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Meeting Name:	Planning Committee (Major Applications) B
Date:	10 December 2024
Report title:	<p><b>Development Management planning application:</b> Application 24/AP/0918 for: Full Planning Application</p> <p><b>Address:</b> 110 The Queens Walk, London, Southwark, SE1 2AA</p> <p><b>Proposal:</b> Alteration (including demolition) and extension of the existing office building for use as Offices (Class E(g)(i); Flexible Commercial (Class E) to include additional floorspace through extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening and associated works.</p> <p>Associated works including deconstruction / removal of an existing garage / kiosk structure and provision of new hard and soft landscaping within the public realm including improvements to the Scoop, and other works incidental to the development.</p> <p>(The site is within the setting of the Grade 1 listed Tower Bridge, the Tower of London World Heritage site, and the Tooley Street and Tower Bridge Conservation Areas)</p>
Ward(s) or groups affected:	London Bridge & West Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Not Applicable
From:	Director of Planning and Growth
Application Start Date: 15.04.2024	Application Expiry Date: 14.07.2024
Earliest Decision Date: 08.05.2024	

## Recommendation

1. That planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London and the secretary of state.

2. the event that the requirements of paragraph 1 above are not met by 28 February 2025 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 437.
3. That the director of Planning and Growth be authorised under delegated authority to make any minor modifications to the proposed conditions and s106 obligations arising out of detailed negotiations with the applicant or the Mayor of London, which may necessitate further modification and may include the variation, addition, or deletion of the conditions as drafted.

## EXECUTIVE SUMMARY

4. The site approximately 1.089 hectares in size and the building is currently empty. This was however previously used by the GLA prior to moving to their new offices in East London. The Scoop as well as the existing garage building also form part of the site.
5. Planning permission is being sought to partially demolish and alter the existing office building in terms of footprint design and usage. For instance, there would be an increase in depth from approximately 41.9m to approximately 56.1m. This is an increase of 14.2m. For the avoidance of doubt, the building would not be fully demolished, the core of the building would remain in place.
6. The application would also make changes to The Scoop area. It would amend the access and then provide access to a commercial space on the lower ground floor. In addition, the proposed development would remove the existing garage and would replace this with soft landscaping, which would also be introduced in other parts of the site.
7. Below shows the size of the existing and proposed buildings and areas (such as the new retail area) and what the differences would be:

<b>Existing</b>	<b>NIA (sqm)</b>	<b>GIA (sqm)</b>	<b>GEA (sqm)</b>
Office	9,899.80	18,165.90	18,975.30
Retail (Class E)	60.7	61.6	61.9
<b>Total</b>	<b>9,960.50</b>	<b>18,227.50</b>	<b>19,037.20</b>
<b>Proposed</b>			
Office	10,530	18,618	19,555.30
Flexible commercial (Class E)	2,436	3,380	3,605.70
<b>Total</b>	<b>12,966.00</b>	<b>21,998.00</b>	<b>23,161.00</b>
<b>Difference</b>			
Office	630	452.1	580.00
Retail/commercial	2,375	3,318	3,543.80
<b>Total</b>	<b>3,005.50</b>	<b>3,770.50</b>	<b>4,123.80</b>

8. As shown above, there would be an increase in GIA of 452.1 sqm of office space and 3318 sqm of retail space. The proposed development would also deliver an uplift in employment of 145 jobs:

	<b>Existing</b>	<b>Proposed</b>	<b>Difference</b>
<b>Jobs</b>	828	973	+145

9. **Greening, Drainage and Sustainable Transport Infrastructure**

	Existing	Proposed	Change +/-
Urban greening factor	-	0.206	+0.43
BNG uplift	1.74	2.03	0.29 (16.95%)
Electric Vehicle Charging Points	0 (zero)	2 on-site	
Cycle parking spaces	72	435 spaces	+363
Increase in jobs on the site	828	973	+145

10. The principle of the proposed development in terms of land use is supported. Being on Borough Open Land, small extensions of buildings are permitted under the Southwark Plan. The proposed development would also alter and amend the character and appearance of a well renowned building. It would however help with items such as the usability and sustainability of the building. For instance, there are issues with beams inhibiting the use of the space as well as cleaning the windows. The proposed development would deliver a scheme that would be Net Zero Carbon, at least BREEAM Excellent, and compliant with other industry-led accreditation schemes relating to sustainability and wellness. A significant driver of the changes is to improve the energy performance of the building which would go from an EPC D to B.
11. The proposed changes in design would retain a number of well recognised elements. An example being the curvature of the north elevation and the reference to the diagrid. The proposed changes would however introduce about a modern interpretation with large areas of greening both on the building as well as in the surrounding area. These alterations would be readily visible from The Rill where the designed view Tower Bridge would be affected. This is however a kinetic view which changes when walking down The Rill. This means that the impact and visibility of the South Tower also changes depending on where the viewer stands. The impact upon Tower Bridge as well as the other surrounding heritage assets are deemed to be at the lower end of less than substantial harm to the setting of the surrounding heritage assets.

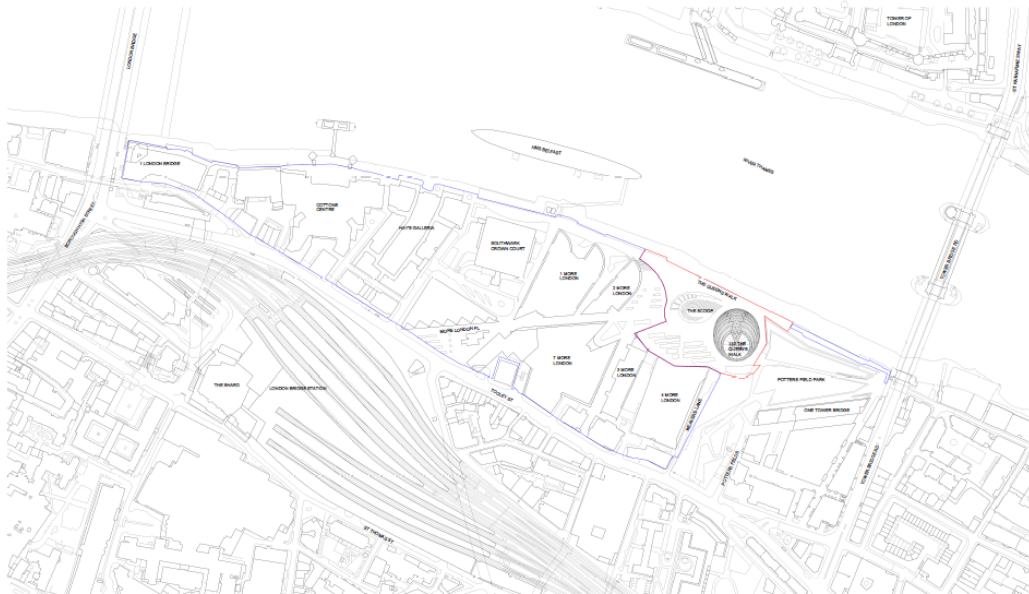
Given the minimal changes in height, the development would not materially alter the protected views.

12. The Environment Agency have recommended conditions of which one, a requirement for a flood defence raising strategy, has not been recommended by officers and they object on that basis. The reasons for officers not recommending the condition is detailed in paragraphs 200-204. In summary, the EA have asked for a condition for a flood defence raising strategy, but this does not meet two of the tests for planning conditions- being reasonable and relevant to the development to be permitted. No works are proposed to the flood defence or within its vicinity and the proposal is not a redevelopment which is why officers do not recommend the condition. It is this reason a referral to the secretary of state as recommended in paragraph 1 is needed.
13. The proposed development would not have a significant on the public transport network, subject to improvements to the walking and cycling environment, to be secured through the S106 and planning conditions. The development would not alter the existing parking or servicing arrangements which would still occur through the existing basement. 435 cycle parking spaces are being proposed. This is in accordance with the Southwark and London Plan. There are however issues with the mix and there would be a shortfall of short-stay parking. The scheme proposes 60 spaces, in addition to the 44 existing spaces, taking the total to 104 spaces. This is a shortfall on the number of spaces required by both the London Plan (194 spaces) and the Southwark Plan (256 spaces). However, this is considered acceptable based on the proposed uplift in floorspace, the relatively low utilisation of current cycle parking provision on the More London Estate, and the need to balance cycle parking requirements with the ability to deliver public realm improvements
14. The proposed development would attain a BNG uplift of 16.95% and there would also be a UGF of 0.206. This is under the required 0.3 but the proposed development would significantly increase planting on the site. There would be a 104% increase in planting. The scheme has therefore maximised the amount of planting on the wider site while keeping space for pedestrians in this busy area of the borough.

## **BACKGROUND INFORMATION**

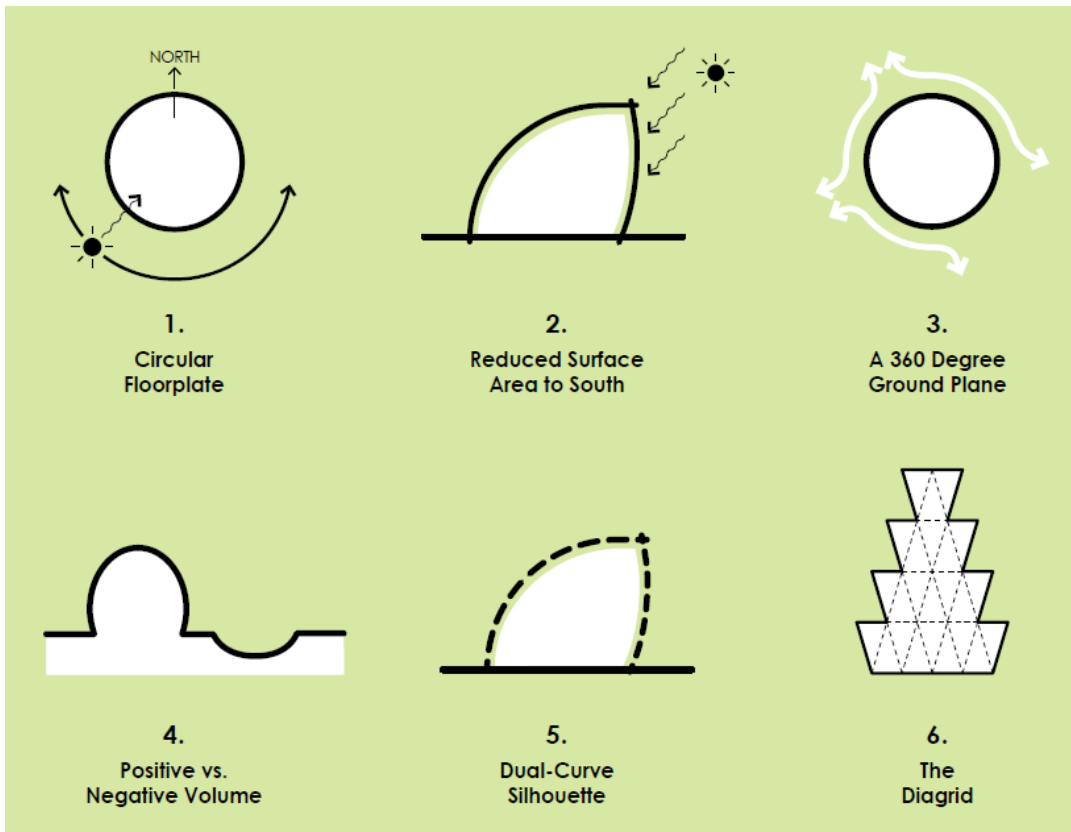
### **Site location and description**

15. 110 Queen's Walk was formerly City Hall and includes the area immediately surrounding its structure. This includes the area known as The Scoop as well as the garage and café to the south of the site and which is next to Potters Fields Park. In total, the site measures 10,890sq.m.



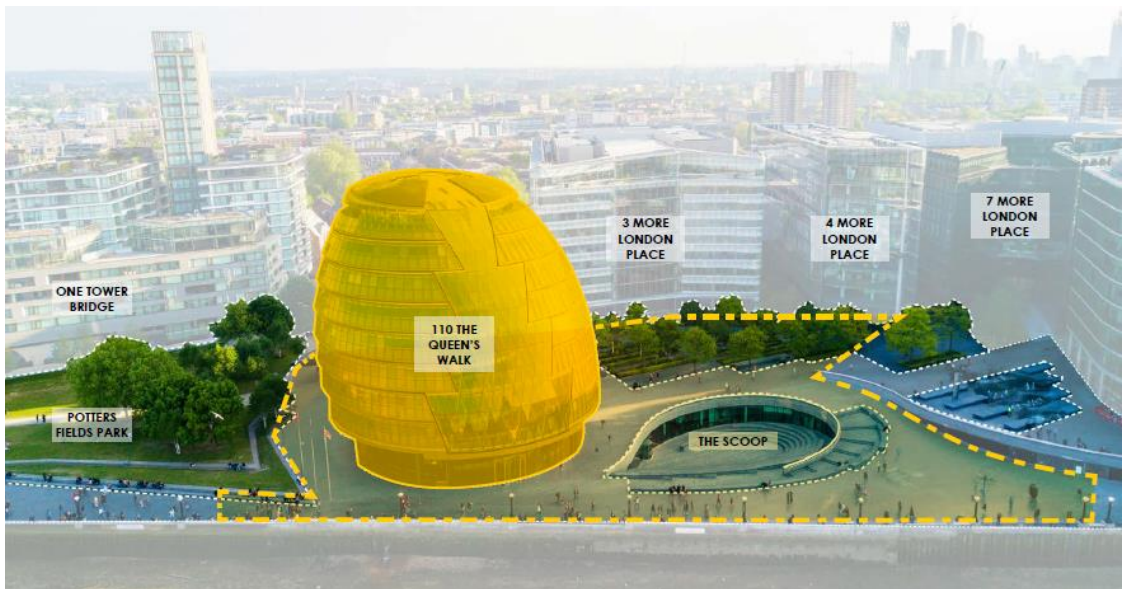
*Image showing the site outland in red and the other land under the applicants ownership outlined in blue.*

16. The site, was previously used as offices by the Greater London Authority (GLA) who have since relocated to the eastern part of London. The building is currently empty but tourists/ members of the public can still walk around the base of the building as well as utilise the steps of The Scoop, which sits to the west of the main building. The building to the south of the 110 Queens Walk was in operation as a cafe and also housed equipment for cleaning the office building.
17. There is a change in level and the ground slopes down from South to North. The building is also of an unusual shape and can be described as being of a bulbous appearance. It is a glazed structure and is 10 storeys in height. At the top there was an exhibition and meeting space with an open viewing deck. Internally there is a helical walkway that ascends the full 10 storeys.
18. The Scoop (located to the west of the site) is an external area that has steps down from Queen's Walk. It has previously been utilised for various different performances that have ranged from sports screenings to food to film and music productions. The building was designed by Foster and Partners as part of the More London Masterplan.
19. As referenced elsewhere in the report, this is a distinctive building and below are some of its distinctive elements:



20. The building is locally listed but it is not within a conservation area. It is however close to both the Tooley Street and Tower Bridge Conservation Areas. The site is also within Borough Open Land (BOL) as well as being next to the Metropolitan Open Land (MOL) of Potters Fields.
21. To the North is Queens Walk and the River Thames. On the opposite bank of the river, is the Tower of London which is a World Heritage Site. To the East of the site is Potters Fields (MOL) as well as Tower Bridge which is Grade I listed building.
22. To the South of the site is Potters Field park (MOL). There is also a Grade II listed Hays Galleria, Queens Walk, Cottons Centre, London Bridge City Pier and the More London Estate. Collectively these areas are known as the London Bridge City Estate.



