic Director of Housing	No	No
Date final report sent to Constitutional Team		18 April 2024

Recommendation - 23/AP/1854 (Full Planning Application)

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

This document is not a decision notice for this application.

Applicant	C/o Agent Black Pearl Limited	Reg. Number	23/AP/1854
Application Type	Major application		
Recommendation	GRANT permission	Case Number	1390-18

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Part demolition to the rear of 1 and 3 - 7 Stamford Street together with: the erection of a ground plus three-storey podium comprising retail, leisure, office, education, gallery, library and assembly room uses; two levels of basement for servicing, plant, car and cycle parking plus pit access within a partial basement at level three; two residential buildings of 22 and 40 storeys above podium; an office building of 44 storeys above podium; improvements to the existing public house; landscaping at ground and podium levels; replacement boundary at the southern edge of the Site; plant and all other associated, enabling and ancillary works (also see associated Listed Building Consent 23/AP/1855).

The application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and County Planning (Environmental Impact Assessment) Regulations 2017, which can be viewed free of charge on the council website southwark.gov.uk using the application reference number.

A hard copy of the ES is available for viewing by the public at the London Borough of Southwark's Office, 160 Tooley Street, SE1 2QH (Monday to Friday 9am to 5pm) by prior appointment through the Case Officer (Contact nathaniel.young@southwark.gov.uk). Printed copies of the ES and Non-Technical Summary are available on request and would incur a printing cost of £1,117.20, or £30.70 for the Non-Technical Summary only, plus posting charge. Please contact

hello@triumenv.co.uk with the reference of "Environmental Statement Request - 18 Blackfriars or telephone 0203 887 7118. Reasons for publicity: EIA MAJ.

Land At 18 Blackfriars Road And 1-7 Stamford Street Together With Land At 18 Blackfriars Road Bounded By Stamford Street Paris Garden And Christ Church London, SE1

In accordance with application received on 4 July 2023 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Other Documents

received

Time limit for implementing this permission and the approved plans

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.

Permission is subject to the following Compliance Condition(s)

3. This planning permission is a phased permission and a number of the conditions may be partially discharged on a phased basis. Reference to a "Phase" is to one or more of the phases shown on the approved phasing plans (unless and until alternative phasing is agreed in writing by the Local Planning Authority). The Phases are set out below for ease of reference and these terms are used within the wording of the conditions as relevant:
 - o Enabling Works Phase - including all works of demolition, excavation

and piling across the site;

- o Basement Levels Phase - construction of pit level and two basement levels to the installation of ground floor slab;
- o Podium Phase - works above ground floor slab up to and including installation of the fourth floor slab;
- o Office Building Phase - works above the fourth floor slab to completion within shaded area on the relevant phasing plan;
- o Stamford Building Phase - works above the fourth floor slab to completion within shaded area on the relevant phasing plan; and
- o Paris Building Phase - works above the fourth floor slab to completion within shaded area on the relevant phasing plan.

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

4. No development shall take place in relation to a Phase (excluding site set-up works), including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority for any given Phase.

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 reasonable endeavours to minimise off-site impacts, and will include the following information:

- o A detailed specification of demolition and construction works for each Phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o 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.;
- o 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.)

- o 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.;

- o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

- o 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:-

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>

- o Section 61 of Control of Pollution Act 1974,

- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',

- o 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',

- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',

- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'

- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,

- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,

- o 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 Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2023.

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

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

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

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

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

7. 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.

b. In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be agreed and submitted to the Local Planning Authority for approval in writing

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

8. Prior to commencement (excluding site set-up, demolition and/or ground investigation works), a coordinated drainage strategy is to be provided, including a layout and details of storage structures and flow controls. This is to be supported by a detailed hydraulic model and a survey confirming the invert level and condition of the outfall. In addition to the above the maintenance requirements of the different components proposed within the strategy are to be provided in line with the guidance outlined in CIRIA C753. The drainage strategy should be submitted to and approved in writing by the local planning authority."

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

9. No construction shall take place within 5m of the water main. Information detailing how the proposed development would divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information.

Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

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

10. Development should not be commenced (excluding all site set-up, demolition, excavation and piling) until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

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

11. Development shall not commence (excluding all site set-up, demolition, excavation and piling) until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the

Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval. As to comply with Southwark's Strategic Flood Risk Assessment (2017) ; Policy SI 13 (Sustainable drainage) of the London Plan (2021) and P68 (Reducing flood risk) of the Southwark Plan (2022).

12. Prior to works commencing on site, excluding any site set-up, demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

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

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

c) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

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

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard. NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2023, Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

13. Prior to the commencement of any development (excluding site set-up and demolition works), 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 Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2023.

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

Reason: To ensure adequate protection of water utility infrastructure in accordance with Policy P67 (Reducing water use) of the Southwark Plan (2022). The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

15. (a) No groundworks or demolition associated with a relevant Phase of the development hereby permitted shall be commenced until a Demolition Waste Management Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority for each relevant Phase.

(b) No construction works associated with a Phase of the development hereby permitted shall be commenced until Construction Waste Management Plan for that Phase has been submitted to and approved in writing by the Local Planning Authority for each relevant Phase.

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

(a) Identification of the likely types and quantities of demolition and construction waste likely to be generated (including waste acceptance criteria testing to assist in confirming appropriate waste disposal options for any contaminated materials);

(b) Identification of waste management options in consideration of the waste hierarchy, on and offsite options, and the arrangements for identifying and managing any hazardous wastes produced;

(c) A plan for efficient materials and waste handling taking into account constraints imposed by the application site;

(d) Targets for the diversion of waste from landfill;

(e) Identification of waste management sites and contractors for all wastes, ensuring that contracts are in place and emphasising compliance with legal responsibilities;

(f) Details of transportation arrangements for the removal of waste from the site and

(g) A commitment to undertaking waste audits to monitor the amount and type of waste generated and to determine if the targets set out in the SWMP have been achieved.

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

Reason: To encourage the re-use and recycling materials, in accordance with

Policies SI 7 (Reducing waste and supporting the circular economy), SI 8 (Waste capacity and net waste self-sufficiency) and T7 (Deliveries, servicing and construction) of the London Plan (2021) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

16. No construction shall commence on site after the commencement and completion of the Podium Phase until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by the Local Planning Authority.

Reason: In the interests of aircraft safety and the operations of London City and Heathrow Airport.

17. No construction work shall be carried out above 75m AGL unless and until the approved Radar Mitigation Scheme has been implemented and the development shall thereafter be operated fully in accordance with such approved Scheme.

Reason: In the interests of aircraft safety and the operations of London City and Heathrow Airport.

18. Prior to commencement of any works (with the exception of site set-up works, demolition to ground level and site/archaeology investigations), and once groundwater levels are identified by on site ground investigation, the applicant shall submit an update to the Basement Impact Assessment to be approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be constructed to the approved details.

Further details on the preparation of BIA's for flood risk can be found in Appendix I to Southwark's Strategic Flood Risk Assessment: www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2. Please note that Basement Impact Assessments should be proportionate and risk based in terms of flooding.

No works shall commence (with the exception of site set-up works, demolition

to ground level and site/archaeology investigations) until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and a Basement Impact Assessment (BIA) is submitted to and approved in writing by the Local Planning Authority. This should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. Specifically the BIA is required to assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. The assessment must consider fluctuations in groundwater levels and the risks this can pose to the site. The BIA must include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site to demonstrate if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures.

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

19. Prior to the commencement of above grade work, details of wind mitigation measures at the ground level; to achieve suitable wind conditions for the public spaces in the central space, the Yards, the new play space and Christ Church Gardens; based on the Lawson Comfort Criteria 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 these buildings 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).

20. (a) Prior to the installation of any facade on a residential Phase comprising part of the development commencing, a detailed scheme of noise attenuation measures for that Building shall be submitted to and approved in writing by the Local Planning Authority.
The scheme shall ensure that internal noise levels within habitable rooms of all residential units within the development shall achieve the following targets:

Bedrooms (23:00-07:00 hrs) - 30dB LAeq 8hour

Bedrooms (23:00-07:00 hrs) - 45dB LAfmax 5min (value should not be exceeded more than 10 times a night)

Bedrooms (07:00-23:00 hrs) - 35dB LAeq 16hour Living Rooms (07:00-23:00 hrs) - 35dB LAeq 16hour Dining rooms (07:00-23:00 hrs) - 40dB LAeq 16hour

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

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

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

Reason - To avoid unacceptable adverse noise impacts on health or quality of life, in accordance with the National Planning Policy Framework (2023), Policy D14 (Noise) of the London Plan (2021) and Policies P15 (Residential design), P56 (Protection of amenity) P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

21. (a) All dwellings shall be constructed in order to achieve the following requirements:

i. a minimum 35% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2021 Building Regulations (utilising SAP 10.2 Carbon Factors);

ii. and a reduction in potable water demand to a maximum of 105 litres per person per day.

(b) Prior to the commencement of Superstructure works of the relevant Phase or Building of the development a Design Stage Standard Assessment Procedure (SAP) Assessment and Water Efficiency calculations, prepared by

suitably qualified assessors, shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the detailed design of each dwelling is in compliance with part (a).

(c) The development shall be carried out including the measures to achieve compliance with part (a) as approved under part (b).

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

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

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

(a) air intake locations and demonstrate that they shall be in areas which are not expected to exceed UK air quality objective limits for levels of NO₂ concentration (40 $\mu\text{g}/\text{m}^3$) and are not proposed close to any chimney/boiler flues or emergency generator exhausts.

(b) measures to prevent summer overheating and minimise energy usage, including details of thermal control (cooling) within individual residential units;

(c) details of mechanical purge ventilation function (for removing internally generated pollutants within residential units).

(d) details of the overall efficiency of the system(s) which shall at least meet the details set out in the energy strategy.

(e) detailed management plan for the relevant Mechanical Ventilation Heat Recovery system (MVHR), hybrid cooling and comfort cooling covering maintenance and cleaning, management responsibilities and a response plan in the event of system failures or complaints.

(f) details of the back-up generator exhaust, dilution of exhaust air, dispersal and air quality impacts to the adjacent residential units.

The approved details for each Phase shall then be fully implemented prior to the occupation or use of the relevant Phase and retained permanently thereafter in working order for the duration of the use and occupation of the development, in accordance with the approved details.

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

23. Prior to the above ground works commencing for any Phase including residential units, a detailed scheme for vibration and re-radiation noise mitigation for that Building shall be submitted to and approved in writing by the Local Planning Authority. The residential buildings must be designed to ensure that habitable rooms (in the residential element of these buildings) are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs or re-radiated noise in excess of 40dB LASmax.