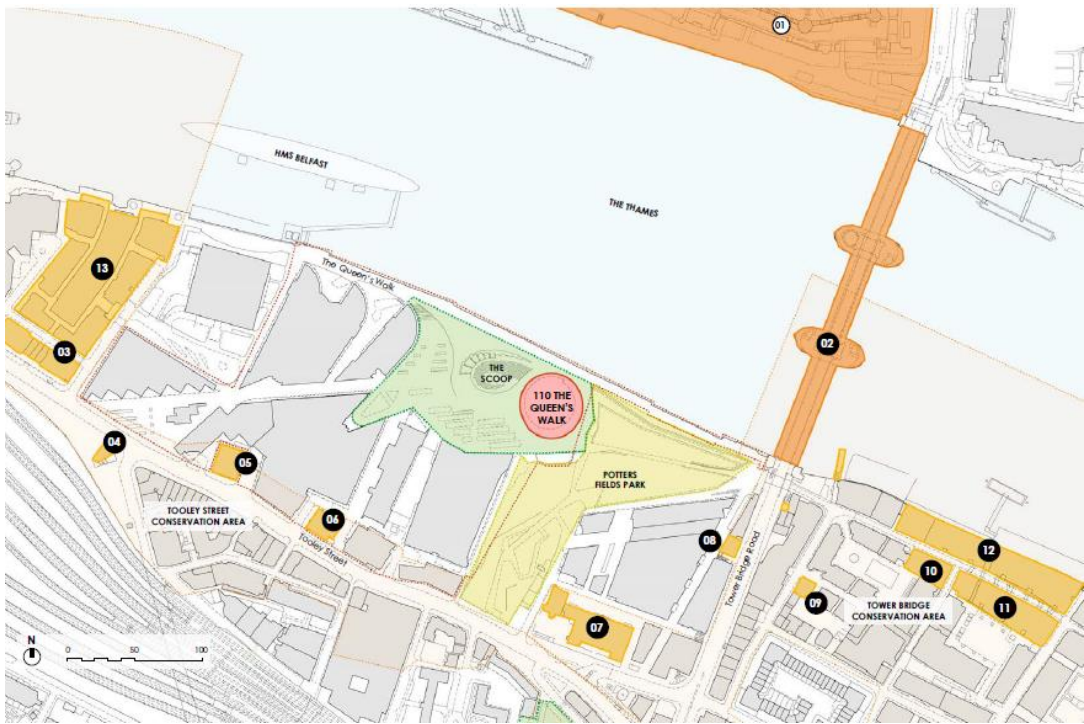


*Image showing the site in relation to the surrounding properties and park.*

23. The site has a PTAL rating of 6B and the building and the immediate surrounds are a major tourist destination and close to London Bridge station which is a major transport hub. There are a number of other modes of transport in close proximity. An example being a number of bus routes that go to places such as Peckham, Shoreditch and Waterloo. There are also 23 standard cycles and 2 e-bike stands to the South.
24. This image below is without the highlighted areas and shows 110 The Queens Walk (centre) with More London Estate to the rear/ to the right and the mixed use and residential development (One Tower Bridge) to the left.



25. Map showing the site in relation to surrounding heritage assets:

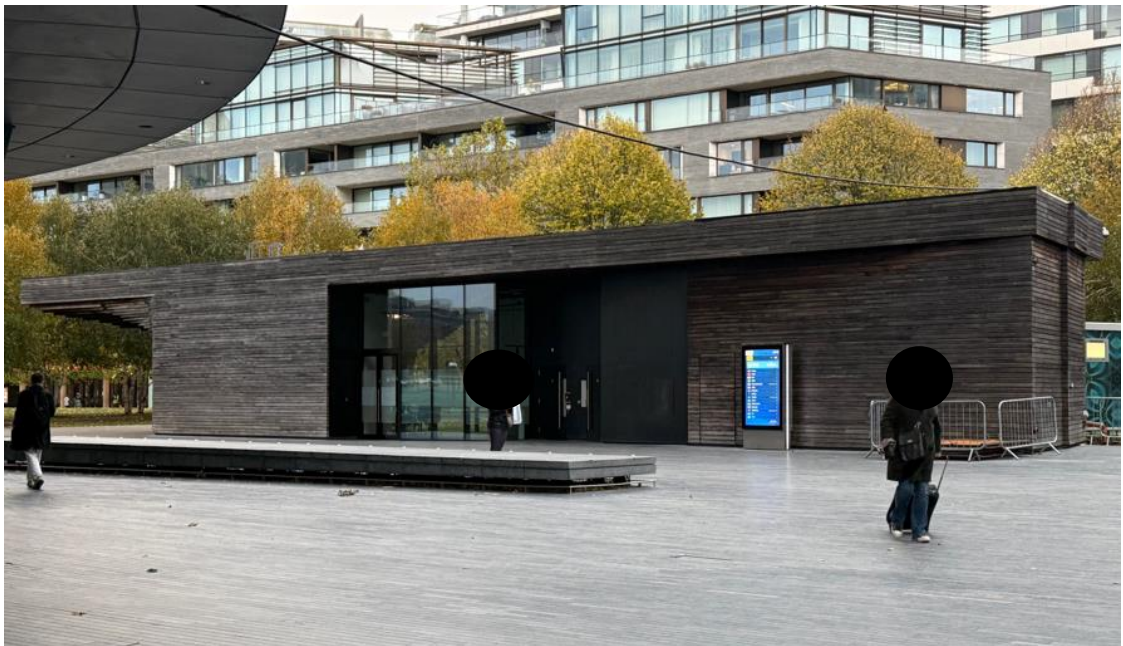


## Legend

- |    |                               |
|----|-------------------------------|
| 1  | Tower of London               |
| 2  | Tower Bridge                  |
| 3  | The Counting house            |
| 4  | Shipwrights Arms public house |
| 5  | 115 Tooley Street             |
| 6  | 112 Tooley Street             |
| 7  | South London College          |
| 8  | Bridgemaster's House          |
| 9  | The Anchor Tap public house   |
| 10 | Eagle Wharf                   |
| 11 | The Cardamon building         |
| 12 | Butler's Wharf building       |
| 13 | Hay's Galleria                |
- 
- |             |                                     |
|-------------|-------------------------------------|
| .....       | Estate Boundary                     |
| —           | Building Boundary                   |
| Orange      | Grade I Listed Buildings            |
| Yellow      | Grade II Listed Buildings           |
| Green       | Open Space - Borough Open Land      |
| Light Green | Open Space - Metropolitan Open Land |



*View of south elevation from Potters Field Park*



*View of the garage that is to be removed as part of the application*



*View of western elevation and the footpath in front of the site.*



*View of the site and the temporary Christmas market.*

### **Site designations**

26. The site is subject to the following designations in the adopted Development

Plan:

- Bankside, Borough and London Bridge Opportunity Area;
- Bankside and Borough District Town Centre;
- Borough Open Land (BOL);
- Strategic cultural area;
- Central Activities Zone;
- Archaeological Priority Zone;
- Air Quality Management Area;

27. In addition, there are a number of protected views that the site is within:

Protected vista 6A.1 – Blackheath Point to St Paul’s Cathedral,  
Protected Vista 4A.1 – Primrose Hill summit to St Paul’s Cathedral,  
There are also other designated views such as Tower Bridge and a townscape view (Queens Walk to Tower of London).

28. The assessment against this policy has been expanded upon later in the report.

### **Planning history:**

29. The building was originally granted planning permission under planning permission 99/AP/1000. This was granted consent on 19.01.2000 for:

*Construction of 9 storey headquarters building for the Greater London Authority with ancillary servicing, parking, hard and soft landscaping, and other incidental works to the development of the application site.*

As referenced above, the site was occupied by the GLA until it moved headquarters in March 2022.

30. A number of applications have also been submitted/ determined with regards the area adjacent the site. For instance, 23/AP/2779 was granted consent for:

*“The annual erection and installation of circa 65 wooden cabins across the London Bridge City estate for the Christmas market event from November 1st to January 7th. The development is comprised of 6 Zones of cabins across the London Bridge City estate and along Queen’s Walk including; Zone 1 - Riverside/The Scoop, Zone 2 - Riverside/Tavolino Steps, Zone 3 - Riverside/HMS Belfast, Zone 4 - Riverside/Upper Deck bar (by HMS Belfast), Zone 5 - Riverside/Southwark Crown Court and Zone 6 - Hay’s Galleria. The cabins will measure 10x8ft, 10x6ft, 10x5ft, 10x4ft and 20x10ft, respectively. There will be a range of items on offer including hot and cold beverages/food, arts & crafts and general goods. The event will also see two pop-up bars, one at the top of The Scoop on the riverside and one at London Bridge City Pier at the back of Cottons Centre.”*

31. These cabins are erected annually on a temporary basis. This would need to be considered when determining items such as the access to The Scoop. If the erection of these structures is not to continue in the future, then this should be referenced in supporting documentation. If they are to continue, reference should then be made to the siting of these structures to show that they have

been taken into account.

32. A planning application has just been submitted to replace the existing water fountain immediately adjacent/ to the West of 110 Queens Walk. The scheme would also include hard and soft landscaping works within this area. This was made valid on 07 November 2024 and is currently pending consideration.

### Details of proposal

33. This application seeks full planning permission to partially demolish and alter the existing office building in terms of footprint, design and usage. For instance, there would be an increase in depth from approximately 41.9m to approximately 56.1m. This is an increase of 14.2m.
34. The scheme would also increase in height of the building from 49.8m to 50.4m. This is an increase of 0.6m. The majority of the structure would remain as offices but there would be an introduction of commercial units on the ground floor as well as within The Scoop.
35. What is currently in place (Net Internal Area/Gross Internal Area/Gross External Area):

<b>Existing</b>	<b>NIA (sqm)</b>	<b>GIA (sqm)</b>	<b>GEA (sqm)</b>
Office	9,899.80	18,165.90	18,975.30
Retail (Class E)	60.7	61.6	61.9
<b>Total</b>	<b>9,960.50</b>	<b>18,227.50</b>	<b>19,037.20</b>

What is being proposed:

<b>Proposed</b>	<b>NIA (sqm)</b>	<b>GIA (sqm)</b>	<b>GEA (sqm)</b>
Office	10,530	18,618	19,555.30
Flexible commercial (Class E)	2,436	3,380	3,605.70
<b>Total</b>	<b>12,966.00</b>	<b>21,998.00</b>	<b>23,161.00</b>

The difference between existing and proposed:

	<b>NIA (sqm)</b>	<b>GIA (sqm)</b>	<b>GEA (sqm)</b>
Office	630	452.1	580.00
Retail/commercial	2,375	3,318	3,543.80
<b>Total</b>	<b>3,005.50</b>	<b>3,770.50</b>	<b>4,123.80</b>

This shows that there would be an increase in NIA, GIA and GEA of the offices as well as the commercial units.

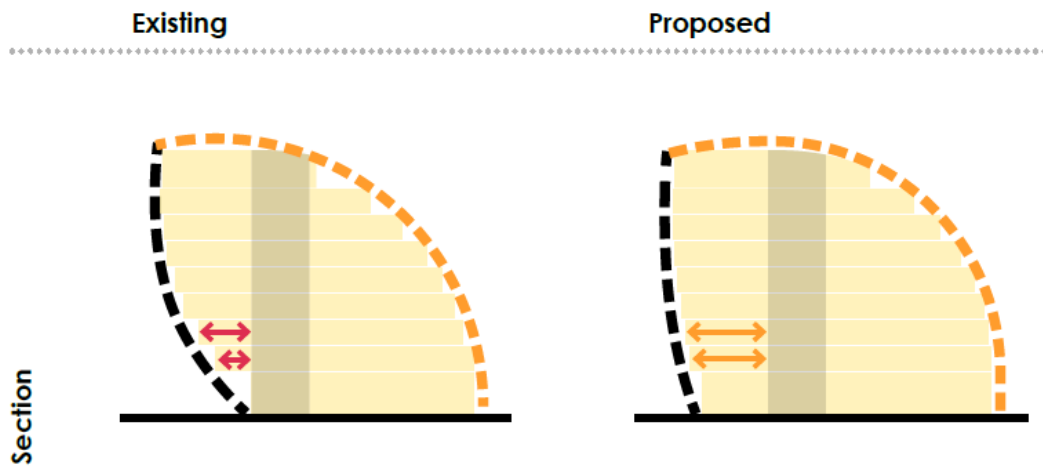
36. As referenced above, the proposed development would alter the design of the existing building and The Scoop area. This would alter items such as the 'diagrid' as well as introducing banding and the greening of the building. The proposed development would also alter and amend the existing landscaping. This would introduce items such as lifts into The Scoop as well as areas of soft

landscaping and seating.

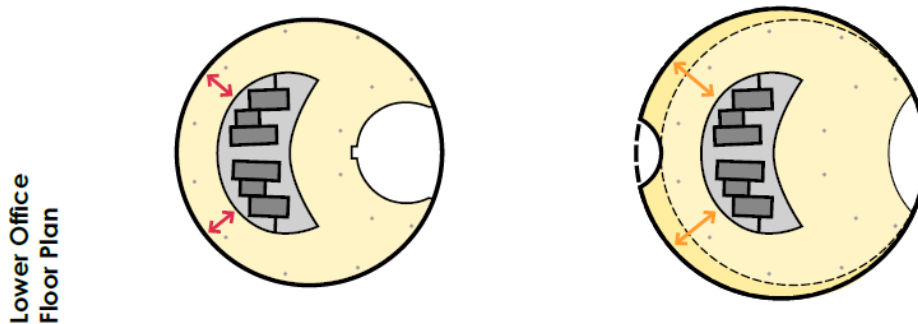
- 37. A development of this size and with the proposed employment densities would be expected to deliver 30 sustained jobs for unemployed Southwark Residents at the end phase or meet any shortfall through the Employment in the End Use Shortfall Contribution. This can be secured via legal agreement.
- 38. There would be an increase of 145 jobs and this is highlighted in the table below:

	Existing	Proposed	Difference
<b>Jobs</b>	828	973	+145

- 39. Images and photos of the proposed development:



*This shows the existing (left) and proposed (right) sectional plans which highlight the increase in floor area as well as the slight change in curvature.*



- 40. This also highlights the increase in depth of the building (existing on left and proposed on right).



*Both images are of the proposed building and highlight the changes when viewed from the riverwalk. It also shows the proposed landscaping and lighting that is being proposed.*



*Proposed north elevation and showing the distinctive design of the diagrid:*

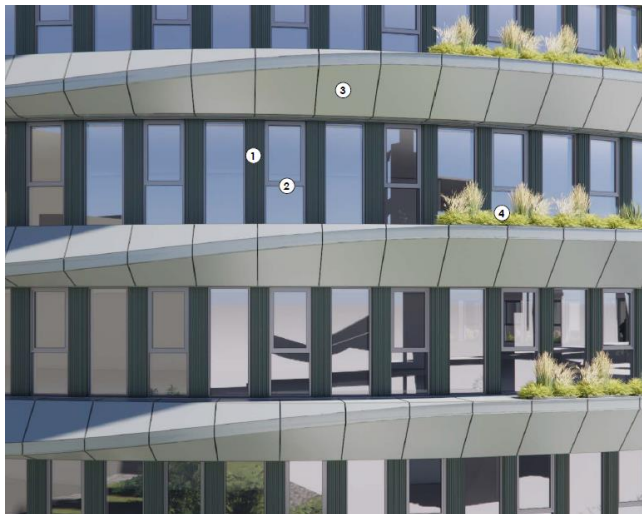


*Proposed south elevation*





*This shows the changes to The Scoop as well as the proposed landscaping on the site. For the avoidance of doubt, the area to the bottom right that is hardlandscaping is outside of the site.*



① Metallic finishes with blue/green tone



② Dark Grey Metallic Framed Window Units



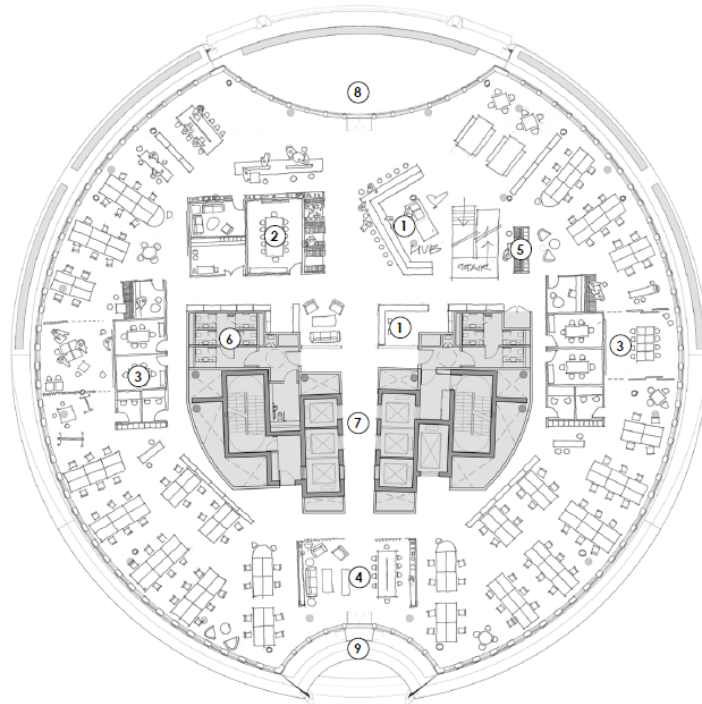
③ Satin Metallic 'Bullnose' Trim



④ Biodiversity



*This shows the detailing on the building as well as some of the proposed planting.*



**'Open Plan' Layout**



**'Cellular' Layout**

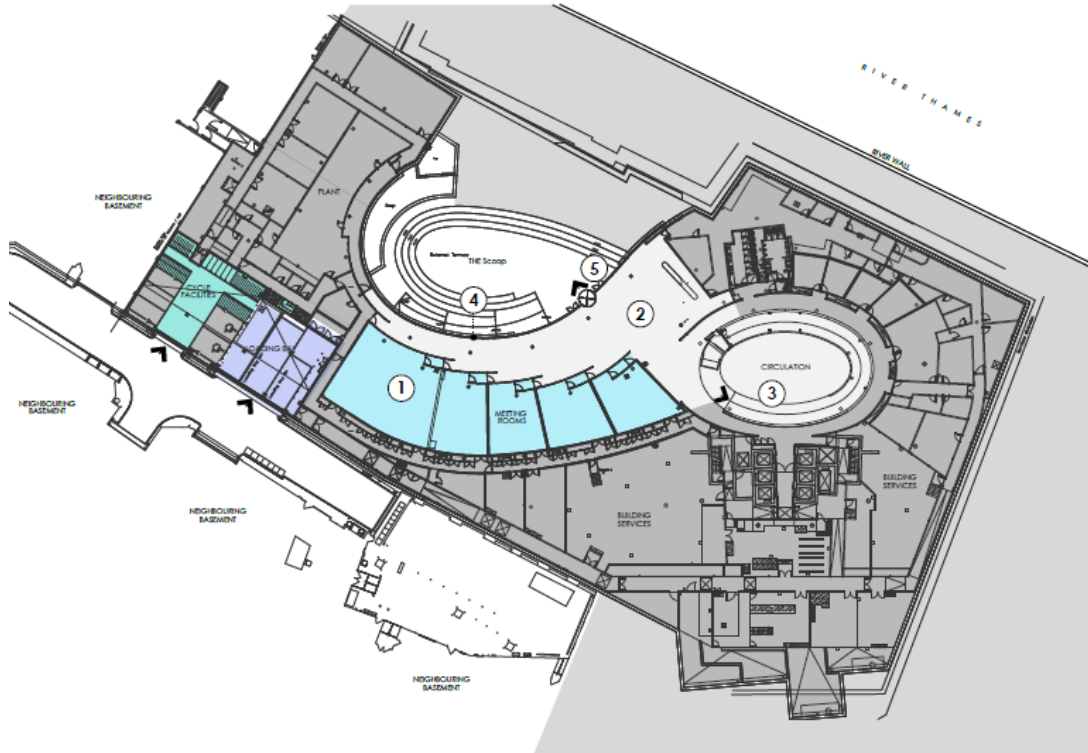


**'Innovation' Layout**

*These images show the possible layout of the office space.*

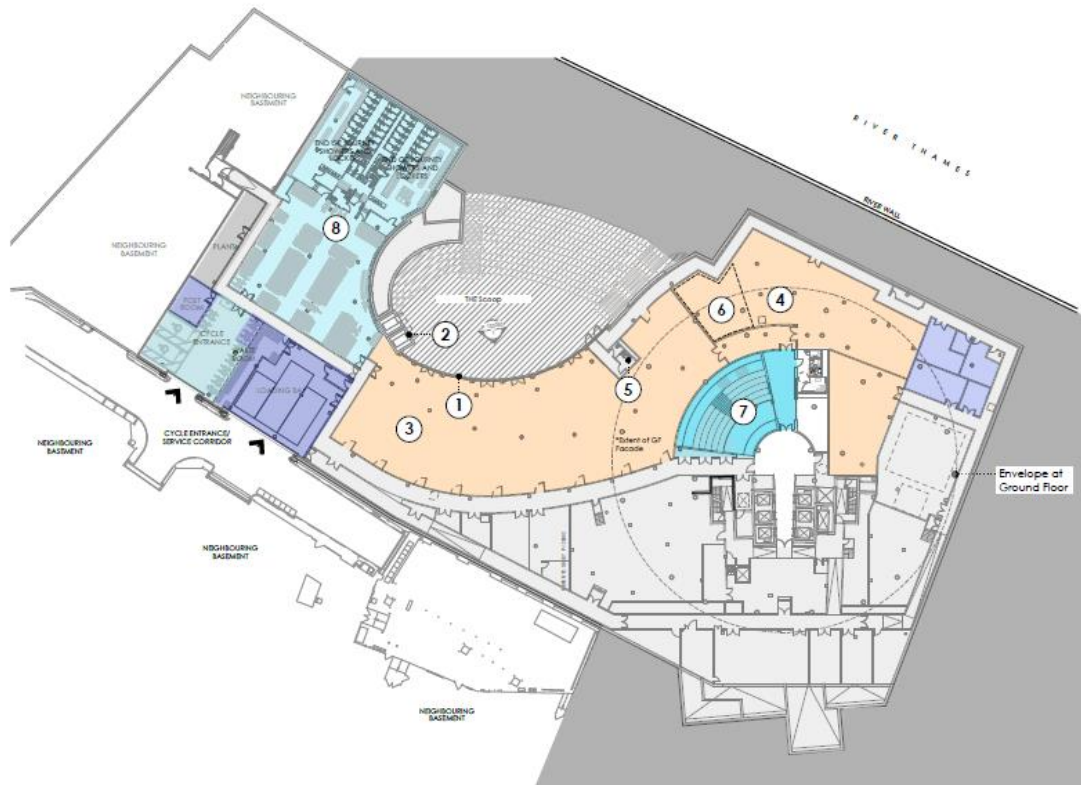
41. The following images show the existing and proposed lower ground floor plan and highlight the proposed changes to this area:

42. Existing:



- Employment Space
- Cycle Facilities
- Building Services / BOH
- Circulation
- FM Facilities

43. Proposed:



- F&B / Retail
- End of Journey Facilities
- Office Ancillary
- Plant / BOH
- FM facilities

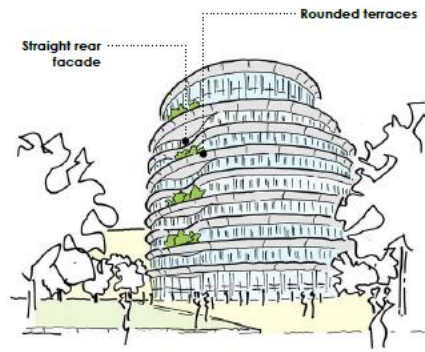
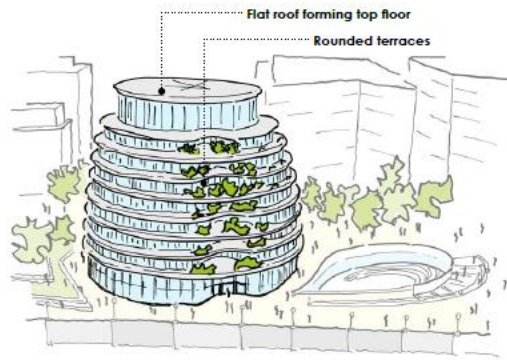
### Amendments

44. Updated information has been received including changes to the cycle parking and the boundary of the site and Potters Field Park. Further justification concerning the design has also been received along with information on flood defences and Biodiversity Net Gain (BNG)

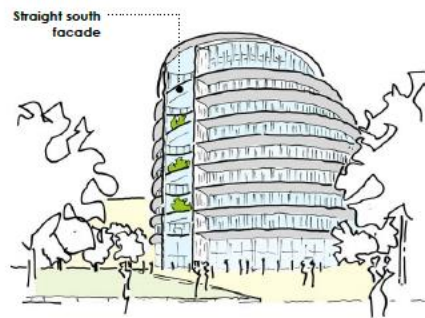
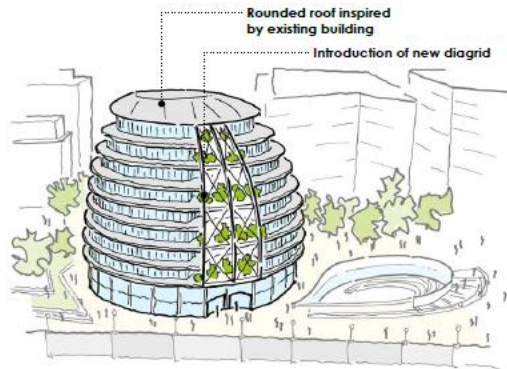
### Pre-application

45. As referenced in the submitted Design and Access Statement (DAS), this scheme has been through numerous rounds of pre-application advice and the design and overall design and appearance has altered throughout. The stages and evolution of the design are visible in the following images:

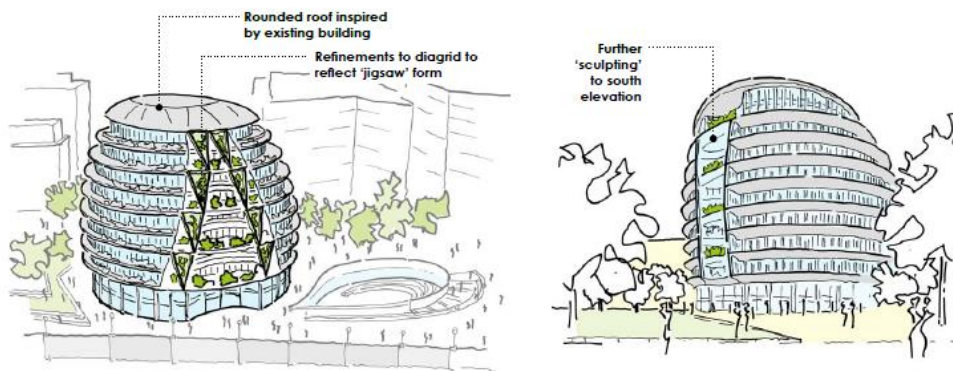
Pre-Application 1 (21.06.23)