No residential unit shall be occupied until a validation test has been carried out on a representative sample of dwellings and the results submitted to the Local Planning Authority and approved in writing, demonstrating the above criteria have been met for that Building. Where validation test shows the above criteria have not been met, details of the further mitigation to be installed must be submitted to and approved in writing by the Local Planning Authority. The mitigation shall be installed in accordance with the approved details prior to occupation of the residential units in that relevant Building.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the National Planning Policy Framework (2023), Policies D6 (Housing quality and standards) and D14

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

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

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

25. Prior to the installation of any façade for a Phase of the development, a solar glare assessment shall be submitted to and approved in writing by the Local Planning Authority for that Phase . The scheme shall set out how the solar glare impacts have been mitigated. The buildings shall be constructed and completed in accordance with the approved details.

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

26. A) Before any works above the Podium Phase of the development is commenced, detailed specifications for any green/brown/biodiverse roofs and/or walls for that Phase or Building shall be submitted to the Local Planning Authority for approval in writing. Details shall demonstrate:

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

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

B) Full discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans for each relevant Phase or Building. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

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

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

27. Prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2023, Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

28. 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 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.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 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).

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

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

(a) the overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;

(b) the location, species and sizes of proposed trees and tree pit design, and including evidence of how the light availability has informed the species selection

(c) details of soft planting, including any grassed/turfed areas, shrubs and herbaceous areas;

- (d) enclosures including type, dimensions and treatments of all boundary walls, fences, screen walls, barriers, railings and hedges;

- (e) appropriate privacy buffers between communal amenity areas and private residential units, and if required, between any Publicly Accessible Roof Terrace and private residential units;

- (f) appropriate boundary planting between the proposed buildings and neighbouring residential properties;

- (g) hard landscaping, including ground surface materials, kerbs, edges, ridged and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;

- (h) street furniture, including type, materials and manufacturer's specification, if appropriate;

- (i) wayfinding measures, including locations, design and dimensions;

- (j) details of children's play space areas, equipment and structures, including key dimensions, materials and manufacturer's specification if appropriate, and how the proposed areas contribute to the site-wide play space provision in the public realm;

- (k) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;

- (m) a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas;

- (n) how the proposed landscaping measures contribute to the achievement of a Site-wide urban greening factor score of at least 0.37;

- (o) details of the integration of the heritage and art strategy into the

landscaping;

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

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

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

Reason: In the interest of biodiversity, public safety, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity and the safe movement of pedestrians in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework (2023); Policies D8 (Public realm), S4 (Play and informal recreation), SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green infrastructure), G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan (2021); Policies P13 (Design of Places), P14 (Design Quality), P51 (Walking), P52 (Low Line routes), P53 (Cycling), P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

30. Prior to the installation of any hard landscaping, soft landscaping, vehicular route, parking, loading bay, footway or cycleway commencing for a Phase or Building of the development, details of the layout and design of any vehicular route, parking, pedestrian and vehicular sight lines, loading bays, footway or cycleway relevant to the development, shall be submitted to and approved in writing by the Local Planning Authority .

The submitted details shall show (where relevant) the alignment, widths,

gradients, surfacing arrangements, kerbs, bays for parking/loading/deliveries, forward visibility sight lines and visibility splays, speed restraint measures, access controls, turning heads, emergency vehicle and service vehicle access and gradients in respect of the relevant part of the development. This shall include the layout, its width, surfacing, bays, access controls, forward visibility sight lines and visibility splays. Each Phase or Building of the development shall then be constructed in accordance with the approved details.

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

31. Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to the GLA at: 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: To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with policy SI2 of the London Plan (2021).

32. Prior to the occupation of the development a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: 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/ phase of development].

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

GG6 Increasing Efficiency and Resilience and SI7 Reducing Waste and Supporting the Circular Economy of the London Plan (2021).

33. The development hereby approved shall be carried out in accordance with the recommendations of the Fire Statement P02/ January 2024 by Arup, 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 policies D5 (Inclusive design) and D12 (Fire safety) of the London Plan (2021).

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

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

These measures shall seek to maximise the biodiversity of the development, having regard to the achievement of the 0.37 Urban Greening Factor described in the application documents. Any such measures shall be installed/implemented, retained and maintained thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); London Plan

(2021) Policies G1 (Green infrastructure), G5 (Urban greening) and G6 (Biodiversity and access to nature); and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan (2022).

35. Before any above grade works within a Phase begin in which the features for that Phase would be installed, details of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design.

Prior to the first occupation of the building to which they form part, the bat tubes and bird boxes shall be installed strictly in accordance with the details so approved. Once completed, all habitats shall be maintained as such thereafter.

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

36. No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height (5m AGL), radius and start/finish dates for the use of cranes during the Development. Upon completing the initial assessment based on the information requested, these cranes will require to be assessed against LCA's safeguarding surfaces. The information described above must be submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.

Reason: The use of cranes or tall equipment in this area has the potential to impact LCA operations and safeguarding surfaces, therefore they must be assessed before construction.

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

Reason: Permanent illuminated obstacle lights are required on the development to avoid endangering the safe movement of aircraft and the operation of London City Airport.

38. Prior to the commencement of above ground works of the development, and notwithstanding the cycle store layouts shown on the submitted drawings, full details of the cycle parking facilities (including cross sections, with aisle widths and floor to ceiling heights clearly labelled) shall be submitted to and approved by the Local Planning Authority for each Phase or Building. Provision shall be made for a minimum of 2987 spaces across all Phases.

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

39. Prior to occupation an events management plan detailing the control and timings with regards external noise generating activities, shall be submitted to and approved 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 noise and disturbance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

40. Prior to the first occupation of each relevant Phase, all balconies, roof terraces and communal outdoor spaces including its playspace(s) for that Phase or Building shall be provided in accordance with the approved drawings (or any such programme for the staged delivery of completed communal outdoors spaces and playspace within a Phase or Building that has been submitted to and approved in writing by the Local Planning Authority), unless an alternative arrangement of outdoor amenity spaces to maintain the total provision is approved by the Local Planning Authority and be retained as such thereafter.

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

41. Prior to the commencement of Superstructure works for each relevant Phase or Building, a Circular Economy Statement for that Phase or Building demonstrating compliance with Part B of Policy SI7 "Reducing waste and supporting the circular economy" of the London Plan (2021) and including measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted and approved in writing by the Local Planning Authority.

The assessment shall develop a strategy for the implementation of circular economy principles in both the approved building and the wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction. The development shall be carried out in accordance with the approved details.

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

42. Prior to commencement of any works (with the exception of demolition to ground level and archaeological investigations), detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with the approved plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy Framework (2023); Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan (2021) and Policy P44 (Broadband and digital infrastructure) of the Southwark Plan (2022).

43. Prior to the commencement of any above grade works (excluding demolition and site clearance) for each relevant Phase, samples of all external facing materials and full-scale (1:1) mock-ups of the façades to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction and be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The façades to be mocked up should be agreed with the Local Planning Authority.

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).

44. Prior to the commencement of any above ground works in a given Phase of the development (excluding site set-up, demolition and archaeological investigation), the following details in relation to that Phase shall be submitted to the Local Planning Authority for its approval in writing: Section detail-drawings at a scale of at least 1:5 or 1:10 through:
- o the façades;
 - o key features like landscaped terraces;
 - o parapets and rooftop features;
 - o heads, cills and jambs of all openings; and
 - o junctions with existing buildings.

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 the 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).

45. Before the commencement of any works within the Podium Phase, a Shopfront and Signage Strategy detailing the design code(s) for the proposed frontages of all the commercial units hereby approved (including materials, advertisement zones, awnings, the extent and demarcation of any spill out zones, and any revised shopfront designs from those on the approved drawings) shall be submitted to and approved in writing by the Local Planning Authority.

Any illuminated signage shall be statically illuminated and the illumination shall not exceed 600 candelas per sqm, save for any advertisements which face towards residential accommodation where any illumination shall not exceed a

surface brightness of 350 candelas per sqm between 2100 - 0700 hours.

The development shall be implemented in accordance with the approved details.

Reason: In order to ensure that the quality of the design, details, inclusive access and public realm accessibility remain high, in accordance with Policy D4 (Delivering good design), Policy D8 (Public realm) and Policy P14 (Design quality) of the Southwark Plan (2022).

46. Prior to commencement of works for a relevant Phase of the development (excluding the Enabling Works Phase and the Basement Levels Phase), the applicant must submit to the Local Planning Authority an updated roof layout drawing to demonstrate that PV generation has been maximised for that Phase of the development. This should include the provision of bio-solar PV on green roof areas that are not for communal access purposes. The development shall be implemented in accordance with the approved details.

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

47. The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13m/s during the night-time period of 23.00 - 07.00hrs.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2023.

48. The habitable rooms within the development sharing a party wall element with neighbouring habitable units shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises 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.

49. The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period. A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given.

Following completion of the development, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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.

50. Private and communal external amenity areas shall be designed to attain 55dB(A) LAeq, 16hr â€ .â€ Daytime - 16 hours between 07:00-23:00hrs.

Reason: To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise 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.

51. An updated overheating assessment and scheme of mitigation shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of Phase 5 (or other phasing as otherwise agreed). This should provide TM52 modelling results reflecting the detailed design for a non-actively cooled scenario to demonstrate that passive measures are maximised

to mitigate overheating and to assist in reducing active cooling demands as far as possible. The assessment shall demonstrate compliance with Building Regulations Approved Document O and the guidance in the Association of Noise Consultants' Acoustics, Ventilation and Overheating: Residential Design Guide (2020). Mitigation measures shall be installed as approved and permanently maintained thereafter.

Reason: In order to ensure opportunities for reducing relying on active cooling have been maximised and increase resilience to climate change, and to comply with Southwark Plan 2022 policy P69 ('Sustainability standards') and London Plan Policy SI4 ('Managing Heat Risk') and to ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023.

52. 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.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. 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. 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 Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023.

53. The use hereby permitted for the external terraces as part of the Office Building shall not be permitted outside of the hours of 07:00 - 22:00 on Monday to Friday and 08:00 to 22:00 on Saturdays, Sundays and Public Holidays.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023.

54. In reference to the above condition, no other roof terraces or external communal or commercial amenity areas shall be used after 22:00 or before 07:00 on any day.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

55. Prior to the commencement of relevant uses within a given Phase of the development, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

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

To ensure that fumes and odours from the kitchen do not affect public health or residential amenity. Once approved the scheme shall be implemented in full and permanently maintained thereafter.

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

56. All of the commercial uses (excluding the office) hereby permitted shall not be

carried on outside of the hours 07:00-00:00 on any day.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

- 57.
- a) A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz.
 - b) Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval.
 - c) The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter.
 - d) Following completion of the development and prior to the commencement of use of the commercial premises, a report demonstrating compliance with Parts (a), (b) and (c) above including a validation test shall be carried out.

Either option shall be submitted to the Local Planning Authority for approval in writing.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

- 58.
- Prior to occupation of any relevant Phase of the development, a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority for that Phase. Each DSP shall cover both residential and non-residential land uses and include the following items:
- (a) strategy for deliveries and collections (both commercial and residential);

- (b) number of servicing trips (including maintenance);
- (c) details for management and receipt of deliveries for the residential properties;
- (d) measures to minimise the number of servicing trips overall;
- (e) measures to encourage deliveries and servicing by electric vehicle, cycle, foot and other non-private vehicular means;
- (f) cleaning and waste removal, including arrangements for storage of waste and refuse collection; and
- (g) monitoring and review of operations.

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

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

59. Prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-

4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2023, Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

60. Prior to the occupation of the development a landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority.

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: Chapters 8, 12, 15 and 16 of 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).

61. No part of the development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. In accordance with the National Planning Policy Framework (2023); Southwark's Strategic Flood Risk Assessment (2017) ; Policy SI 13 (Sustainable drainage) of the London Plan (2021) and P68 (Reducing flood risk) of the Southwark Plan (2022).

62. Prior to first occupation of any part of the development hereby consented, and notwithstanding the approved drawings, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out other in accordance with any such approval given.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

63. The development hereby approved shall not be occupied until a site-wide travel plan has been submitted and approved in writing by, the Local Planning Authority. The travel plan shall be monitored and reviewed in accordance with any targets within the plan, and such record made available upon request by the Local Planning Authority.

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

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

(a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays. Details such as number and location shall be referenced.

(b) the provision of active Electric Vehicle Charging Points (EVCP) to every residential and office parking space in accordance with adopted London Plan. Details such as number and location shall be referenced.

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

Reason - Car parking management must be identified prior to the first occupation of development to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policies P54 (Car parking) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

65. (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) 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 P60 (Biodiversity) of the Southwark Plan (2022).

66. Prior to the occupation of any of the residential units within the development hereby consented, the communal amenity space shall be provided and available for use in accordance with the details approved.

All the communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity and the spaces shall be retained for amenity purposes.

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

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

Greenspace Information for Greater London (GIGL).

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

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

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2023.

69. The development hereby consented shall achieve full compliance with the air quality assessment mitigation measures as detailed in the AQ statement.

Reason: To protect future occupiers from poor external air quality in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P65 (Improving air quality) of the Southwark Plan (2022).

70. An electric vehicle charging point shall be provided to service all the car parking spaces provided within or for the development.

Reason: To encourage the uptake of electric and hybrid vehicles and minimise the effect of the development on local air quality within the designated Air Quality Management Area in accordance with the Southwark Plan 2022 Policy P54 (Car Parking); Policy P70 (Energy), the London Plan 2021 Policy T6 (Car parking) and the National Planning Policy Framework 2023.

71. 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. Before any above grade works begin, details of these measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development hereby consented, any such security measures shall be implemented/installed prior to the Occupation of the respective building(s) in accordance with the approved details, which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

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).

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

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

73. No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

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

74. Non-residential uses within the development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and shall achieve not 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 development 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 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 P70 (Energy) of the Southwark Plan (2022).

75. Notwithstanding the provisions of Schedule 2 Part 7 Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any re-enactment thereof), no extension nor alteration of an office building shall be carried out pursuant to those provisions.

Reason: To safeguard the character and the amenities of the premises and adjoining properties in accordance with the National Planning Policy Framework (2023) and Policy P14 (Design quality) of the Southwark Plan (2022).

76. No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any future controlled parking zone in Southwark in which the application site is situated.

Reason: In order to limit an increase in on-street parking and to promote sustainable modes of travel in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); and Policies P50 (Highway impacts) and Policy P54 (Car Parking) of the Southwark Plan (2022).

77. No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved by the Council.

Reason: To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

78. Notwithstanding the drawings hereby approved, no door shall open outwards over the public highway, public footway or any part of the publicly-accessible realm with the exception of fire escape access.

Reason: In order that the footway is kept clear of clutter to facilitate the unobstructed movement of pedestrians, including wheelchair users and the mobility impaired, having regard to the high levels of pedestrian footfall in this location, in accordance with the National Planning Policy Framework (2023); Policy P13 (Design of places) and Policy P51 (Walking) of the Southwark Plan (2022).

79. Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted, unless otherwise approved by the Council.

Reason: To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021) and Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

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

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

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

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

Informatives

- 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. We would expect the developer to demonstrate what measures he 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 . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 2 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
- 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 proposed development.

- 4 As the proposed development exceeds 91.4m AGL, upon grant of permission, London Legacy Development Corporation are required to notify the Civil Aviation Authority (CAA) as required under Annex 2 paras 30 - 32 of DfT/ODPM Circular 01/2003 'Safeguarding of Aerodromes & Military Explosives Storage Areas'.
- 5 If a crane is required for construction purposes, then red static omnidirectional lights will need to be applied at the highest part of the crane and at the end of the jib if a tower crane.
- 6 Where a crane is 100m or higher, crane operators are advised to notify the CAA (arops@caa.co.uk) and Defence Geographic Centre (dvof@mod.gov.uk) via Crane notification | Civil Aviation Authority (caa.co.uk).

The following details should be provided before the crane is erected:

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

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Heathrow Airport Ltd, or not to attach conditions which Heathrow Airport Ltd has advised, it shall notify Heathrow Airport Ltd, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

- 7 Stamford Street and Blackfriars Road are managed by Transport for London.

Relevant Planning Policy - 23/AP/1854 (Full Planning Application)

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in December 2023 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 02 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The particularly relevant chapters from the Framework are:

- Section 2 - Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 6 - Building a strong, competitive economy
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well–designed and beautiful places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- The London Plan is the regional planning framework and was adopted on March 2nd 2021. The most relevant policies are those listed below.
- Good Growth 1 - Building strong and inclusive communities
- Good Growth 2 - Making the best use of land
- Good Growth 3 - Creating a healthy city
- Good Growth 4 - Delivering the homes Londoners need
- Good Growth 5 - Growing a good economy
- Good Growth 6 - Increasing efficiency and resilience
- Policy SD1 - Opportunity Areas
- Policy SD10 - Strategic and local regeneration
- Policy D1 - London's form, character and capacity for growth

- Policy D3 - Optimising site capacity through the design-led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D10 – Basement development
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D13 - Agent of Change
- Policy D14 - Noise
- Policy H1 - Increasing housing supply
- Policy H4 - Delivering affordable housing
- Policy H5 - Threshold approach to applications
- Policy H6 - Affordable housing tenure
- Policy H7 - Monitoring of affordable housing
- Policy H10 – Housing size mix
- Policy S1 – Developing London’s social infrastructure
- Policy S4 - Play and informal recreation
- Policy S6 - Public toilets
- Policy E1 - Offices
- Policy E2 - Providing suitable business space
- Policy E3 - Affordable workspace
- Policy E9 - Retail, markets and hot food takeaways
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth
- Policy HC3 - Strategic and local views
- Policy HC5 - Supporting London’s culture and creative industries
- Policy HC6 - Supporting the night-time economy
- Policy G1 - Green infrastructure
- Policy G4 – Open space
- Policy G5 - Urban greening
- Policy G6 - Biodiversity and access to nature
- Policy SI 1 - Improving air quality
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 3 - Energy infrastructure
- Policy SI 4 - Managing heat risk
- Policy SI 5 - Water infrastructure
- Policy SI 6 - Digital connectivity infrastructure
- Policy SI 7 – Reducing waste and supporting the circular economy
- Policy SI 8 - Waste capacity and net waste self-sufficiency
- Policy SI 12 - Flood risk management
- Policy SI 13 - Sustainable drainage
- Policy T1 - Strategic approach to transport
- Policy T2 - Healthy Streets
- Policy T3 - Transport capacity, connectivity and safeguarding
- Policy T4 - Assessing and mitigating transport impacts
- Policy T5 - Cycling

- Policy T6 - Car parking
- Policy T6.5 - Non-residential disabled persons parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- SP1 – Homes for all
- SP2 – Southwark together
- SP3 – A great start in life
- SP4 – Green and inclusive economy
- SP5 – Thriving neighbourhoods and tackling health inequalities
- SP6 – Climate emergency

- P1 – Social rented and intermediate housing
- P2 – New family homes
- P8 – Wheelchair accessible and adaptable housing
- P13 – Design of places
- P14 – Design quality
- P15 – Residential
- P16 – Designing out crime
- P17 – Tall buildings
- P18 – Efficient use of land
- P20 – Conservation areas
- P21 – Conservation of the historic environment and natural heritage
- P22 – Borough views
- P23 – Archaeology
- P26 – Local List
- P28 – Access to employment and training
- P30 – Office and business development
- P31 – Affordable workspace
- P32 – Small shops
- P33 – Business relocation
- P35 – Town and local centres
- P39 – Shop fronts
- P44 – Broadband and digital infrastructure
- P45 – Healthy developments
- P46 – Leisure arts and culture
- P47 – Community uses
- P49 – Public transport
- P50 – Highways impacts
- P51 – Walking
- P53 – Cycling
- P54 – Car parking
- P56 – Protection of amenity

- P59 – Green infrastructure
- P60 – Biodiversity
- P61 – Trees
- 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

- IP1 – Infrastructure
- IP2 – Transport infrastructure
- IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations
- IP6 – Monitoring development
- IP7 – Statement of Community Involvement

- AV.04 – Blackfriars Road Area Vision
- NSP22 – Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street.

- Also of relevance in the consideration of this application is the Sustainable Design and Construction SPD (2008) and the Heritage SPD 2021.