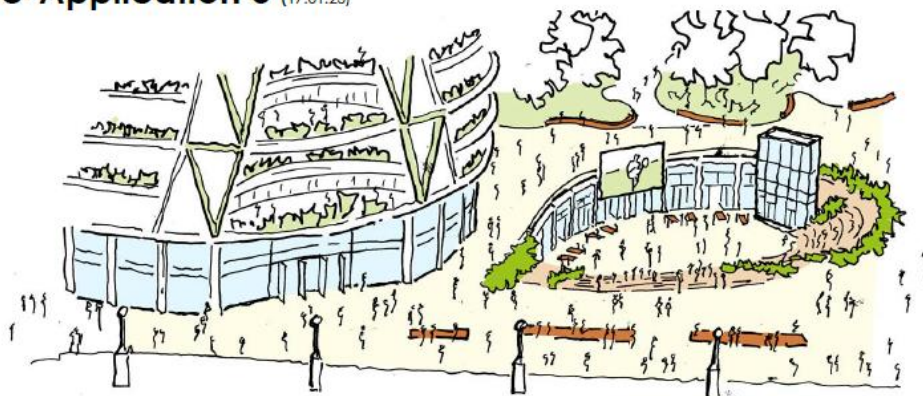
Pre-Application 2 (09.08.23)



## Pre-Application 4 (09.11.23)



## Pre-Application 5 (17.01.23)



46. The above show the progression of the scheme and how it has altered since the first meeting and throughout the process. For instance, the shape and curvature of the building have altered as have the appearance of The Scoop. The features on the existing building, as referenced elsewhere in the report, were considered as was the impact upon the character and appearance of the site as well as the setting, including the impact upon heritage assets such as Tower Bridge and the Tower of London. This has been expanded upon below:

### KEY ISSUES FOR CONSIDERATION

#### Summary of main issues

47. The main issues to be considered in respect of this application are:

- Environmental impact assessment
- Principle of the proposed development in terms of land use;
- Proposed usage and increase in office and commercial space
- Impact upon BOL and MOL;
- Landscaping, urban greening and biodiversity
- Designing out crime
- Pedestrian movement throughout the site
- Potters Field Park:
- Transport and highways

- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Archaeology
- Fire safety
- Construction management
- Flood risk and Sustainable urban drainage
- Air quality
- Energy and sustainability
- BREEAM
- Wind and microclimate
- Community involvement and engagement
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Community involvement and engagement
- Consultation responses from members of the public and local groups
- Human rights, equalities assessment and human rights

48. These matters are discussed in detail in the 'Assessment' section of this report.

## **Legal Context**

49. 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. In this instance, the development plan comprises the London Plan 2021 and the Southwark Plan 2022. 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.
50. 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.

## **Environmental impact assessment**

51. An Environmental Impact Assessment Screening Opinion was requested and determined under application 23/AP/3463. This was because the proposed development is more than 1 hectare (1.03 hectares). This Screening Opinion referenced items such as the impact upon Natural Resources, Waste, Pollution and Population Health. There were other items that were also referenced but the application concluded that the proposed development would not likely have any significant effects upon the environment. The officer report for this application also noted that the matters that were raised (such as air quality) could be adequately assessed through the submission of technical reports. These reports have been submitted as part of this current planning application and have been considered/ assessed later this report.

## **ASSESSMENT**

### **Principle of the proposed development in terms of land use**

52. The building and as well as the location in which it sits are recognised as extremely distinctive parts of the built London environment. The building is locally listed and this along with the surrounding area are readily recognisable and there are architectural elements which create this 'distinctiveness', and which contribute positively to the building. There are however 'problems' with both the existing structure and that of the surrounding area.
53. As referenced earlier in the report, the building was previously occupied by the Greater London Authority (GLA) who have since relocated. This occurred in 2021 and the building has remained unoccupied since this period. The supporting information stated that a new occupier was considered after a 'light' refurbishment but that this would not have addressed the existing and fundamental issues with the building. This has been expanded upon later in the report.

### **Impact upon BOL and MOL:**

54. As referenced above, the site including the existing building is Borough Open Land (BOL). Potters Field as well as the grassed area to the East of the site is also Metropolitan Open Land (MOL). This space would not however be materially affected by the proposed increase in size of the building or the changes with regards landscaping.
55. The proposed increase in footprint of the existing building would be development on BOL. This however would not be resisted as in exceptional circumstances, development on BOL may be permitted where it's an extension to an existing building that does not result in disproportionate additions over and above the size of the existing building.
56. The proposed extension meets criterion two of the exceptions criteria in P57 of the Southwark Plan in that it is an extension to an existing building that is not a disproportionate addition over and above the size of the original building. The footprint of the extension would be 374 sqm. The garage building would be removed adding 257sqm of landscaped space to BOL.
57. In addition to complying with the policy requirement for development on BOL, there would be benefits to the functioning of BOL that the development would provide, this is in part the additional landscaping. The new retail units on the ground floor would also improve footfall and cause people to intentionally visit the southern part of the building. At present, this area is purely a thoroughfare and there is no reason to stop and enjoy this space. The scheme would also introduce large areas of soft landscaping and seating into an area that is currently hard landscaped. This would not only improve the visual quality of this space but it would also improve the usability of this area. As such and in this instance, the impact and intrusion onto BOL can be deemed an exceptional circumstance and can be accepted.



58. With regards the impact upon the MOL (at Potters Field), the removal of the garage would be of benefit as it would remove a physical structure between the two sites. This would be a visual improvement as it would improve the 'openness' of the space and provide a degree of continuity between the two areas. For the avoidance of doubt, the siting of the proposed extension would mean that it would not materially impact upon the MOL and as referenced above, the area between the site and Potters Field/ the MOL, would form seating and soft landscaping. The scheme would therefore be in compliance with Policy P57

### **Proposed usage and increase in office and commercial space**

59. The proposed development would increase and alter the existing office space. It would also introduce larger areas of commercial floor space as well as providing improvements to areas such as The Scoop. These improvements have been referenced below whilst areas such as 'Design' and 'Landscaping' have their own section.

#### *Increase in office space:*

60. The site is within the Central Activities Zone (CAZ) and the Bankside, Borough and London Bridge Opportunity Area. Southwark Plan (2022) Policies ST2 (Southwark's Places) and P30 (Office and business development) encourage the provision of increased and improved office floor area.
61. As referenced above, the use of the main building would change. It was previously offices used by the GLA. The proposed usage of the main part of the building would still remain as offices but would no longer be associated with the GLA. The proposed usage of the building would therefore be similar as what is currently in place. The usage and increase can therefore be accepted.

#### *Increase in commercial floorspace:*

62. The proposed development would involve the removal of the existing garage building which was previously operating as a café/ coffee shop. This has however shut down and the building and usage would be removed as part of the proposed development. This has meant that there would be an increase in commercial floor space from 61.6 sqm to 3380 sqm. This is an increase of 3318 sqm.
63. The layout of the new commercial spaces, especially those to the ground floor of the office building have been carefully considered. An example being that the submitted statements have shown the difference between a unit that is 6m in depth and a unit that is 7m in depth unit and how the reduced depth would inhibit an active frontage whilst also providing a less usable space. This is highlighted in the image below with the 6m in depth unit shown on the left and the 7m in depth unit shown in the right.

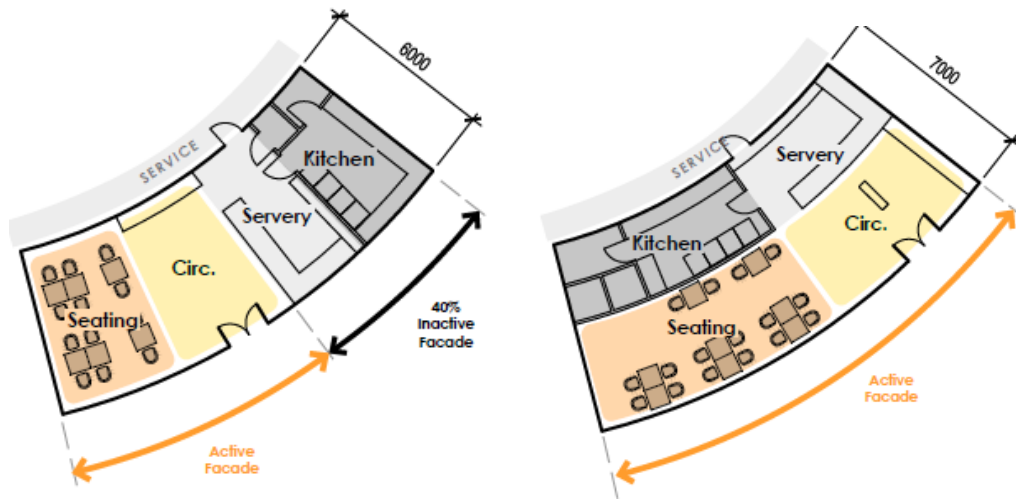


Image showing the depths of unit and how this impacts upon items such as the active frontage.

64. The proposed appearance along with the size and scale of the new units would be in keeping with the other uses in the surrounding area. The alterations would also be proportional to the size and scale of the existing building. As such, the principle of these changes could be accepted.

*Changes to The Scoop and lower ground floor:*

65. The proposed internal alterations to the lower ground floor would provide 3380 m<sup>2</sup> (gross) flexible commercial floorspace which would be accessed via The Scoop. This would provide a 'market hall' layout with possible food and commercial activities. This change would allow this area to become a year-round destination for both tourists as well as those living and working close to the site.
66. The possible uses of this area are shown in the following images:



Image showing the possible uses within the lower ground floor area.

67. Although the appearance and access would alter, the overall usage of The Scoop would not materially change. It is still intended to hold events such as shows and performances. There would also be a detachable screen that would replace the current set up but this would no longer require a 'scaffold' or take up a large portion of the 'event zone'. The existing and proposed set up for the screen are shown below:



Image showing the existing screen.

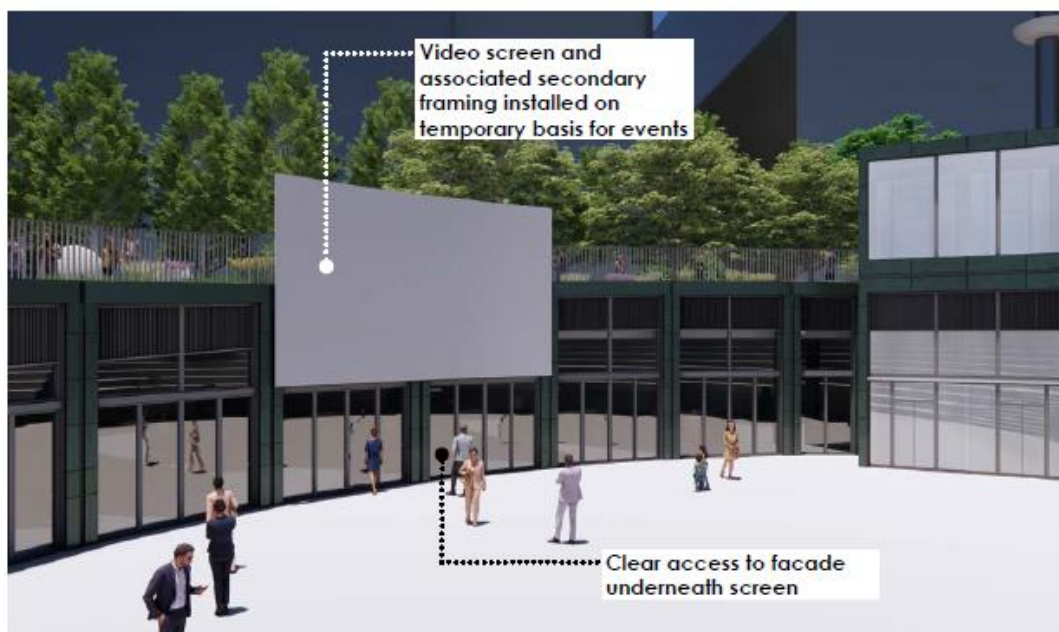
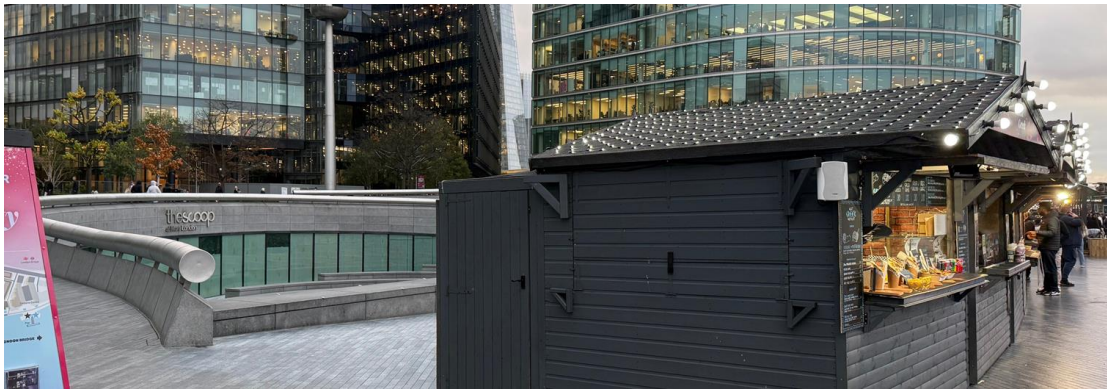


Image showing proposed screen.

68. Although there would be no material change with regards the overall usage of The Scoop, there would be physical improvements to this area. As referenced above, the existing ramp does not meet Part M guidance, due to the lack of level landings. Under AD-M2 1.13(c), level landings should be provided for each 500mm rise. Without these landings, there is nowhere 'en-route' for wheelchair users or ambulant disabled people to stop and rest before continuing to ascend or descend the gradient. Lifts are therefore being proposed as to allow uninhibited access which would be of benefit to those wishing to use either the lower ground floor or events at The Scoop.
69. The proposed changes would also improve the access to the lower ground floor whilst also improving the active frontage. At present, there is a single point of entry (to the lower ground floor) and a large area of inactive frontage. When there are no events taking place, this area can be described as grey and potentially uninviting, and this is shown in the following images. It is noted that these photos show a Christmas market but when this photo was taken (12 November 2024 – approximately 16:00 by the case officer) that The Scoop was not in use by a single occupier.