APPENDIX 3

Relevant planning history - 23/AP/1854 (Full Planning Application)

Reference and Proposal	Status
<p>21/AP/1409 Certificate of lawfulness (existing) for confirmation that material operations have been lawfully carried out pursuant to planning permission 16/AP/5239 so as to satisfy condition 2 of the planning permission.</p>	<p>ISSUED - Certificate of Lawful Develmnt 21/06/2021</p>
<p>16/AP/5239 Redevelopment of site to create four levels of basement and the erection of six buildings ranging from five to 53 storeys plus plant (heights ranging from 23.1m AOD - 183.5m AOD) to provide; office space (Class B1); 548 room hotel (Class C1); 288 residential units (Class C3); flexible retail uses (Classes A1/A2/A3/A4); restaurant (Class A3); music venue (Class D2); storage (Class B8); new landscaping and public realm; reconfigured vehicular and pedestrian access; associated works to public highway; ancillary servicing and plant; car parking and associated works.</p>	<p>Granted with Legal Agreement 21/06/2018</p>
<p>22/AP/3336 Request for an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), for partial demolition and retention and refurbishment of the existing buildings on site and comprise construction of three new buildings comprising office, retail, cultural and social benefit and leisure uses and residential units (including affordable housing). The proposed development will also include basement levels, playspace, landscaping and public amenity space.</p>	<p>Pending consideration</p>

Consultation undertaken - 23/AP/1854 (Full Planning Application)

Site notice date: 10/08/2023

Press notice date: 10/08/2023

Case officer site visit date: n/a

Neighbour consultation letters sent: 09/02/2024

Internal services consulted

LBS Community Infrastructure Levy Team
LBS Network Development
LBS Environmental Protection
LBS Children and Youth Play Areas
LBS Transport Policy
LBS Archaeology
LBS Design & Conservation Team [Formal]
LBS Local Economy
LBS Ecology
LBS Highways Development & Management
LBS Highways Licensing
Housing Regeneration and Delivery
LBS Flood Risk Management & Urban Drain
LBS Urban Forester
LBS Waste Management
LBS Archaeology
LBS Community Infrastructure Levy Team
LBS Network Development
LBS Design & Conservation Team [Formal]
LBS Local Economy
LBS Ecology
LBS Environmental Protection
LBS Highways Development & Management
LBS Highways Licensing
Housing Regeneration and Delivery
LBS Children and Youth Play Areas
LBS Flood Risk Management & Urban Drain
LBS Transport Policy
LBS Urban Forester
LBS Waste Management
LBS Network Development
formal consultation and response to Pol
LBS Archaeology
LBS Section 106 Team
LBS Network Development
LBS Design & Conservation Team [Formal]
LBS Local Economy

LBS Ecology
LBS Environmental Protection
LBS Highways Development & Management
LBS Highways Licensing
Housing Regeneration and Delivery
LBS Highways Licensing
LBS Children and Youth Play Areas
formal consultation and response to Pol
LBS Flood Risk Management & Urban Drain
LBS Transport Policy
LBS Urban Forester
LBS Waste Management

Statutory and non-statutory organisations

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

Neighbour and local groups consulted:

Flat 16 Rennie Court 11 Upper Ground	231 Blackfriars Road London Southwark
Flat 26 Quadrant House 15 Burrell Street	22 Stamford Street London Southwark
Flat 19 Quadrant House 15 Burrell Street	6 Blackfriars Road London Southwark
Pg 74 6 Paris Garden London	5 Reach Walk London Southwark
Pg 56 6 Paris Garden London	2 Reach Walk London Southwark
Pg 55 6 Paris Garden London	Part Ground Floor Railtrack Friars Bridge
Pg 42 6 Paris Garden London	Court 41 - 45 Blackfriars Road
Pg 29 6 Paris Garden London	Part Basement Friars Bridge Court 41 -
Pg 16 6 Paris Garden London	45 Blackfriars Road
Apartment 3901 55 Upper Ground	Sixth Floor Vivo Building 30 Stamford
London	Street
Apartment 3101 55 Upper Ground	Second Floor Vivo Building 30 Stamford
London	Street
Apartment 3002 55 Upper Ground	Apartment 89 1 Blackfriars Road London
London	Apartment 73 1 Blackfriars Road London
H 37 6 Paris Garden London	Apartment 72 1 Blackfriars Road London
H 21 6 Paris Garden London	Apartment 67 1 Blackfriars Road London
Fourth Floor Dorset House 27 - 45	Apartment 233 1 Blackfriars Road
Stamford Street	London
Fifth Floor To Eighth Floor Dorset House	Apartment 59 1 Blackfriars Road London
27 - 45 Stamford Street	Apartment 56 1 Blackfriars Road London
Apartment 2704 55 Upper Ground	Flat 13, Block F Peabody Estate Duchy
London	Street
Apartment 2605 55 Upper Ground	Flat A 57 Stamford Street SE1 9DJ
London	Flat 57 57 Stamford Street SE1 9DJ
Apartment 2604 55 Upper Ground	Flat 54 57 Stamford Street SE1 9DJ
London	Flat 42 57 Stamford Street SE1 9DJ
Apartment 2601 55 Upper Ground	Flat 38 57 Stamford Street SE1 9DJ
London	Flat 13 57 Stamford Street SE1 9DJ
Apartment 2403 55 Upper Ground	Flat 1 57 Stamford Street SE1 9DJ
London	Flat 23 57 Stamford Street SE1 9DJ
Apartment 2205 55 Upper Ground	Flat 20 57 Stamford Street SE1 9DJ
London	Flat 1, Block F Peabody Estate Duchy
Apartment 2203 55 Upper Ground	Street
London	Flat 53 57 Stamford Street SE1 9DJ
Apartment 1904 55 Upper Ground	Flat 30 57 Stamford Street SE1 9DJ
London	Flat 8 57 Stamford Street SE1 9DJ
Apartment 1506 55 Upper Ground	Flat 25 57 Stamford Street SE1 9DJ
London	Flat 22 57 Stamford Street SE1 9DJ
Apartment 1407 55 Upper Ground	Flat 21 57 Stamford Street SE1 9DJ
London	Flat 16 57 Stamford Street SE1 9DJ
Living Accommodation 24 Blackfriars	Flat 9, Block E Peabody Estate Duchy
Road London	Street
Third Floor Bastille Court 2 Paris Garden	Flat 8, Block E Peabody Estate Duchy
Fourth To Seventh Floors 230 Blackfriars	Street
Road London	Part Second Floor West Friars Bridge

Court 41 - 45 Blackfriars Road	London
Eighth Floor Friars Bridge Court 41 - 45 Blackfriars Road	Apartment 274 1 Blackfriars Road London
Third Floor Vivo Building 30 Stamford Street	Apartment 251 1 Blackfriars Road London
Apartment 65 1 Blackfriars Road London	Apartment 120 1 Blackfriars Road London
Apartment 64 1 Blackfriars Road London	Apartment 115 1 Blackfriars Road London
Apartment 239 1 Blackfriars Road London	Apartment 106 1 Blackfriars Road London
Apartment 234 1 Blackfriars Road London	Apartment 93 1 Blackfriars Road London
Apartment 227 1 Blackfriars Road London	26 Stamford Street London Southwark
Apartment 217 1 Blackfriars Road London	20 Hatfields London Southwark
Apartment 216 1 Blackfriars Road London	Unit 10A 22 Stamford Street London
Apartment 215 1 Blackfriars Road London	Apartment 1809 55 Upper Ground London
Apartment 208 1 Blackfriars Road London	Apartment 3102 55 Upper Ground London
Se10 P R Ltd 1 Paris Garden London	Pg 48 6 Paris Garden London
Apartment 51 1 Blackfriars Road London	Apartment 55 1 Blackfriars Road London
Apartment 50 1 Blackfriars Road London	Apartment 53 1 Blackfriars Road London
Apartment 47 1 Blackfriars Road London	Apartment 221 1 Blackfriars Road London
Apartment 34 1 Blackfriars Road London	Apartment 213 1 Blackfriars Road London
Apartment 33 1 Blackfriars Road London	Apartment 212 1 Blackfriars Road London
Apartment 30 1 Blackfriars Road London	Apartment 206 1 Blackfriars Road London
Apartment 28 1 Blackfriars Road London	Apartment 204 1 Blackfriars Road London
Apartment 199 1 Blackfriars Road London	Apartment 48 1 Blackfriars Road London
Apartment 183 1 Blackfriars Road London	Apartment 39 1 Blackfriars Road London
Apartment 180 1 Blackfriars Road London	Apartment 38 1 Blackfriars Road London
Apartment 175 1 Blackfriars Road London	Flat 74 Rennie Court 11 Upper Ground
Apartment 9 1 Blackfriars Road London	Flat 58 Rennie Court 11 Upper Ground
Apartment 5 1 Blackfriars Road London	Flat 41 Rennie Court 11 Upper Ground
Apartment 4 1 Blackfriars Road London	Pg 0 6 Paris Garden London
Apartment 162 1 Blackfriars Road London	Bankside Hotel 2 Blackfriars Road London
Apartment 151 1 Blackfriars Road London	Apartment 2405 55 Upper Ground London
Apartment 148 1 Blackfriars Road London	Apartment 2103 55 Upper Ground London
Apartment 137 1 Blackfriars Road London	Apartment 1602 55 Upper Ground London
Apartment 136 1 Blackfriars Road	Apartment 1404 55 Upper Ground London

Rose And Crown 47 Colombo Street
London
Flat 44 Rennie Court 11 Upper Ground
Pg 70 6 Paris Garden London
H 9 6 Paris Garden London
Pg 40 6 Paris Garden London
Flat 87 Rennie Court 11 Upper Ground
Pg 4 6 Paris Garden London
Apartment 223 1 Blackfriars Road
London
Flat 25 Rennie Court 11 Upper Ground
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
Second Floor And Third Floor Flat 26
Blackfriars Road London
235 Blackfriars Road London Southwark
Flat 4 Quadrant House 15 Burrell Street
Flat 34 Quadrant House 15 Burrell Street
Apartment 1408 55 Upper Ground
London
Apartment 1405 55 Upper Ground
London
Apartment 1204 55 Upper Ground
London
Apartment 3403 55 Upper Ground
London
Excluding Part First Floor Chadwick
Court 15 Hatfields
Mad Hatter Hotel 3 - 7 Stamford Street
London
242B Blackfriars Road London
Southwark
Basement Ground Floor And First Floor
26 Blackfriars Road London
Flat 93 Rennie Court 11 Upper Ground
Flat 77 Rennie Court 11 Upper Ground
Flat 55 Rennie Court 11 Upper Ground
Flat 23 Rennie Court 11 Upper Ground
Colombo Centre 34 - 68 Colombo Street
London
Dominican Court 17 Hatfields London
7 Burrell Street London Southwark
Flat 5 Quadrant House 15 Burrell Street
Flat 35 Quadrant House 15 Burrell Street

Flat 30 Quadrant House 15 Burrell Street
Flat 17 Quadrant House 15 Burrell Street
Sixth Floor 240 Blackfriars Road London
Third Floor Dominican Court 17 Hatfields
Tfl Surface Transport 230 Blackfriars
Road London
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
Part Arch 5 And Arches 6 To 6B Burrell
Street London
Basement Store Friars Bridge Court 41 -
45 Blackfriars Road
5 Hatfields London Southwark
6 Reach Walk London Southwark