*The above image shows The Scoop not being utilised. It is noted that this photo is taken from a weekday and that this area could be utilised over the weekend (when one would expect larger amount of foot traffic.) This area is also well used during the summer months.*



*The above image shows The Scoop and how this space currently appears.*

70. The existing and proposed improvements of this space are highlighted below:

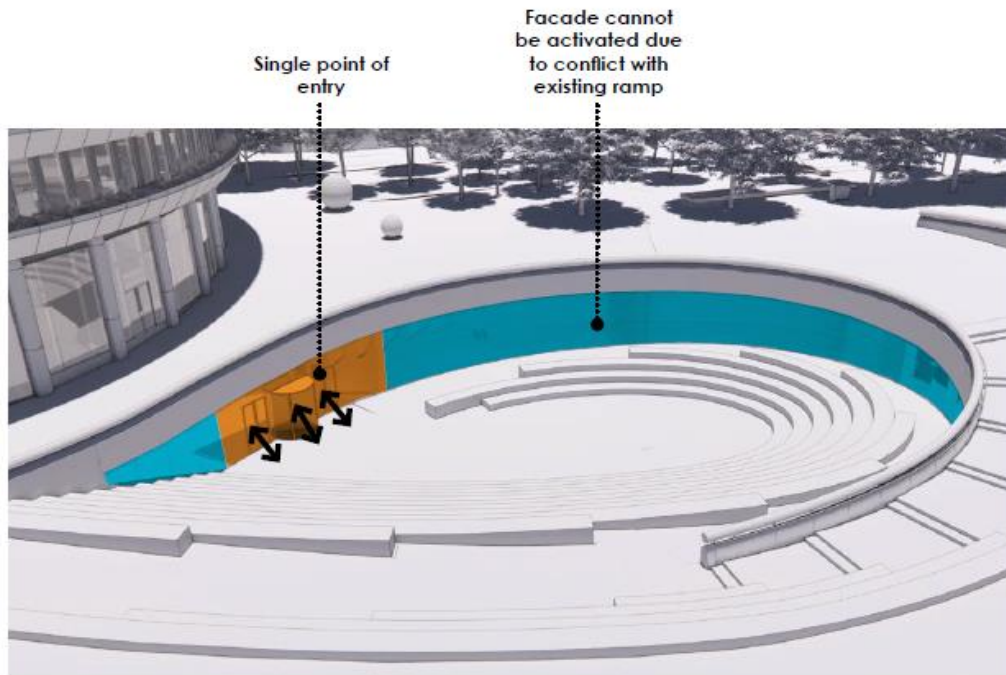


Image showing the existing 'non-conforming' access ramp and entry point into the lower level.

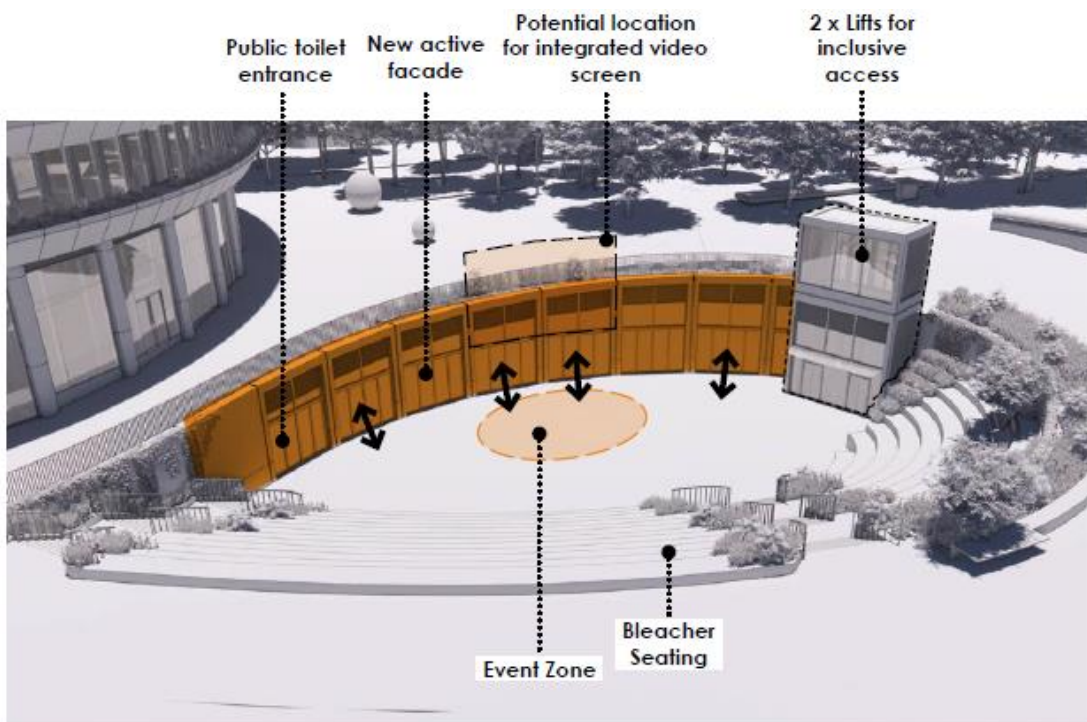


Image showing the proposed changes with the introduction of lifts, the increase in active frontage as well as soft landscaping.

71. All of the proposed changes referenced above would be beneficial. The lower ground floor was previously used as offices but these have since been removed. As shown in the above diagram, the proposed changes would reinvigorate this space. There would be a visual improvement (also expanded upon in the design section) and these improvements would mean that The Scoop could become a year-round destination for members of the public.

72. The proposed external changes (to this area) would allow a larger event zone or potentially attract more users wishing to use this improved space. This could therefore allow larger productions which be of benefit.
73. The proposed changes to this space are therefore considered a significant improvement. It could attract visitors all year round instead and the internal usage could be of benefit to both tourists and occupiers of the nearby buildings. This would however need to be controlled and the internal layout of this space confirmed. This would however be through appropriately worded conditions and with these in place, this alteration would be of benefit.

*Ventilation/ means of extraction*

74. It is noted that the increase in commercial space both on the ground and lower ground floor may require improved ventilation. The submitted ventilation strategy has been submitted and this has referenced the usage. For instance, the extract for possible food outlets on the ground floor would be through the building, terminating at the roof. This would use the main core riser as to not inhibit the use of the building. There would also be venting into the public realm and this could utilise a scheme similar to the current situation, where vents are located in items such as benches. There could also be extraction through items such as louvres into The Scoop. The means of ventilation has therefore been considered and would have an acceptable impact but given that the usage has not yet been fully confirmed, a ventilation strategy has been conditioned. With this in place, it would have an acceptable impact.

*Provision of small shops:*

75. Planning Policy P32 (of the Southwark Plan) references the requirements for developments proposing 2500 sqm (GIA) or more of retail space and how this shall provide at least 10% of this space as small shops.
76. The development would provide retail units (such as those on the ground floor) but these would have a GIA of above 80 sqm. They would therefore not be classed as 'small shops' as per the definition as set out in P32. The scheme would also provide an area with a flexible usage on the lower ground floor which would be accessed by The Scoop. When taken together, these areas would measure more than 2500 sqm (3380 sqm) but the number of units and the actual operation and layout of the 'flexible area' has not yet been confirmed. This therefore raises a question concerning compliance with regards Policy P32.
77. The submitted Planning Statement for the application has however confirmed that at least 10% of all of the proposed (commercial) units would be capable of accommodating small shops. The exact number of users would need to be identified in the future and this has been secured via conditions and a s106 legal agreement. With this in place, the scheme would be in compliance with Policy P32.

*Affordable workspace:*

78. Planning Policy P31 references an increase in employment floor areas and the need to provide affordable workspace. This policy is however only applicable if the increase is above 500 sqm. As shown above, the proposed development would be under this limit (452 sqm). It is also worth noting that this is not a new build development, it would partially demolish and replace. The scheme would therefore not need to provide affordable workspace.

*Loss of the existing garage:*

79. The existing garage previously housed items such as cleaning equipment. This is however no longer required. There was also a commercial coffee shop located in this space but this has since closed. This structure is therefore no longer needed and is to be dismantled and donated to another home. The supporting documents have referenced donating this to Southwark or another suitable beneficiary and this will form part of the legal agreement to ensure that its re-use. The loss of the garage would therefore be of benefit as this area is to be landscaped which would be a significant improvement to the public realm. As the garage building is in good condition, the potential re-use of this (outside of the site) has been referenced in the s106 legal agreement.

*Christmas market:*

80. As referenced elsewhere in the report, the area is used for events such as the Christmas Market (23/AP/2779). It is also noted that the proposed development and changes sought under this current application would impact upon this. An example being the soft landscaping reducing the area where the stalls could be located. The planning permission for the Christmas Market is however temporary and occurs on a yearly basis. This means that were the development (subject to this current planning application) permitted, then the planning application for the Christmas market would need to consider the impact of this permitted change.
81. Any granting of this current application would therefore not inhibit the usage of the Christmas market. The market would instead need to 'work around' the proposed changes subject to this application.

**Design and heritage:**

Changes to the existing building

82. The supporting information has stated that the building was initially recognised as an exemplar of sustainability and high-tech design but many of these features were not able to stand the test of time. For instance, there are issues with the existing façade system which is difficult to clean (which generally occurs via a specialist large mobile crane structure and this has meant that the windows can become increasingly dirty which then affects the operation and enjoyment of the internal space. An example being the restriction of natural light coming into the building which is evident in the following images:



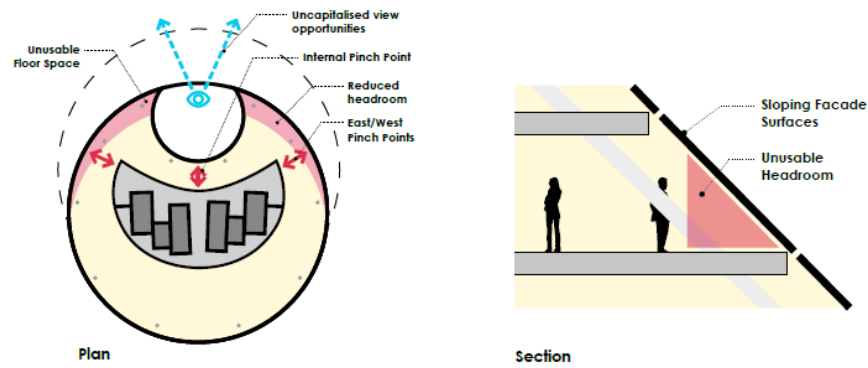
*These images show the existing louvre system and the view through to Tower Bridge .*



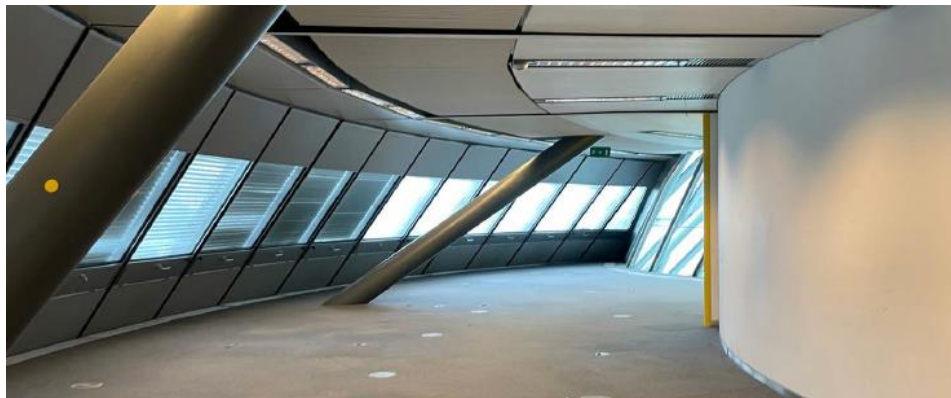
*Additional photos showing the louvre system and the obstructed/ compromised view towards the City of London.*

83. The facade system was designed to the standards of the time and the building's current EPC Rating is D. According to the Government's Minimum Energy Efficiency Standards (MEES), it would become problematic (potentially unlawful) to let it to a new occupier from 2030 onwards, unless its EPC Rating is improved to a minimum of B. This would however require significant intervention and shows the direction of travel concerning improvements to existing buildings in terms of sustainability.
  
84. It is also noted that the existing design and layout (of the building) have placed restrictions with regards the usability and function of the internal space. For instance, the existing design has led to large parts of the building that have limited headroom. There are also areas that are restricted by the existing support pillars. This is evident on the upper floors and are again highlighted in the following images:





*Image X: This image shows the unusable space, the existing 'pinch points' and the reduced floor to ceiling heights.*



*Image showing the internal layout and how items such as the support columns can restrict usage.*

85. It is not only the design and layout of the upper floors that inhibit the function and usability of the building, this occurs on other levels. An example being, there is a limited width to the south of the building on the lower levels, with a distance of approximately 5m between the lift shaft and the adjacent wall. The spiral ramp, which can be noted as being a design feature, also impacts and limits the usability of the internal space.
86. With regards the external spaces, the existing soft landscaping and areas around the building are not functioning to their optimum. An example being the lack of seating and the vast swathes of hardstanding surrounding the site which has meant a lack of biodiversity. There are also issues with this space becoming an urban heat island. The large areas of dark paving create uncomfortable heat and glare in hot conditions. These spaces are therefore open for improvement.
87. There are also issues with The Scoop. The current access ramp is not compliant with Part M of the Building Regulations. There is no lift and no level landings that are a minimum 1.2m length every 0.5m rise/fall. Without these, the scheme is not considered compliant with Building Regulations legislation.
88. It is noted that this is an iconic building and is well recognised and beloved by a number of people. The above has however shown that there are a number of 'issues' with the existing design and function of both the internal and external space. These 'issues' provide an opportunity for improvement with an example

being to the sustainability of the building as well as improvements to the public realm in terms of usability and greening. The existing design is however iconic and any changes to the building would need to recognise this.