Third To Fourth 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
 Apartment 80 1 Blackfriars Road London
 Apartment 75 1 Blackfriars Road London
 Apartment 54 1 Blackfriars Road London
 Apartment 230 1 Blackfriars Road
 London
 Apartment 228 1 Blackfriars Road
 London
 Apartment 41 1 Blackfriars Road London
 Apartment 35 1 Blackfriars Road London
 Apartment 195 1 Blackfriars Road
 London
 Apartment 20 1 Blackfriars Road London
 Apartment 191 1 Blackfriars Road
 London
 Apartment 182 1 Blackfriars Road
 London
 Apartment 181 1 Blackfriars Road
 London
 Apartment 11 1 Blackfriars Road London
 Apartment 8 1 Blackfriars Road London
 Apartment 6 1 Blackfriars Road London
 Apartment 159 1 Blackfriars Road
 London
 Apartment 134 1 Blackfriars Road
 London
 Apartment 130 1 Blackfriars Road
 London
 Apartment 247 1 Blackfriars Road
 London
 Apartment 245 1 Blackfriars Road
 London
 Apartment 36 1 Blackfriars Road London
 Apartment 31 1 Blackfriars Road London
 Apartment 202 1 Blackfriars Road
 London
 Apartment 194 1 Blackfriars Road
 London
 Apartment 24 1 Blackfriars Road London
 Apartment 21 1 Blackfriars Road London
 Apartment 17 1 Blackfriars Road London
 Apartment 118 1 Blackfriars Road
 London
 Apartment 117 1 Blackfriars Road
 London
 Apartment 97 1 Blackfriars Road London
 Apartment 95 1 Blackfriars Road London
 Apartment 94 1 Blackfriars Road London
 Part Basement Store Friars Bridge Court
 41 - 45 Blackfriars Road
 Total Fit Gym 1 Blackfriars Road London
 Apartment 2602 55 Upper Ground
 London
 Apartment 1507 55 Upper Ground
 London
 Apartment 2803 55 Upper Ground
 London
 Flat 91 Rennie Court 11 Upper Ground
 H 51 6 Paris Garden London
 Pg 77 6 Paris Garden London
 Pg 73 6 Paris Garden London
 Unit 2 242 Blackfriars Road London
 Flat 62 Rennie Court 11 Upper Ground
 Flat 37 Rennie Court 11 Upper Ground
 H 42 6 Paris Garden London
 H 19 6 Paris Garden London
 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
 Flat 25 Quadrant House 15 Burrell Street
 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
 Second Floor Bastille Court 2 Paris
 Garden

Second Floor Dorset House 27 - 45
Stamford Street
Part First Floor Chadwick Court 15
Hatfields
1 - 2 Paris Garden London Southwark
Flat 97 Rennie Court 11 Upper Ground
Flat 85 Rennie Court 11 Upper Ground
Flat 9 Rennie Court 11 Upper Ground
Flat 6 Rennie Court 11 Upper Ground
Flat 52 Rennie Court 11 Upper Ground
Flat 31 Rennie Court 11 Upper Ground
Flat 7 Quadrant House 15 Burrell Street
Flat 24 Quadrant House 15 Burrell Street
Flat 14 Quadrant House 15 Burrell Street
Unit C 242 Blackfriars Road London
Apartment 222 1 Blackfriars Road
London
2 Robinson Road London Southwark
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
First Floor 18 Hatfields London
Office 242 Blackfriars Road London
4 Reach Walk London Southwark
32 - 40 Blackfriars Road London
Southwark
Fourth Floor Vivo Building 30 Stamford
Street
First Floor Vivo Building 30 Stamford
Street
Apartment 87 1 Blackfriars Road London
Apartment 84 1 Blackfriars Road London
Apartment 83 1 Blackfriars Road London
Apartment 82 1 Blackfriars Road London
Apartment 79 1 Blackfriars Road London
Apartment 70 1 Blackfriars Road London
Apartment 240 1 Blackfriars Road
London
Apartment 237 1 Blackfriars Road
London
Apartment 236 1 Blackfriars Road
London
Apartment 235 1 Blackfriars Road
London
Apartment 232 1 Blackfriars Road
London
Apartment 63 1 Blackfriars Road London
Apartment 52 1 Blackfriars Road London
Apartment 229 1 Blackfriars Road
London
Apartment 225 1 Blackfriars Road
London
Apartment 205 1 Blackfriars Road
London
Apartment 44 1 Blackfriars Road London
Apartment 43 1 Blackfriars Road London
Apartment 32 1 Blackfriars Road London
Apartment 25 1 Blackfriars Road London
Apartment 176 1 Blackfriars Road
London
Apartment 168 1 Blackfriars Road
London
Apartment 160 1 Blackfriars Road
London
Apartment 150 1 Blackfriars Road

London
 Apartment 271 1 Blackfriars Road
 London
 Apartment 261 1 Blackfriars Road
 London
 Apartment 254 1 Blackfriars Road
 London
 Apartment 127 1 Blackfriars Road
 London
 Apartment 122 1 Blackfriars Road
 London
 Apartment 113 1 Blackfriars Road
 London
 Apartment 107 1 Blackfriars Road
 London
 Apartment 90 1 Blackfriars Road London
 Cafe Des Amis 1 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
 Railway Arches 3 And 3A And 3C And
 3D And 3E And 3F Burrell Street London
 Franciscan Court 16 Hatfields London
 Apartment 2806 55 Upper Ground
 London
 Pg 60 6 Paris Garden London
 Flat 66 Rennie Court 11 Upper Ground
 Apartment 1901 55 Upper Ground
 London
 Second Floor And Third Floor 18
 Hatfields London
 Apartment 1801 55 Upper Ground
 London
 Pg 34 6 Paris Garden London
 Flat 9 Quadrant House 15 Burrell Street
 Pg 36 6 Paris Garden London
 Flat 4 Rennie Court 11 Upper Ground
 Apartment 1002 55 Upper Ground
 London
 H 16 6 Paris Garden London
 Pg 54 6 Paris Garden London
 Railway Arches Southwark Street
 London
 Flat 98 Rennie Court 11 Upper Ground
 Flat 64 Rennie Court 11 Upper Ground
 Pg 17 6 Paris Garden London
 Pg 1 6 Paris Garden London
 Flat 32 Rennie Court 11 Upper Ground
 Apartment 2804 55 Upper Ground
 London
 Apartment 2506 55 Upper Ground
 London
 Flat 6 Quadrant House 15 Burrell Street
 Basement Ground First To Third Floors
 Sunguard Court 4 - 5 Paris Garden
 Apartment 1606 55 Upper Ground
 London
 Apartment 1304 55 Upper Ground
 London
 Apartment 1201 55 Upper Ground
 London
 Apartment 1107 55 Upper Ground
 London
 Apartment 3602 55 Upper Ground
 London
 Apartment 1909 55 Upper Ground
 London
 Apartment 1810 55 Upper Ground
 London
 Apartment 1707 55 Upper Ground
 London
 Flat 69 Rennie Court 11 Upper Ground
 Flat 67 Rennie Court 11 Upper Ground
 Flat 45 Rennie Court 11 Upper Ground
 Flat 43 Rennie Court 11 Upper Ground
 Flat 26 Rennie Court 11 Upper Ground
 Flat 13 Rennie Court 11 Upper Ground
 Flat 1 Quadrant House 15 Burrell Street
 Apartment 1001 55 Upper Ground
 London
 First To Third Floors 240 Blackfriars
 Road 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
Apartment 2504 55 Upper Ground
London
Apartment 2501 55 Upper Ground
London
Apartment 2206 55 Upper Ground
London
Apartment 1902 55 Upper Ground
London
Apartment 1607 55 Upper Ground
London
Apartment 1205 55 Upper Ground
London
Apartment 1111 55 Upper Ground
London
1 Robinson Road London Southwark
Apartment 7 235 Blackfriars Road
London
Apartment 5 235 Blackfriars Road
London
3 Reach Walk London Southwark
Part Ground Floor Connex Southern
Eastern Friars Bridge Court 41 - 45
Blackfriars Road
Apartment 81 1 Blackfriars Road London
Apartment 78 1 Blackfriars Road London
Apartment 69 1 Blackfriars Road London
Apartment 66 1 Blackfriars Road London
Apartment 42 1 Blackfriars Road London
Apartment 27 1 Blackfriars Road London
Apartment 201 1 Blackfriars Road
London
Apartment 197 1 Blackfriars Road

London
Apartment 22 1 Blackfriars Road London
Apartment 18 1 Blackfriars Road London
Apartment 15 1 Blackfriars Road London
Apartment 188 1 Blackfriars Road
London
Apartment 173 1 Blackfriars Road
London
Apartment 12 1 Blackfriars Road London
Apartment 7 1 Blackfriars Road London
Apartment 3 1 Blackfriars Road London
Apartment 165 1 Blackfriars Road
London
Apartment 163 1 Blackfriars Road
London
Apartment 131 1 Blackfriars Road
London
Apartment 268 1 Blackfriars Road
London
Apartment 267 1 Blackfriars Road
London
Apartment 253 1 Blackfriars Road
London
Apartment 250 1 Blackfriars Road
London
Apartment 125 1 Blackfriars Road
London
Apartment 124 1 Blackfriars Road
London
Apartment 116 1 Blackfriars Road
London
Apartment 111 1 Blackfriars Road
London
Apartment 110 1 Blackfriars Road
London
Apartment 109 1 Blackfriars Road
London
Apartment 104 1 Blackfriars Road
London
Apartment 98 1 Blackfriars Road London
Apartment 91 1 Blackfriars Road London
Annexe Part First Floor Friars Bridge
Court 41 - 45 Blackfriars Road
Chadwick Court 15 Hatfields
Countess Of Wessex Studios 20 - 21
Hatfields London
Flat 31 Quadrant House 15 Burrell Street
Pg 19 6 Paris Garden London
Apartment 3803 55 Upper Ground

London
Flat 3 Rennie Court 11 Upper Ground
Flat 99 Rennie Court 11 Upper Ground
Flat 78 Rennie Court 11 Upper Ground
Multisports Courts Hatfields London
Flat 50 Rennie Court 11 Upper Ground
Apartment 2705 55 Upper Ground
London
24 Blackfriars Road London Southwark
Flat 57 Rennie Court 11 Upper Ground
Apartment 1906 55 Upper Ground
London
Pg 31 6 Paris Garden London
Pg 15 6 Paris Garden London
H 55 6 Paris Garden London
Flat 90 Rennie Court 11 Upper Ground
Apartment 1508 55 Upper Ground
London
Flat 59 Rennie Court 11 Upper Ground
Pg 63 6 Paris Garden London
Flat 79 Rennie Court 11 Upper Ground
Flat 73 Rennie Court 11 Upper Ground
Pg 20 6 Paris Garden London
Pg 14 6 Paris Garden London
Flat 35 Rennie Court 11 Upper Ground
Flat 1 Rennie Court 11 Upper Ground
Fourth To Fifth Floors 240 Blackfriars
Road London
Apartment 3003 55 Upper Ground
London
Flat 18 Quadrant House 15 Burrell Street
25 Blackfriars Road London Southwark
Apartment 1402 55 Upper Ground
London
Apartment 1104 55 Upper Ground
London
Apartment 1710 55 Upper Ground
London
Flat 89 Rennie Court 11 Upper Ground
Flat 61 Rennie Court 11 Upper Ground
Flat 56 Rennie Court 11 Upper Ground
Flat 53 Rennie Court 11 Upper Ground
Flat 49 Rennie Court 11 Upper Ground
Flat 38 Rennie Court 11 Upper Ground
Flat 34 Rennie Court 11 Upper Ground
Flat 30 Rennie Court 11 Upper Ground
242 Blackfriars Road London Southwark
27 Blackfriars Road London Southwark
The Mad Hatter 3 - 7 Stamford Street

London
Flat 36 Quadrant House 15 Burrell Street
Flat 33 Quadrant House 15 Burrell Street
Flat 27 Quadrant House 15 Burrell Street
Flat 11 Quadrant House 15 Burrell Street
Eleventh Floor North 240 Blackfriars
Road 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
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
Apartment 1306 55 Upper Ground

London
 Apartment 1305 55 Upper Ground
 London
 Apartment 1301 55 Upper Ground
 London
 Apartment 1209 55 Upper Ground
 London
 Apartment 9 235 Blackfriars Road
 London
 Apartment 6 235 Blackfriars Road
 London
 70 Colombo Street London Southwark
 Part First Floor East Friars Bridge Court
 41 - 45 Blackfriars Road
 Sixth Floor And Seventh Floor Friars
 Bridge Court 41 - 45 Blackfriars Road
 Apartment 85 1 Blackfriars Road London
 Apartment 77 1 Blackfriars Road London
 Apartment 241 1 Blackfriars Road
 London
 Apartment 231 1 Blackfriars Road
 London
 Apartment 62 1 Blackfriars Road London
 Apartment 58 1 Blackfriars Road London
 Apartment 220 1 Blackfriars Road
 London
 Apartment 29 1 Blackfriars Road London
 Apartment 200 1 Blackfriars Road
 London
 Apartment 196 1 Blackfriars Road
 London
 Apartment 23 1 Blackfriars Road London
 Apartment 19 1 Blackfriars Road London
 Apartment 192 1 Blackfriars Road
 London
 Apartment 189 1 Blackfriars Road
 London
 Apartment 186 1 Blackfriars Road
 London
 Apartment 13 1 Blackfriars Road London
 Apartment 2 1 Blackfriars Road London
 Apartment 164 1 Blackfriars Road
 London
 Apartment 156 1 Blackfriars Road
 London
 Apartment 155 1 Blackfriars Road
 London
 Apartment 153 1 Blackfriars Road
 London
 Apartment 152 1 Blackfriars Road
 London
 Apartment 144 1 Blackfriars Road
 London
 Apartment 142 1 Blackfriars Road
 London
 Apartment 258 1 Blackfriars Road
 London
 Apartment 242 1 Blackfriars Road
 London
 Apartment 119 1 Blackfriars Road
 London
 Apartment 96 1 Blackfriars Road London
 Apartment 92 1 Blackfriars Road London
 32 Stamford Street London Southwark
 32 Blackfriars Road London Southwark
 Eighth Floor Vivo Building 30 Stamford
 Street
 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
 Flat 24 Rennie Court 11 Upper Ground
 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
 Arches 3A And 3D Burrell Street London
 45 Colombo Street London Southwark
 Fourth Floor Bastille Court 2 Paris

Garden	Pg 24 6 Paris Garden London
Flat 60 Rennie Court 11 Upper Ground	Pg 12 6 Paris Garden London
Flat 5 Rennie Court 11 Upper Ground	Apartment 3406 55 Upper Ground London
Flat 47 Rennie Court 11 Upper Ground	Apartment 3204 55 Upper Ground London
Flat 42 Rennie Court 11 Upper Ground	Apartment 3105 55 Upper Ground London
Pg 66 6 Paris Garden London	H 63 6 Paris Garden London
H 35 6 Paris Garden London	H 59 6 Paris Garden London
H 32 6 Paris Garden London	H 15 6 Paris Garden London
Pg 43 6 Paris Garden London	H 14 6 Paris Garden London
Flat 76 Rennie Court 11 Upper Ground	H 8 6 Paris Garden London
Pg 11 6 Paris Garden London	H 4 6 Paris Garden London
Pg 7 6 Paris Garden London	Apartment 187 1 Blackfriars Road London
H 78 6 Paris Garden London	Apartment 177 1 Blackfriars Road London
Flat 22 Rennie Court 11 Upper Ground	Apartment 174 1 Blackfriars Road London
Flat 2 Rennie Court 11 Upper Ground	Apartment 172 1 Blackfriars Road London
Flat 15 Rennie Court 11 Upper Ground	Apartment 171 1 Blackfriars Road London
H 75 6 Paris Garden London	Apartment 154 1 Blackfriars Road London
H 65 6 Paris Garden London	Apartment 147 1 Blackfriars Road London
H 58 6 Paris Garden London	Apartment 146 1 Blackfriars Road London
Ninth And Tenth Floors 240 Blackfriars Road London	Apartment 145 1 Blackfriars Road London
Apartment 3006 55 Upper Ground London	Apartment 128 1 Blackfriars Road London
Apartment 2503 55 Upper Ground London	Apartment 262 1 Blackfriars Road London
Apartment 2301 55 Upper Ground London	Apartment 260 1 Blackfriars Road London
Apartment 2104 55 Upper Ground London	Apartment 257 1 Blackfriars Road London
Apartment 2005 55 Upper Ground London	Apartment 256 1 Blackfriars Road London
Apartment 1411 55 Upper Ground London	Apartment 252 1 Blackfriars Road London
Apartment 1110 55 Upper Ground London	Apartment 249 1 Blackfriars Road London
Apartment 1808 55 Upper Ground London	Apartment 246 1 Blackfriars Road London
Apartment 1805 55 Upper Ground London	Apartment 121 1 Blackfriars Road
Apartment 1701 55 Upper Ground London	
Flat 86 Rennie Court 11 Upper Ground	
Flat 21 Rennie Court 11 Upper Ground	
Flat 11 Rennie Court 11 Upper Ground	
Flat 23 Quadrant House 15 Burrell Street	
Unit 1 240 Blackfriars Road London	
Pg 75 6 Paris Garden London	
Pg 44 6 Paris Garden London	
Pg 26 6 Paris Garden London	

London
 Apartment 114 1 Blackfriars Road
 London
 Apartment 105 1 Blackfriars Road
 London
 Apartment 102 1 Blackfriars Road
 London
 241 Blackfriars Road London Southwark
 Flat 15 Quadrant House 15 Burrell 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
 Flat 16 Quadrant House 15 Burrell Street
 Flat 27 Rennie Court 11 Upper Ground
 H 29 6 Paris Garden London
 Pg 59 6 Paris Garden London
 Pg 49 6 Paris Garden London
 Pg 57 6 Paris Garden London
 Flat 10 Quadrant House 15 Burrell Street
 Pg 46 6 Paris Garden London
 Flat 84 Rennie Court 11 Upper Ground
 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
 Versailles Court 3 Paris Garden London
 Apartment 1 235 Blackfriars Road
 London
 8 Blackfriars Road London Southwark
 7 Blackfriars Road London Southwark
 4 Blackfriars Road London Southwark
 Part Second Floor East Friars Bridge
 Court 41 - 45 Blackfriars Road
 Apartment 86 1 Blackfriars Road London
 Apartment 76 1 Blackfriars Road London
 Apartment 74 1 Blackfriars Road London
 Apartment 68 1 Blackfriars Road London
 Apartment 238 1 Blackfriars Road
 London
 Apartment 60 1 Blackfriars Road London
 Apartment 210 1 Blackfriars Road
 London
 Apartment 49 1 Blackfriars Road London
 Apartment 46 1 Blackfriars Road London
 Apartment 40 1 Blackfriars Road London
 Apartment 37 1 Blackfriars Road London
 Apartment 26 1 Blackfriars Road London
 Apartment 203 1 Blackfriars Road
 London
 Apartment 16 1 Blackfriars Road London
 Apartment 14 1 Blackfriars Road London
 Apartment 190 1 Blackfriars Road
 London
 Apartment 184 1 Blackfriars Road
 London
 Apartment 179 1 Blackfriars Road
 London
 Apartment 166 1 Blackfriars Road
 London
 Apartment 1 1 Blackfriars Road London
 Apartment 143 1 Blackfriars Road
 London
 Apartment 139 1 Blackfriars Road
 London
 Apartment 138 1 Blackfriars Road
 London
 Apartment 135 1 Blackfriars Road
 London
 Apartment 129 1 Blackfriars Road
 London
 Apartment 273 1 Blackfriars Road
 London
 Apartment 264 1 Blackfriars Road
 London
 Apartment 259 1 Blackfriars Road
 London
 Apartment 255 1 Blackfriars Road
 London
 Apartment 248 1 Blackfriars Road
 London
 Apartment 123 1 Blackfriars Road
 London
 Apartment 108 1 Blackfriars Road
 London
 Apartment 103 1 Blackfriars Road
 London
 Apartment 100 1 Blackfriars Road
 London
 Apartment 99 1 Blackfriars Road London