Design changes:

89. The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Section 66 (2) of the Act requires decision makers with respect to any listed building or their setting to have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention... to the desirability of preserving or enhancing the character or appearance of that area'.
90. With regards to the NPPF 2023, the paragraphs in Chapter 16, Conserving and enhancing the historic environment are of material consideration. In particular, para. 205 requires "great weight" to be given to the assets conservation irrespective of any harm. Para 206 requires any harm or loss should require clear and convincing justification. Para 208 advises 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, where appropriate, securing its optimum viable use."
91. Southwark Plan policy P19 Listed buildings and structures and P20 Conservation areas requires proposals to sustain and enhance the significance of listed buildings and conservation areas and both of their settings.
92. Policy P26 requires "Development must take into account locally listed buildings and structures that positively contribute to local character and amenity".
93. Below are images showing both the existing and proposed building with regards current situation and how the building and surrounding area could appear:



*Existing building, taken from Tower Bridge and Existing:*



*Proposed building:*

94. View showing the existing building and proposed development from St Katherine's Docks.

*Existing:*



*Proposed:*



*Existing and proposed views from within the Tower of London.*



*Existing on the left and proposed on the right:*

*Existing CGI from the Rill:*



Proposed CGI from the Rill:



*Existing and proposed views taken from Potters Field:*

Existing:



Proposed:



Please note that the above image does not include any landscaping between the site and Potters Field. There would be landscaping in this view which would be controlled via condition.

*Existing building and proposed views from Queens Walk*

*Existing:*



Proposed:



Changes to The Scoop:



*Existing on the left and proposed on the right. For the avoidance of doubt, the structures shown in the image on the left are only temporary and not there all year round. An example being the Christmas market referenced elsewhere in the report.*

95. 110 The Queens Walk is a new addition to the local list. It was added for its contribution to the post Dockland's landscape of the late 20th century, a notable civic building designed by an internationally significance architects, Foster + Partners, using high quality iconic architecture and at the time, forward thinking technology. However the building's original function as a "town hall" has been lost (with the GLA moving to East London). The building is of a non-regular shape which means that parts of the floor plates are unusable. Some of the materials and technology are also dated and have failed to be effective in the long term.
96. The owners have previously applied for a Certificate of Immunity from statutory listing, and this was refused by Historic England. The building did not meet the

criteria for statutory listing, meaning that the status of the building in this regard has not changed. During the course of this current application (May 2024), an application was made to Historic England for the building to be listed; Historic England declined to take that application forward.

97. The building was however added to the Council's Local List. This was made after the building was nominated by members of the public, and as it met the criteria for the local list, it was added in December 2023. The Scoop also forms part of the local list as it forms part of the wider designed landscape associated with the building and the More London masterplan. It is also a publicly accessible place to entertain and gather.
98. With regards the impact on the existing structure, the proposed changes have considered the existing design and have tried to adapt and 'build on this'. The curved shape of the building and the diagrid formation facing the Thames would be still recognisable. There would also be a simple pallet of materials using similar colours to the wider More London estate which would help to anchor the building within the wider townscape.
99. The essential architectural components of the building would still be visible and this is evident in the following images:

Existing north elevation:



Proposed north elevation and showing the distinctive design of the diagrid:





100. As shown in the above images, enough of the building's original character would remain as to still mark it out as a unique piece of townscape. The loss of some parts of the bespoke Fosters' design, namely the original diagrid, stacked curved shape, glazed panels and central atrium with spiral ramp and council chamber would cause a level of harm and the removal of these items would impact upon the significance of the building (especially as a locally listed building). It would therefore, to some degree, conflict with policy P26 of the Southwark Plan (Local List).

101. With regards the level of harm that would be caused, attention is drawn to paragraph 209 of the NPPF. This references non-designated heritage assets and states:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

102. As referenced above, parts of the existing structure would be readily visible such as the shape and the diagrid and that these would still be 'easily read'. The public benefits associated with the scheme also needs to be given weight (considered elsewhere in the report). The level of harm with regards the changes to the main building would therefore be classed as being at the lower end of less than substantial.

103. With regards to The Scoop, the landscape of this was designed for the location providing a public amphitheatre to compliment the civic use of the main building. The design (of The Scoop) relates well to the curves and materials to the wider estate buildings, although the general austere More London aesthetic of dark grey granite paving and small clipped hedges and trees is now somewhat dated. It is also an uncomfortable heat trap in the summer months.

104. What is being proposed would retain the general shape of the Scoop and it would still remain as an amphitheatre. The increase in the general floor plate (with the inclusion of the proposed market) and changes to the accessibility of this space would be of benefit as it would open this up to a wider audience. At present, the access is not compliant with Part M of the Building Regulations and what is being proposed would include a lift. As such and on balance, the proposed development would not harm the significance of the structure as a locally listed landscape. This would therefore be compliant with Policy P26 - Local list.

*Setting of heritage assets:*

105. Historic England: The Setting of Heritage Assets - Good Practice Advice in Planning no.3 (December 2017) has been used to formulate this response, as well as the relevant parts of the LBCA Act 1990, and Southwark Plan & London Plan policies. The following designated heritage assets are considered to be affected through change within their setting.

## *Tower Bridge*

106. Tower Bridge is an iconic international landmark spanning the Thames approx. 200 m from the site and is a Grade 1 listed structure. At its time of construction it was the largest and most sophisticated bascule bridge ever completed. Its architectural style is Victorian gothic and it was designed by Horace Jones and constructed in 1886. Its significance is as a highly notable structure and feat of engineering and architectural design which fundamentally changed London, including the Thames and the surrounding local area extensively in the late Victorian period.
107. The setting of the Bridge includes the immediate bridge structures either side of the Thames, the river, the Tower of London, Shad Thames and the banks to the north, and Potters Fields, including the former City Hall, and the More London estate.
108. With regards to the More London estate and City Hall, over the last 100 years this area has seen huge change from the warehouses and wharfs lining the Thames, to an ecological park to the development of a city centre office and retail complex with high quality landscaping.
109. The high-quality architecture and landscape of the estate, plus Potters Field allow for Tower Bridge to be appreciated within the wider context of London. There are extensive views from within the site and the immediate surrounding area of the bridge, and a high amount of visibility from close by, through the bridge from the north bank and from within the building.
110. A particularly sensitive view which captures both the site and the bridge together is from More London Place, called The Rill. The Rill is a linear paved pedestrian route that context Tooley Street to the Thames. As Historic England have confirmed, this provides a dramatic view of the Grade 1 listed Tower Bridge, South Tower.
111. What is being proposed would affect this view and the setting of this heritage asset because the proposed changes would project in front of Tower Bridge, thus partially diminishing the monumentality of Tower Bridge from some viewpoints along The Rill.
112. The viewing experience of Tower Bridge along The Rill is kinetic which changes when walking along it. This means that the impact and visibility of the South Tower also alters and depends on where one is stood. The supporting statement has also referenced the visual experience changing with time, an example being with the seasons. In summer existing and also newly proposed street trees / planting would provide a greater degree of screening or filtering of some views towards the altered building and Tower Bridge relative to winter conditions, or with the time of day as the public realm is busier or less busy and or may be used in different ways such as temporary events. It can therefore be considered that there would be harm but this would be a low level (minor) to the significance of Tower Bridge.

*Tower of London World Heritage Site and Tower of London:*

113. The Tower of London WHS lies immediately opposite the northern side of the Thames from the site. The significance of the Tower of London and its setting is well documented in the UNESCO listing description as having "Outstanding Universal Value" as an "internationally famous monument and one of England's most iconic structures. William the Conqueror built the White Tower in 1066 as a demonstration of Norman power, siting it strategically on the River Thames to act as both fortress and gateway to the capital. It is the most complete example of an 11th century fortress palace remaining in Europe. A rare survival of a continuously developing ensemble of royal buildings, from the 11th to 16th centuries, the Tower of London has become one of the symbols of royalty. It also fostered the development of several of England's major State institutions, incorporating such fundamental roles as the nation's defence, its record-keeping and its coinage. It has been the setting for key historical events in European history, including the execution of three English queens." (Brief synthesis from UNESCO description).
114. What is being proposed would not substantially increase the height or general mass of the building. The scheme would also to remove from the existing cafe/garage structure thus providing better views of the Tower of London from the southern end of Potters Fields. Although a level of screening would be provided by soft landscaping between the site and Potters Field which would impact upon this view. As such and on balance, the proposals would enable some very minor enhancement of the experience of the WHS and this is compliant with P24 World Heritage Site of the Southwark Plan 2022.
115. The very minor enhancement of the experience of the WHS and this is compliant with P24 World Heritage Site of the Southwark Plan 2022.
116. In terms of the setting of the Tower of London as a listed building, this application would continue to be viewed in the backdrop of the Tower from Trinity Square area Gardens, from the northern ramp of Tower Bridge and the main entrance to the tower. All viewpoints that are within Tower Hamlets. As the height of the proposal, general architectural language and material colour pallet would remain similar to what is existing, the proposals would be viewed within the heights of the current More London development from across the river. It would have no more of an impact upon the significance of the building than that of the current City Hall. This would therefore preserve the significance of the Tower of London in line with the NPPF & P20 Listed buildings of the Southwark Plan 2022.

*Impact upon Tooley Street Conservation Area*

117. The Tooley Street conservation area runs from east to west along Tooley Street and includes the southside of Tooley Street opposite Potters Field, the buildings on either side of the street heading west, and Hays Galleria, Cottons Centre & the London Bridge Hospital complex, as well as the façade of London Bridge station facing north. The significance of the conservation area is as a historical key route between river crossings that in the 19th century was lined with warehouses and wharfs to the north, a warehouses and distribution offices to the south. It has strong historical visual and physical links to the Thames, which, along with the development of the railway, has shaped Tooley

Street's historic built form and spatial development. The site is visible from Tooley Street at the junction with Potters Fields, and from More London Place looking towards Tower Bridge. While the built form of the More London Estate including 110 The Queens Walk is contemporary, overall the estate forms a positive relationship with the conservation area, maintaining a generally consistent height and massing with high quality large publicly accessible spaces and landscaping in between.

118. Given the siting and relationship with the surrounding buildings there would be a very minor impact upon the significance of the Tooley Street conservation area by change within its setting limited to the view and experience along More London Place. The shape of the building and general contemporary architectural approach is comparable with what is existing (within the conservation area) and whilst the appearance would change with the slight obscuring of the south Tower of Tower Bridge, this would have a minor effect of erosion of the visual connection between the conservation area and Tower Bridge. Para 208 regarding less than substantial harm requires public benefit to be weighed in this balance, and in the case of Tooley Street conservation area, it would be acceptable and therefore compliant with this policy.

*Tower Bridge Conservation Area:*

119. The east side of Potters Fields, including the bridge structure and the La Lit hotel (181 Tooley Street, grade II) are within the Tower Bridge conservation area. This CA captures the Victorian formation of the bridge, and Tower Bridge Road, plus the wharfs and warehouses of Shad Thames, and the river Thames itself. The setting of the conservation area includes the eastern end of the More London estate, including 110 The Queens Walk, and the One Tower Bridge complex. These late 20th, early 21<sup>st</sup> century developments contribute neutrally to the significance of the conservation area by maintaining a consistent height (with the exception of the One Tower Bridge tower) and contemporary architectural language which does not compete with the principal historic features of the area including Tower Bridge and the Tower of London WHS. Potters Fields and the landscaping around the site provides a sensible break in the wall of development between London Bridge and Tower Bridge.
120. The proposed changes would maintain in part, this neutral impact by retaining the general height and architectural pallet of materials associated with the More London estate. As referenced above, a level of harm would occur to Tower Bridge when viewed from the Rill in More London Place. Although in relation to the wider conservation area, this would be minor.
121. For confirmation and during the course application, further justification with regards the design and the impact upon Tower Bridge was received. This drew attention to items such as the view created from the Rill being a modern occurrence and one that previously did not exist until the redevelopment of this area. It also advised that whilst the proposed development would impact upon the wider townscape setting of the landmark bridge and that the overall shape and external appearance of the main building would change, this would not be so significant as to fundamentally alter, or otherwise adversely effect, the

existing visual relationship of the building with that of Tower Bridge. This is noted and needs to be given appropriate weight.

*Height, scale and massing:*

122. Given the existing height (approx. 49.8m) the development would be classed as a tall building because it would be 50.4m in height and while the existing building is of similar height, only the base and core are to be retained, while the majority of the facades and external structure are proposed to be replaced. Officers consider the proposals with the exception of point 3.2 of P17 Tall buildings to "conserve and enhance designated heritage assets", (as discussed above) to be met fully.
123. The height, scale and massing would be similar to that of the existing form (of the building). There would be an increase in floor area, which would result in a larger footprint. This should however, be balanced against the impact on the landscape and the openness of the Borough Open Land, on which the building sits. The massing of the building, as a curved structure, has, over a number of pre application meetings, evolved to retain the angle of the existing curves to the north, although the overhang has been removed to the south. The result is a building form which retains the essential character of the original, whilst ensuring the longevity of use; the building should remain as a translatable reminder of the first home of the Great London Authority and Fosters' original turn of the century design intention.
124. With regard to Borough Views (P22), the views from the building towards the Tower of London would remain, and from Blackheath to St Pauls the small increase in height would unlikely impact on the significance of this view, and it would sit beneath the height threshold of the view from Primrose Hill and not impact on this parameter. The scheme would be in compliance with the GLA LVMF SPD and policy HC4. It would remain visible in the view below St Pauls from Blackheath Point. In long distances, the architecture would be similar to what is existing and therefore no further impact is recorded.

*Architectural character and appearance, including materials:*

125. Architecturally, the retention of the form of the diagrid to the north elevation would be an evolution of the existing structure and would be visible from the north bank of the Thames, as the original currently is. The utilisation of the diagrid for planting and as a wayfinding device for the "front door" of the building is considered acceptable, as is the addition of planting balconies and their integration into the facade plus the amphitheatre for the office lobby.
126. The material pallet of similar colours and high-quality materials including the use of green/blue ceramic materials would be similar to those used in the wider More London estate. This would help to integrate the building into the landscape and would have a similar impact on the immediate surrounding as the current aesthetic does.
127. As referenced elsewhere in the report, the increase in footprint would impact upon BOL, however the opportunities for retail and cafe uses would activate the ground floor (of the building) towards Potters Fields. The integration of

retail and F&B uses on the ground floor would be welcomed as this would assist in the wider interactivity of the building with the surrounding landscape in this prominent and busy area of the borough. The removal of the cafe/ garage structure and landscaping would also compensate for the minor impact that would be caused.

128. *The Scoop:*

The loss of the ramp would alter the existing appearance of this area but this would lead to a greater active front which would be present to the amphitheatre. Reassurances regarding the maintenance and open use, including times and security would need to be controlled and this has been done via an appropriately worded condition. The updated architecture of the Scoop, with green ceramic façade and ordered fenestration pattern, plus integrated screen is a fitting architectural solution linking the building to the facade of the Scoop to the updated architecture for 110 The Queens Walk.

129. *Landscaping:*

The application includes the wider greening of the landscape which is welcomed. The alteration of the seating areas to include more seating, would also be welcomed. Further thought and information would however be required for the landscape replacement around the area where the cafe/ garage is to be removed and this can again be addressed through an appropriately worded landscaping condition. Further information would also be required concerning ground floor and basement layout, and ground floor elevation activity to the southern parts of the building. This can again be secured by condition.

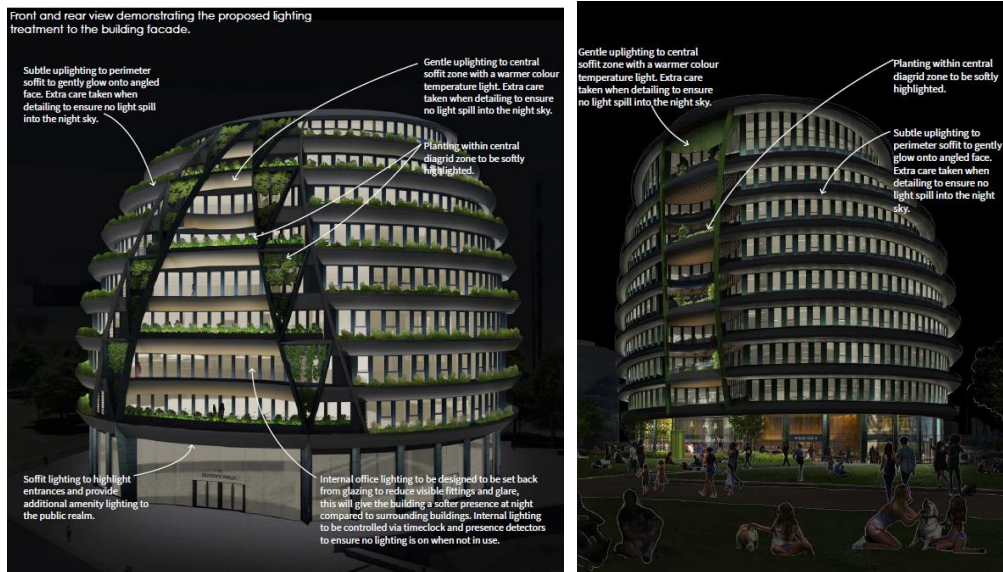
130. *Lighting:*

Given the siting and the proximity to heritage assets as well as a world heritage site, the proposed lighting both on the building as well as within the surrounding area would be of paramount importance. The submitted Design and Access Statement (DAS) has referenced the proposed lighting and the following image highlights the impact (the lighting) could have with regards distant views (red), approach views (orange) and aerial views (yellow):

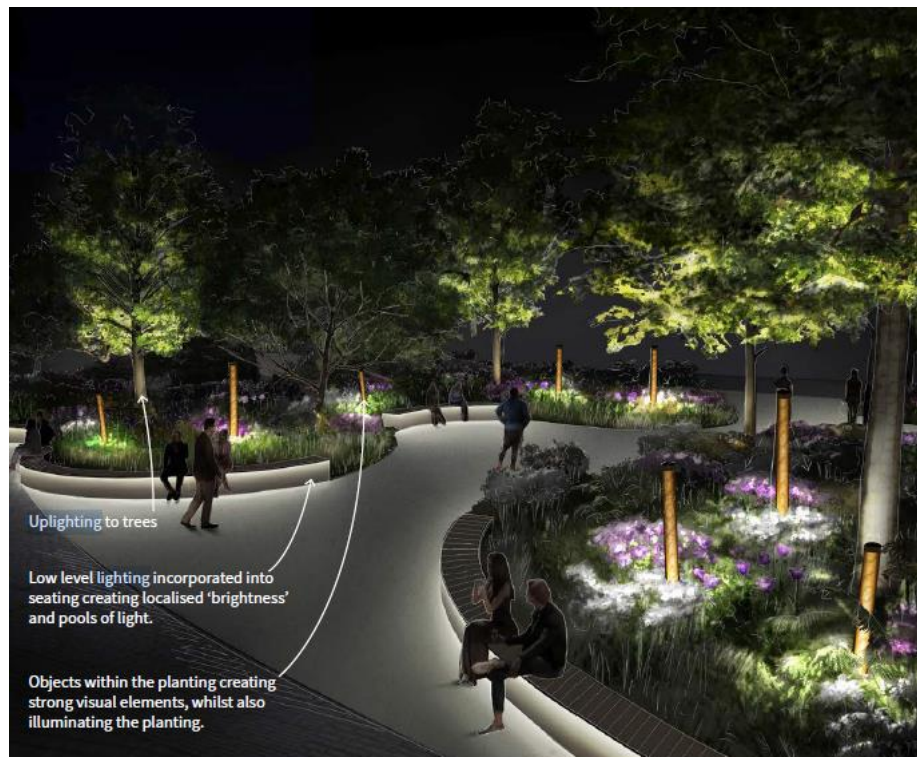


*Image above shows the different areas of where the lighting could be visible, both within and outside of the site.*

131. The submitted Design and Access Statement (DAS) has confirmed the lighting approach and has considered the impact the development would have upon the building as well as the public realm. This is highlighted in the following images:



*North elevation on right and south elevation on the left:*



*Image showing how the proposed landscape lighting and how this could provide wayfinding and good levels of illumination whilst also helping to create atmosphere and character.*

132. To ensure that the both the lighting on the building and within the public realm would have an acceptable impact in terms of lux levels and also the impact

upon the character and appearance of the site and surrounding area/ impact upon heritage assets, an appropriately worded condition has been imposed.

133. In conclusion and with the exceptions above regarding the impact upon Tower Bridge and the level of harm that would be caused, the scheme would be compliant with P14, P15 of the Southwark Plan 2022. It would also be in compliance with the townscape objectives of the NPPF Chapter 12.

## **Landscaping, urban greening and biodiversity**

### Biodiversity Net Gain (BNG)

134. In England, Biodiversity Net Gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
135. Planning authorities must take into account how the Biodiversity Gain Hierarchy (set out in set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015) has been applied and, if it has not been applied, the reason or absence of a reason when determining the application.
136. The Biodiversity Gain hierarchy sets out a list of priority actions:
- first, in relation to onsite habitats which have a medium, high and very high distinctiveness, the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
  - then, in relation to all onsite habitats which are adversely affected by the development, the effect should be compensated by prioritizing the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
137. On-site BNG: The draft Biodiversity Report and follow up information and emails submitted by the applicant have stated that the mandatory 10% BNG can be achieved onsite. This is in accordance with the Biodiversity Hierarchy.
138. The BNG to be provided as part of this development is considered to be significant so a s106 legal agreement will be required to secure the biodiversity gain for 30 years. A monitoring fee will be required as part of the S106 agreement to cover the cost of periodic monitoring over 30 years. A Biodiversity Net Gain Plan and Habitat and Management and Monitoring Plan will be required post-approval to set out the management arrangements. These requirements have been included as an appropriately worded condition.

### Urban Greening Factor (UGF)



139. At present the majority of the site is covered in hard landscaping. It is noted that there is a small area to the south that is populated with trees and soft landscaping but the majority is covered in paving. The proposed changes would introduce large areas of soft landscaping and the UGF score would be 0.206 and under the 0.3 suggested for commercial development.
140. The supporting information has stated that the 0.3 requirement is not achievable for the site. This is because it is necessary to keep a large amount of the public realm clear of all obstructions including planters / trees, for the following reasons:
- The high levels of footfall experienced across the site and requirements to maintain acceptable TfL ‘Pedestrian Comfort Level’ gradings in accordance with Transport for London guidance.
  - The presence of fire tender route through the site, and Environment Agency river wall access requirements.
  - The Scoop would continue to function as an amphitheatre space which limits greening opportunities.

Attention also needs to be drawn to the shape of the existing building as this prohibits items such as the greening of the roof. For the avoidance of doubt, this was explored during the pre-application process but was not considered feasible. It is also worth the benefits that the proposed changes would bring (expanded upon below).

141. As referenced elsewhere in the report, the proposed development would alter the landscaping on the site. There are currently large areas of hard landscaping and the proposed development seeks to improve this. This is highlighted in the following images with the existing situation on the left and proposed on the right.



Images above showing the changes in landscaping between the current situation (left) and the proposed changes (right).

142. The existing trees and landscaping to the south of the site would remain but there would be new landscaping to the north-west corner. The area where the current garage building is located (to the south) would also become an area of soft landscaping. As evident in the above images, there is limited space for

new soft landscaping within the site and the proposed development has maximised what is possible and this would be of significant benefit. The supporting information has confirmed that there would be a 104% increase in planting on the site which indicates the proposed improvement to the area.

#### Public toilets and bins

143. There are currently two general waste bins and two mixed recycling bins. The current provision does not cater for increased footfall around summer holidays. As such, temporary bins are provided by the estate management and emptied daily. With regards to toilets, there are currently two separate, unisex, publicly accessible WCs which are located in the existing garage/ kiosk structure. Additional seasonal 'portaloo' structure used during busy periods and events.
144. It is noted that there are issues with the location of the existing toilets and these have been subject to being vandalised and have been out of commission for prolonged periods. It is also noted that toilets are an important feature especially given the number of people visiting the site and the immediate surrounding area.
145. During the course of the application, further information was received regarding both bins and toilets. This confirmed that there would be three waste bins and a three recycling bins for the site, an increase of two. Two public toilets would also be provided, accessed from The Scoop, retaining this public amenity.
146. There would also be toilets in the internal lower ground floor flexible retail space. These would be accessible for the users of the internal space. This would therefore mean that there is an increase in the number of facilities on the site but to ensure adequate toilet provision, this has been referenced in the proposed landscaping condition.

#### **Designing out crime**

147. The Metropolitan Police Designing Out Crime Officer has reviewed the submission, confirming that there have been discussions with the applicant's team on design requirements and recommendations for this development. Their response confirms that the development has considered the opportunity for natural surveillance and incorporates excellent lines of sight. A planning condition is therefore recommended to require Secured By Design security measures to be implemented and to seek accreditation for this.

#### **Pedestrian movement throughout the site**

148. Planning policy P51 of the Southwark Plan as well as Policy D8 of the London Plan reference walking and items such as desire lines throughout a site. These policies seek to enhance footpaths and routes through an area. It states that these should be convenient and accessible.
149. As referenced throughout this report, the site as well as the surrounding area is a major tourist destination. It attracts visitors who wish to look across the river towards the Tower of London and Tower Bridge. The building itself is also

readily recognisable and attracts tourists in its own right. It is however not only tourists that utilise this space. A number of commuters and other members of the public access this area. The proposed changes (with the increase in footprint as well as the introduction of soft landscaping) could reasonably impact upon the usage. This application therefore carried out a movement assessment (by Space Syntax) and this assessed and quantified pedestrian movement in terms of number and routes. It has also considered the quality of the public realm and the 'Pedestrian Comfort Level' grading as per TFL recommendations for different types of public space. This is shown in the following images:

150. Pedestrian Comfort Level Assessment - Existing

Location	Street width (m)		Movement (pph)		PCL (ppmm)		PCL	
	Total Width	Effective Width	Weekday PM peak	Weekend PM peak	Weekday PM peak	Weekend PM peak	Weekday PM peak	Weekend PM peak
1	5.9	5.5	2,085	3,357	6	10	A-	B+
2	10.1	9.7	381	408	1	1	A+	A+
3	12.4	11.7	1,755	1,659	3	2	A	A+
4	19.4	19.0	1,755	1,659	2	1	A+	A+
5	15.7	15.3	1,512	1,566	2	2	A+	A+
6	18.8	14.6	1,341	1,461	2	2	A+	A+
7	13.0	12.3	612	1,053	1	1	A+	A+
8	9.2	8.8	477	891	1	2	A+	A+
9	5.7	5.0	381	408	1	1	A+	A+

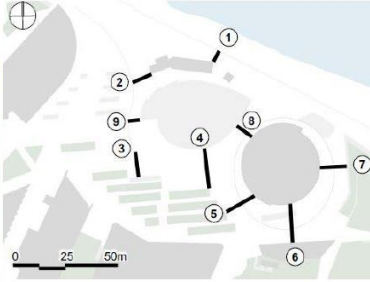


Image showing existing pedestrian comfort level (PCL).

Pedestrian Comfort Level Assessment - Proposed

Location	Street width (m)		Movement (pph)		PCL (ppmm)		PCL	
	Total Width	Effective Width	Weekday PM peak with 110 TQW	Weekend PM peak	Weekday PM peak with 110 TQW	Weekend PM peak	Weekday PM peak with 110 TQW	Weekend PM peak
1	9.0	8.3	2,700	4,050	5	8	A	A-
2	5.7	5.3	400	350	1	1	A+	A+
3	6.5	6.1	2,400	1,800	7	5	A-	A
4	10.5	9.5	2,400	1,800	4	3	A	A
5	9.0	8.6	1,850	1,800	4	3	A	A
6	13.5	12.8	1,550	1,650	2	2	A+	A+
7	5.6	4.9	850	1,250	3	4	A	A
8	5.6	5.2	900	950	3	3	A	A
9	11.4	10.7	500	500	1	1	A+	A+
10	8.60	7.9	2,700	4,050	6	9	A-	B+



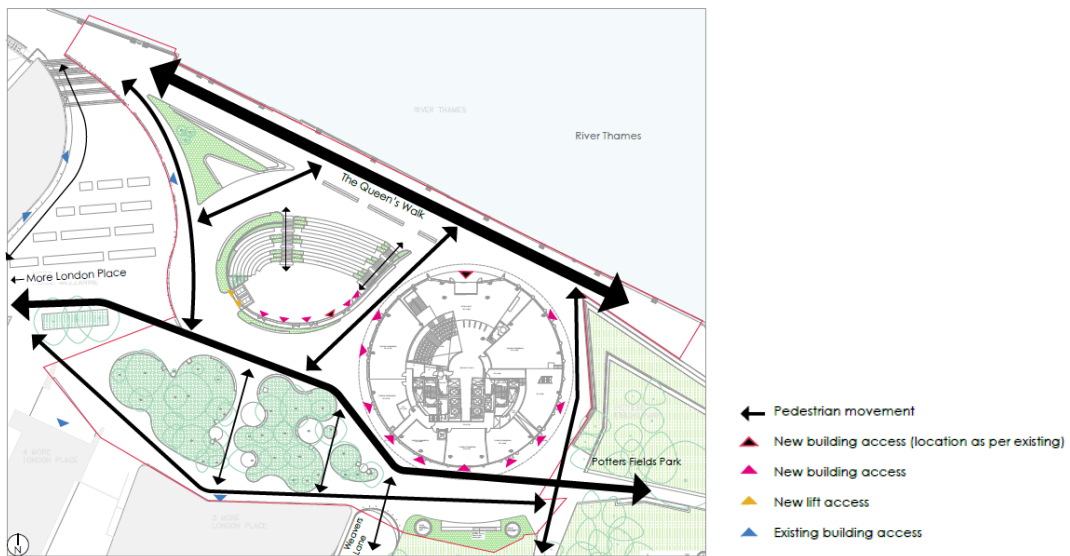
Above image showing proposed pedestrian comfort level (PCL).