Vivo Building 30 Stamford Street London	London
Management Office Part Ground Floor	Apartment 3005 55 Upper Ground
Friars Bridge Court 41 - 45 Blackfriars	London
Road	240 Blackfriars Road London Southwark
238 Blackfriars Road London Southwark	H 56 6 Paris Garden London
Apartment 2305 55 Upper Ground	H 53 6 Paris Garden London
London	H 33 6 Paris Garden London
Apartment 3601 55 Upper Ground	H 31 6 Paris Garden London
London	H 28 6 Paris Garden London
Flat 12 Rennie Court 11 Upper Ground	H 20 6 Paris Garden London
Apartment 2904 55 Upper Ground	H 13 6 Paris Garden London
London	H 11 6 Paris Garden London
Apartment 2801 55 Upper Ground	Apartment 2306 55 Upper Ground
London	London
Apartment 2404 55 Upper Ground	Apartment 2303 55 Upper Ground
London	London
Apartment 2102 55 Upper Ground	Apartment 1908 55 Upper Ground
London	London
Flat 32 Quadrant House 15 Burrell Street	Apartment 1807 55 Upper Ground
Flat 28 Quadrant House 15 Burrell Street	London
Flat 20 Quadrant House 15 Burrell Street	Apartment 1803 55 Upper Ground
Ground Floor To Third Floor 230	London
Blackfriars Road London	Apartment 1708 55 Upper Ground
Apartment 1302 55 Upper Ground	London
London	Apartment 1509 55 Upper Ground
Apartment 3802 55 Upper Ground	London
London	Apartment 1203 55 Upper Ground
Apartment 1704 55 Upper Ground	London
London	Third Floor Dorset House 27 - 45
Railway Arch 1 Invicta Plaza London	Stamford Street
Flat 94 Rennie Court 11 Upper Ground	Railway Arch 7 Chancel Street London
Flat 82 Rennie Court 11 Upper Ground	Lower Ground Floor 18 Hatfields London
Flat 75 Rennie Court 11 Upper Ground	19 Hatfields London Southwark
Flat 70 Rennie Court 11 Upper Ground	Flat 92 Rennie Court 11 Upper Ground
Flat 63 Rennie Court 11 Upper Ground	Apartment 1502 55 Upper Ground
Flat 7 Rennie Court 11 Upper Ground	London
Flat 28 Rennie Court 11 Upper Ground	Apartment 1208 55 Upper Ground
Flat 20 Rennie Court 11 Upper Ground	London
1 Stamford Street London Southwark	Flat 21 Quadrant House 15 Burrell Street
Flat 29 Quadrant House 15 Burrell Street	49 Colombo Street London Southwark
Flat 2 Quadrant House 15 Burrell Street	Flat 51 Rennie Court 11 Upper Ground
Viewing Lounge 3 Blackfriars Road	Apartment 3203 55 Upper Ground
London	London
Pg 62 6 Paris Garden London	H 82 6 Paris Garden London
Pg 52 6 Paris Garden London	Flat 54 Rennie Court 11 Upper Ground
H 79 6 Paris Garden London	H 22 6 Paris Garden London
Apartment 3603 55 Upper Ground	H 12 6 Paris Garden London
London	Ubm Plc 240 Blackfriars Road London
Apartment 3202 55 Upper Ground	Flat 71 Rennie Court 11 Upper Ground

33 Stamford Street London Southwark	Apartment 8 235 Blackfriars Road
H 6 6 Paris Garden London	London
Flat 18 Rennie Court 11 Upper Ground	Unit 1 The Gallery Tower Stamford
H 72 6 Paris Garden London	Street London
H 61 6 Paris Garden London	31 Rennie Street London Southwark
H 45 6 Paris Garden London	9 Blackfriars Road London Southwark
Apartment 2901 55 Upper Ground	5 Blackfriars Road London Southwark
London	Basement 52 - 54 Stamford Street
Flat 3 Quadrant House 15 Burrell Street	London
Flat 22 Quadrant House 15 Burrell Street	First Floor 52 - 54 Stamford Street
Flat 13 Quadrant House 15 Burrell Street	London
Railway Arch 5 Burrell Street London	Flat 5 Suthring House 220 Blackfriars
Apartment 1101 55 Upper Ground	Road
London	Flat Above Prince William Henry 216 -
Flat 88 Rennie Court 11 Upper Ground	219 Blackfriars Road
Flat 83 Rennie Court 11 Upper Ground	Flat 4 Suthring House 220 Blackfriars
Flat 80 Rennie Court 11 Upper Ground	Road
Flat 65 Rennie Court 11 Upper Ground	Flat 3 Suthring House 220 Blackfriars
Flat 48 Rennie Court 11 Upper Ground	Road
Flat 40 Rennie Court 11 Upper Ground	Flat 2 Suthring House 220 Blackfriars
Flat 39 Rennie Court 11 Upper Ground	Road
Flat 19 Rennie Court 11 Upper Ground	Flat 1 Suthring House 220 Blackfriars
Flat 12 Quadrant House 15 Burrell Street	Road
Apartment 1003 55 Upper Ground	Prince William Henry 216 - 219
London	Blackfriars Road London
Eleventh Floor South 240 Blackfriars	Apartment 2706 55 Upper Ground
Road London	London
Pg 78 6 Paris Garden London	H 62 6 Paris Garden London
Pg 58 6 Paris Garden London	H 41 6 Paris Garden London
Pg 53 6 Paris Garden London	Apartment 1109 55 Upper Ground
Pg 37 6 Paris Garden London	London
Pg 32 6 Paris Garden London	Apartment 2701 55 Upper Ground
Pg 18 6 Paris Garden London	London
H 83 6 Paris Garden London	Apartment 1910 55 Upper Ground
H 80 6 Paris Garden London	London
H 76 6 Paris Garden London	Apartment 1804 55 Upper Ground
H 71 6 Paris Garden London	London
Apartment 4001 55 Upper Ground	Apartment 1703 55 Upper Ground
London	London
Apartment 3205 55 Upper Ground	Apartment 1610 55 Upper Ground
London	London
Apartment 3104 55 Upper Ground	Apartment 1601 55 Upper Ground
London	London
Apartment 3004 55 Upper Ground	Apartment 1504 55 Upper Ground
London	London
Apartment 2903 55 Upper Ground	Apartment 1501 55 Upper Ground
London	London
Apartment 10 235 Blackfriars Road	Apartment 1406 55 Upper Ground
London	London

G03 1 - 2 Paris Garden London
 Apartment 4 235 Blackfriars Road
 London
 Apartment 3 235 Blackfriars Road
 London
 Apartment 2 235 Blackfriars Road
 London
 20 Stamford Street London Southwark
 6 Paris Garden London Southwark
 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
 Apartment 88 1 Blackfriars Road London
 Apartment 71 1 Blackfriars Road London
 Apartment 61 1 Blackfriars Road London
 Apartment 57 1 Blackfriars Road London
 Apartment 226 1 Blackfriars Road
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 Apartment 224 1 Blackfriars Road
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 Apartment 219 1 Blackfriars Road
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 Apartment 218 1 Blackfriars Road
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 Apartment 214 1 Blackfriars Road
 London
 Apartment 211 1 Blackfriars Road
 London
 Apartment 209 1 Blackfriars Road
 London
 Apartment 207 1 Blackfriars Road
 London
 Apartment 45 1 Blackfriars Road London
 Apartment 198 1 Blackfriars Road
 London
 Apartment 193 1 Blackfriars Road
 London
 Apartment 185 1 Blackfriars Road
 London
 Apartment 178 1 Blackfriars Road
 London
 Apartment 170 1 Blackfriars Road
 London
 Apartment 169 1 Blackfriars Road
 London
 Apartment 167 1 Blackfriars Road
 London
 Apartment 10 1 Blackfriars Road London
 Apartment 161 1 Blackfriars Road
 London
 Apartment 158 1 Blackfriars Road
 London
 Apartment 157 1 Blackfriars Road
 London
 Apartment 149 1 Blackfriars Road
 London
 Apartment 141 1 Blackfriars Road
 London
 Apartment 140 1 Blackfriars Road
 London
 Apartment 133 1 Blackfriars Road
 London
 Apartment 132 1 Blackfriars Road
 London
 Flat 55, 57 Stamford Street SE1 9DJ
 Flat 47, 57 Stamford Street SE1 9DJ
 Flat 44, 57 Stamford Street SE1 9DJ
 Flat 40, 57 Stamford Street SE1 9DJ
 Flat 32, 57 Stamford Street SE1 9DJ
 Flat 5, 57 Stamford Street SE1 9DJ
 Flat 18, 57 Stamford Street SE1 9DJ
 Apartment 272 1 Blackfriars Road
 London
 Apartment 270 1 Blackfriars Road
 London
 Apartment 269 1 Blackfriars Road
 London
 Apartment 266 1 Blackfriars Road
 London
 Apartment 265 1 Blackfriars Road
 London
 Apartment 263 1 Blackfriars Road
 London
 Apartment 244 1 Blackfriars Road
 London
 Apartment 243 1 Blackfriars Road
 London
 Apartment 126 1 Blackfriars Road
 London
 Apartment 112 1 Blackfriars Road
 London
 Apartment 101 1 Blackfriars Road
 London
 Former Bin Store Part Ground Floor
 Friars Bridge Court 41 - 45 Blackfriars

Road	Flat 46 Rennie Court 11 Upper Ground
Part Fifth Floor Friars Bridge Court 41 -	Flat 36 Rennie Court 11 Upper Ground
45 Blackfriars Road	Flat 29 Rennie Court 11 Upper Ground
Living Accommodation 47 Colombo	Flat 17, 57 Stamford Street SE1 9DJ
Street London	Flat 10, Block E Peabody Estate Duchy
H 40 6 Paris Garden London	Street
H 10 6 Paris Garden London	Flat 5, Block F Peabody Estate Duchy
Apartment 1401 55 Upper Ground	Street
London	4, Block E Peabody Estate Duchy Street
H 73 6 Paris Garden London	London Nautical School 61 Stamford
3 Robinson Road London Southwark	Street SE1 9NA
Flat 33 Rennie Court 11 Upper Ground	Flat 4, Block F Peabody Estate Duchy
Flat 14 Rennie Court 11 Upper Ground	Street
H 25 6 Paris Garden London	Flat 3, Block E Peabody Estate Duchy
H 18 6 Paris Garden London	Street
Flat 8 Quadrant House 15 Burrell Street	Flat 52 57 Stamford Street SE1 9DJ
Fourth Floor Sunguard Court 4 - 5 Paris	Flat 48 57 Stamford Street SE1 9DJ
Garden	Flat 41 57 Stamford Street SE1 9DJ
Ground Floor 18 Hatfields London	Flat 37 57 Stamford Street SE1 9DJ
Apartment 2406 55 Upper Ground	Flat 31 57 Stamford Street SE1 9DJ
London	Flat 29 57 Stamford Street SE1 9DJ
Pg 50 6 Paris Garden London	Flat 26 57 Stamford Street SE1 9DJ
Pg 23 6 Paris Garden London	Flat 15 57 Stamford Street SE1 9DJ
Flat 8 Rennie Court 11 Upper Ground	Flat 12 57 Stamford Street SE1 9DJ
H 38 6 Paris Garden London	Flat 3, Block F Peabody Estate Duchy
Flat 95 Rennie Court 11 Upper Ground	Street
Flat 81 Rennie Court 11 Upper Ground	Flat 12, Block E Peabody Estate Duchy
Flat 68 Rennie Court 11 Upper Ground	Street
H 1 6 Paris Garden London	Flat 8, Block F Peabody Estate Duchy
Pg 33 6 Paris Garden London	Street
Pg 30 6 Paris Garden London	Flat 49 57 Stamford Street SE1 9DJ
H 81 6 Paris Garden London	Flat 43 57 Stamford Street SE1 9DJ
Flat 10 Rennie Court 11 Upper Ground	Flat 34 57 Stamford Street SE1 9DJ
Apartment 2603 55 Upper Ground	Flat 14 57 Stamford Street SE1 9DJ
London	Flat 7 57 Stamford Street SE1 9DJ
Apartment 2204 55 Upper Ground	Flat 4 57 Stamford Street SE1 9DJ
London	Flat 3 57 Stamford Street SE1 9DJ
Apartment 2201 55 Upper Ground	Flat 19 57 Stamford Street SE1 9DJ
London	62-64 Hatfields SE1 8DH
Apartment 1310 55 Upper Ground	Flat 11, Block F Peabody Estate Duchy
London	Street
Apartment 1207 55 Upper Ground	Flat 13, Block E Peabody Estate Duchy
London	Street
Apartment 3405 55 Upper Ground	Flat 14, Block E Peabody Estate Duchy
London	Street
Wakefield House 9 - 11 Stamford Street	Flat 7, Block F Peabody Estate Duchy
London	Street
Flat 96 Rennie Court 11 Upper Ground	Flat 66 Hatfields SE1 8DH
Flat 72 Rennie Court 11 Upper Ground	Flat 50 57 Stamford Street SE1 9DJ

Flat 46 57 Stamford Street SE1 9DJ
Flat 27 57 Stamford Street SE1 9DJ
Flat 9 57 Stamford Street SE1 9DJ
Flat 2 57 Stamford Street SE1 9DJ
Flat 6, Block E Peabody Estate Duchy Street
Flat 10, Block F Peabody Estate Duchy Street
Flat 9, Block F Peabody Estate Duchy Street
Flat 2, Block E Peabody Estate Duchy Street
Flat 7, Block E Peabody Estate Duchy Street
Flat 12, Block F Peabody Estate Duchy Street
Shop 66 Hatfields SE1 8DH
Flat 58 57 Stamford Street SE1 9DJ
Flat 56 57 Stamford Street SE1 9DJ
Flat 39 57 Stamford Street SE1 9DJ
Flat 33 57 Stamford Street SE1 9DJ
Flat 11 57 Stamford Street SE1 9DJ

Flat 6 57 Stamford Street SE1 9DJ
Flat 24 57 Stamford Street SE1 9DJ
Flat 1, Block E Peabody Estate Duchy Street
Flat 6, Block F Peabody Estate Duchy Street
Flat 2, Block F Peabody Estate Duchy Street
Flat 11, Block E Peabody Estate Duchy Street
Flat 51 57 Stamford Street SE1 9DJ
Flat 45 57 Stamford Street SE1 9DJ
Flat 36 57 Stamford Street SE1 9DJ
Flat 35 57 Stamford Street SE1 9DJ
Flat 28 57 Stamford Street SE1 9DJ
Flat 10 57 Stamford Street SE1 9DJ
Flat 5, Block E Peabody Estate Duchy Street
Flat 14, Block F Peabody Estate Duchy Street

Re-consultation:

Consultation responses received - 23/AP/1854 (Full Planning Application)

Internal services

LBS Community Infrastructure Levy Team
 LBS Environmental Protection
 LBS Transport Policy
 LBS Archaeology
 LBS Ecology
 LBS Highways Development & Management
 LBS Urban Forester
 LBS Archaeology
 LBS Community Infrastructure Levy Team
 LBS Ecology
 LBS Highways Development & Management
 LBS Transport Policy
 LBS Urban Forester
 formal consultation and response to Pol
 LBS Archaeology
 LBS Ecology
 formal consultation and response to Pol
 LBS Transport Policy
 LBS Urban Forester

Statutory and non-statutory organisations

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

Neighbour and local groups consulted:

29 Styles House, Hatfields Hatfields
 London
 33 Alma Grove London SE1 5PY
 138 albert palace mansions London
 sw114dj
 Flat 2, 31 Union Street London

20 Roupell Street London SE1 8SP
 Rennie Court London SE1 9NZ
 Via Email
 Via Email
 Town Planning And Building Control
 Westminster City Council PO Box 732

City Hall Kamal Churchie Way London
City Hall Kamal Churchie Way London
4th Floor, Cannon Bridge House 25
Dowgate Hill London
38 Grenier Apartments London SE15
2RS
flat 33 styles house hatfields london
London River House Royal Pier Road
Gravesend, Kent
7 Theed Street London
510 Oxo Tower Wharf, Southbank,
London SE1 9GY London se1 9gy
235 Blackfriars road London Se1 8bf
12 Styles House, The Cut, Waterloo
london London
25 Cornwall Road London SE1 8TW
1 Blackfriars bridge London Se1 9ud
240 Blackfriars Road London Southwark
62 Stamford street London Se1 9
104 Alnwick Road Lee London
Apartment 149 1 Blackfriars Road

London
24 Elsinore Gardens London NE21ss
Blackfriars Medical Practice 45 Colombo
Steet London
41 Roupell Street London SE1 8TB
Compass Centre Middlesex TW6 2GW
8a Pocock Street London SE10BJ

Fuller, Smith and Turner PLC 86-93
Strand on the Green London
10 isaac way London Se1 1ee
25 rappell Street London Se1 8du
85 Blackfriars Road London SE1 8HA
APARTMENT 48, ROSLER BUILDING
85 EWER STREET LONDON
hopton street london se19jl
23 Highbury Crescent London N5 TRX
Apt 7, 235 Blackfriars Road London SE1
8NW

Recommendation - 23/AP/1855 (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.

Applicant	C/o Agent Black Pearl Limited	Reg. Number	23/AP/1855
Application Type	Listed Building Consent		
Recommendation	GRANT consent	Case Number	1390-18

Draft of Decision Notice

Listed building consent is GRANTED for the following development:

Listed Building Consent: Demolition of rear extension at 3-7 Stamford Street together with removal of roof-level plant and modern elements at 1 and 3-7 Stamford Street; internal and external renovation and alterations throughout including replacement of windows, works to connect the listed buildings including a ground floor glazed infill between the buildings and all other associated and ancillary works (also see full planning application ref: 23/AP/1854).

Land At 18 Blackfrairs Road And 1-7 Stamford Street Together With Land At 18 Blackfrairs Road Bounded By Stamford Street Paris Garden And Christ Church London SE1

In accordance with application received on 4 July 2023 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Other Documents

received

Time limit for implementing this permission and the approved plans

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.

Permission is subject to the following Compliance Condition(s)

3. Before any work hereby authorised begins, including demolition, the applicant shall secure the implementation of a programme of archaeological building recording works for Nos 3,5 and 7 Stamford Street to Historic England level 2; as detailed in 'Understanding Historic Buildings' 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 record buildings of archaeological interest to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework (2023); Policy P23 (Archaeology) of the Southwark Plan (2022).

4. Prior to commencement of works on site, a Room-by-Room Method Statement(s), drawings 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. i) Demolition of ii) Support, protection and repair of iii) Excavation of

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), Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

5. Prior to the commencement of works, a scheme of site supervision; 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), Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

6. Prior to commencement of works, a Schedule of Works and detailed drawings (at a scale of 1:50) of the proposed mechanical and electrical installation works 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), Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

7. Before any façade works for each phase of development hereby authorised begins:

- a) A materials schedule for that phase providing the specification of materials to be used in the approved elevations in constructing the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority;

- b) Sample panels of facing materials and surface finishes for the elevations within each phase, 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).

8. Prior to the commencement of any above ground works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing: Section detail-drawings at a scale of at least 1:5 or 1:10 through:
- o the repaired party wall of No 1 Stamford Street
 - o the new dormer in No1 Stamford Street
 - o the reinstated rear façade of Nos -5 and 7 Stamford Street
 - o all parapets; and
 - o heads, cills and jambs of all openings (internal and external).

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 the 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).

Informatives

- 1 This listed building consent only applies to the works specified here, including the drawings and schedules on this notice. Any additional fire, sound and

other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

Planning Policies - 23/AP/1855 (Listed Building Consent)

Listed Building Consent is considered under the terms of the Listed Building and Conservation Areas Act (1991) [the Act] as amended and updated. The main principles of the Act are repeated in the NPPF (2012), and reinforced by the council's policies, and associated guidance documents. The main issue in these cases is the effect of the proposal on the special architectural and historic interest of the listed building.

The Act places great weight on the 'special interest' of heritage assets and their settings, and stresses the importance of preserving and enhancing their architectural and historic significance. The NPPF reinforces these principles stressing that heritage assets are irreplaceable and once lost can never be recovered. It requires Local Planning Authorities to avoid harm to heritage assets and to ensure that development conserves and enhances heritage assets and their settings.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and Enhancing the Historic Environment.

The London Plan 2016

Policy 7.8: Heritage Assets and Archaeology.

Core Strategy 2011

Strategic Policy 12: Design and Conservation

Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

3.15 Conservation of the Historic Environment; and

3.17 Listed Buildings.

3.18 Setting of listed buildings, conservation areas and world heritage sites

Relevant planning history - 23/AP/1855 (Listed Building Consent)

Reference and Proposal	Status
<p>23/AP/1854</p> <p>Part demolition to the rear of 1 and 3 - 7 Stamford Street together with: the erection of a ground plus three-storey podium comprising retail, leisure, office, education, gallery, library and assembly room uses; two levels of basement for servicing, plant, car and cycle parking plus pit access within a partial basement at level three; two residential buildings of 22 and 40 storeys above podium; an office building of 44 storeys above podium; improvements to the existing public house; landscaping at ground and podium levels; replacement boundary at the southern edge of the Site; plant and all other associated, enabling and ancillary works (also see associated Listed Building Consent 23/AP/1855).</p> <p>The application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and County Planning (Environmental Impact Assessment) Regulations 2017, which can be viewed free of charge on the council website southwark.gov.uk using the application reference number.</p> <p>A hard copy of the ES is available for viewing by the public at the London Borough of Southwark's Office, 160 Tooley Street, SE1 2QH (Monday to Friday 9am to 5pm) by prior appointment through the Case Officer (Contact nathaniel.young@southwark.gov.uk). Printed copies of the ES and Non-Technical Summary are available on request and would incur a printing cost of £1,117.20, or £30.70 for the Non-Technical Summary only, plus posting charge. Please contact hello@triumenv.co.uk with the reference of "Environmental Statement Request - 18 Blackfriars or telephone 0203 887 7118. Reasons for publicity: EIA MAJ.</p>	<p>Pending decision</p>

Consultation undertaken - 23/AP/1855 (Listed Building Consent)

Site notice date: 10/08/2023

Press notice date: 10/08/2023

Case officer site visit date: n/a

Neighbour consultation letters sent:

Internal services consulted

LBS Design & Conservation Team [Formal]

Statutory and non-statutory organisations

Historic England

Neighbour and local groups consulted:

Re-consultation:

Consultation responses received - 23/AP/1855 (Listed Building Consent)

Internal services

Statutory and non-statutory organisations

Neighbour and local groups consulted:

Flat 98 Rennie Court 11 Upper Ground 85 EWER STREET LONDON
London
APARTMENT 48, ROSLER BUILDING