151. The existing situation provides a good level of pedestrian comfort and that in certain areas, that this level would be reduced. An example being that the footpath at location '4' would go from a comfort level 'A+' to an 'A' which can be associated with the reduction in width from 19.4m to 10.5m. These would however still be in compliance with TFL's recommended levels for tourist attractions and this is highlighted below. The majority of routes and spaces fall would within the 'A' category aside from one, which would score a B+ (route 10).



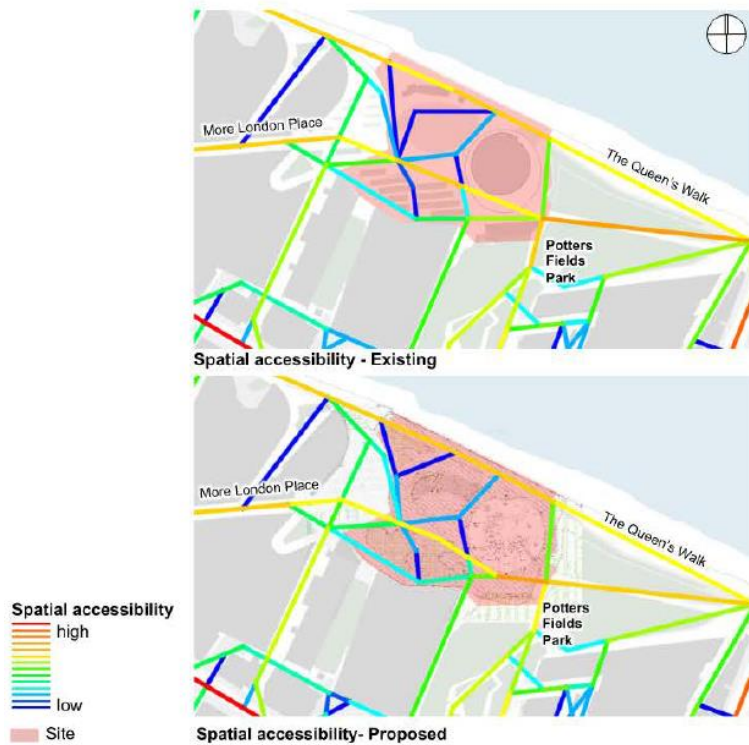
Above image – Existing situation on the left, proposed on the right and how this would relate to pedestrian comfort level and TfL recommendations

152. Key pedestrian movements throughout the site would also be maintained and this is highlighted in the following image:



The above image shows the proposed pedestrian movement throughout the site. It is noted that there would be a narrowing of the footpath of the eastern part of the building (referenced as number 7 in the above images). This is however a secondary route and there would still be a number of other alternate access routes throughout the site. It would also still achieve an 'A' in the above grading.

153. The existing impact as well as the impact of the proposed changes on spatial accessibility are also highlighted below:



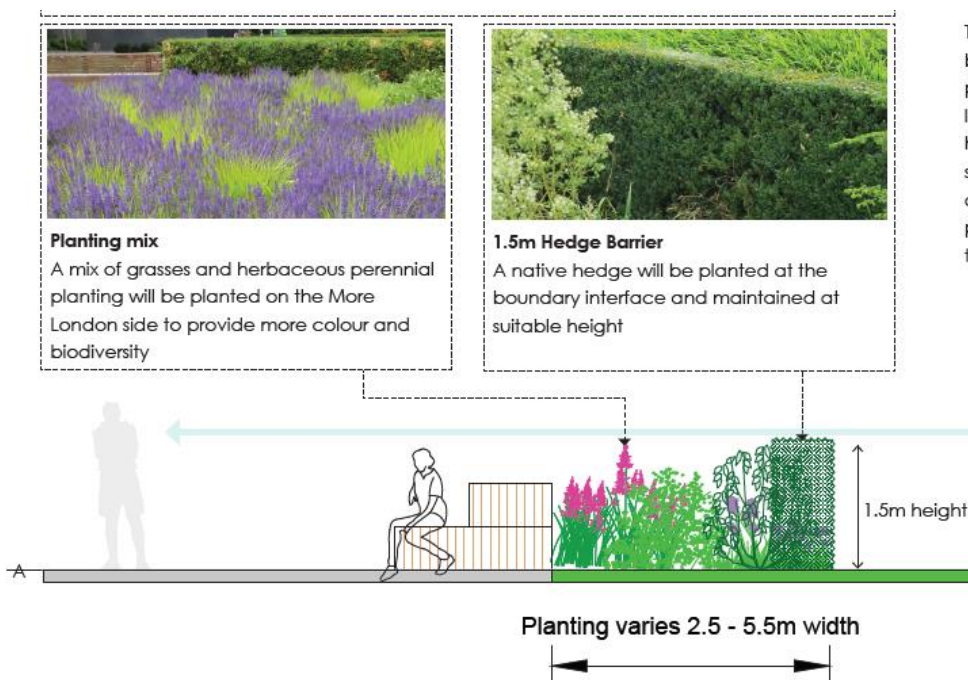
*This image shows the spatial accessibility of the site.*

154. The above images have shown that the main access routes throughout the site as well as key desire lines would be maintained. The scheme would also not materially inhibit access either next to the river or across the site. It would still allow visitors enough space to stand next to the Thames and take photos of the world heritage site (the Tower of London) as well as provide a means of access to walk to Tower Bridge but would now provide additional areas of soft landscaping and also areas to sit. As such, these changes would visually be an improvement whilst still provide a good level of permeability throughout the site. It would therefore not cause material harm in terms of pedestrian movement or comfort.
155. This report has already drawn attention to the various temporary structures that are erected throughout the course of the year. It is noted that the proposed changes sought under this planning application would be beneficial but as shown above, that they would also increase pedestrian flow. Any future planning application for temporary structures would therefore need to account for the changes sought under this application and would need to consider items such as siting and pedestrian through routes. The impact of these would not be considered under this current application.

### **Potters Field Park**

156. Given the siting and relationship with the site, the impact upon this adjacent park needs to be reviewed and considered. During the course of the application, access to as well as the boundary treatment into Potters Field Park was amended. Meetings were held on site between the applicant and members of the Potters Field Trust and appropriate solutions discussed. Various options as to stop the southern boundary (where the existing garage is located) from becoming a thoroughfare were considered and a hedge and planting were deemed the most appropriate option.

157. The suggested treatments are highlighted in the image below:



158. The above image shows that there would be planting along this boundary which visually, would be an attractive feature whilst also preventing and inhibiting ‘desire lines’. The bench and proposed planting should therefore mean that users would still utilise the footpaths into and out of Potters Field Park. This would therefore still maintain the visual appearance and usability of this space.

### Transport and highways

159. The site has a PTAL rating on 6b (excellent) and is located within a Controlled Parking Zone (CPZ) which operates between the hours of 08:00 – 18:30 Monday to Saturday. The site is located within the More London estate. All servicing and deliveries to the More London estate are accommodated within a basement, accessed from Braidwood Street, which in turn is accessed from Tooley Street (A200). Tooley Street is a classified A-road, which forms part of the transport for London Road Network (TLRN).

#### Vehicular access

160. Vehicular access to the More London estate basement is provided from Braidwood Street, which in turn is accessed from Tooley Street (A200), which forms part of the TLRN. The trip generation assessment included in the submitted TA indicates that the proposed development would result in a net increase of 3,244 daily trips. The proposed development would generate a significant net increase in cycling trips and delivery and servicing trips, all of which would be required to utilise the Tooley Street access.

161. During the course of the application, further information was received which confirmed that the building is accessed via the existing More London Estate basement and that this is located some distance from the adopted highway. The junction layout was designed to accommodate a range of vehicle sizes given servicing operations are undertaken underground beneath the Estate.

#### Trip generation

162. The Transport Assessment report includes a trip generation assessment of the existing and proposed land uses. The extant trip generation is based on a TRICS survey of the site when occupied, whilst the proposed development trips have been calculated using the trip rates associated with the nearby Beckett House (ref: 20/AP/0944) application. The use of these trip rates is appropriate and accepted.
163. During the course of the application, further information was received. This confirmed items such as a sensitivity test being conducted based upon the latest available (2022) Department for Transport data (TSGB0109) summarising the usual method of travel to work by region of workplace in Central London. This was considered by the Council's Highways Officer and when coupled with the initial Transport Assessment, is considered appropriate and would have an acceptable impact.

#### Delivery and servicing

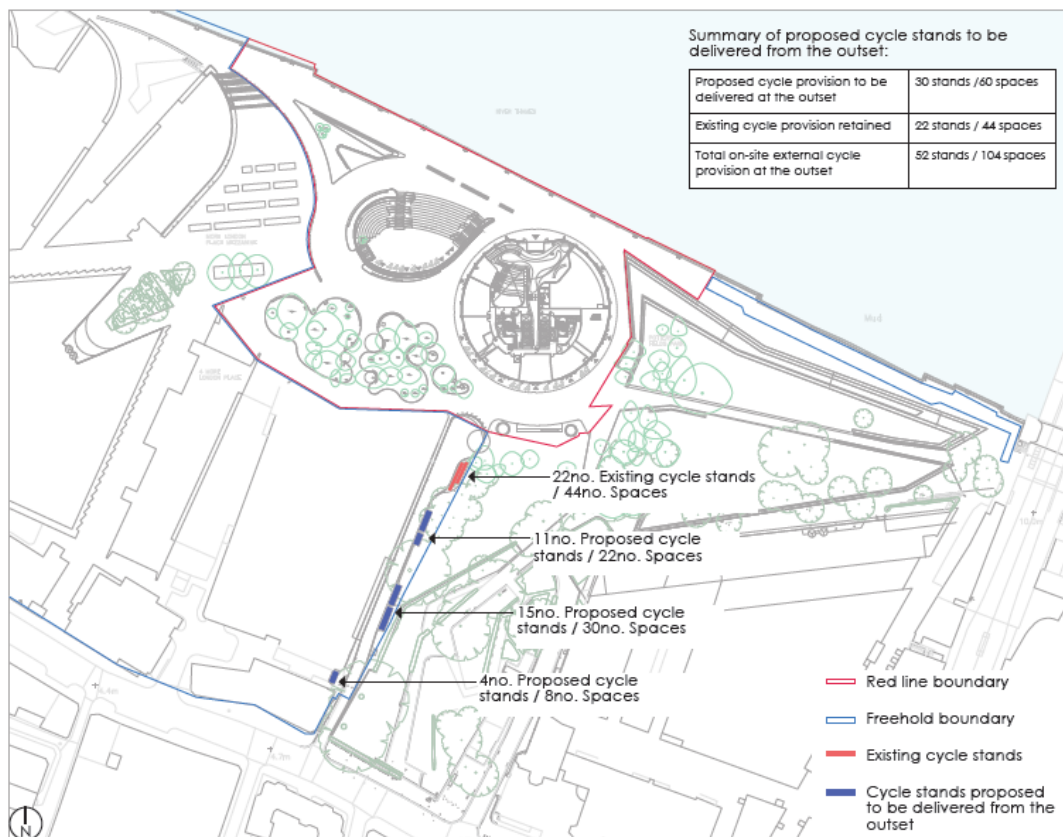
164. The application is accompanied by an outline Delivery, Servicing and Waste Management Plan (DSWMP), which provides a summary of the intended delivery and servicing arrangements for the proposed development. All delivery and servicing for the proposed development would take place within the basement, as per the extant situation. As referenced elsewhere in the report, the basement serves the wider More London estate and is accessed by Tooley Street.

#### Cycle parking

165. There are currently 50 cycle parking spaces in a long-stay cycle store to serve the office in the basement which is accessed through the internal layout of the basement. Short-stay cycle parking is located throughout the More London estate, including 22 Sheffield stands located at the northern end of Weavers Lane opposite the site.
166. A total of 60 short-stay cycle parking spaces are proposed, in addition to the existing 44 spaces at the northern end of Weaver Lane adjacent to the existing building. This represents a total of 104 spaces, which is a shortfall on the number of spaces required by both the London Plan (194 spaces) and the Southwark Plan (256 spaces) parking standards. However, this is considered acceptable based on the proposed uplift in floorspace, the relatively low utilisation of current cycle parking provision on the More London Estate, and the need to balance cycle parking requirements with the ability to deliver public realm improvements. The applicant has committed to monitoring utilisation of cycle parking as part of the Travel Plan monitoring process post-occupation,

and has identified several areas adjacent to the site which could provide additional cycle parking provision in future if necessary.

167. Long-stay cycle parking for the development is proposed to be provided in accordance with the Southwark Plan in terms of the total number of spaces and these stands are located within the lower ground floor of the site, adjacent to The Scoop. They are accessed via the internal basement service road. The internal arrangements would be similar to what is currently in place.
168. A photograph of the typical internal arrangement within the basement has been provided and it is acknowledged that the basement is relatively well lit. It is however, clearly a vehicle dominated space, with no obvious delineation for cyclists or pedestrians. Whilst it is noted that the basement is existing, the design of the building, basement and wider More London estate is based on requirements from 20+ years ago, and pre-dates the significant increase in cycling since. Supporting information has however been received that confirms that a review of the signage to/ from the basement would be carried out and additional signage has been addressed via condition.
169. It is noted that the provision of Southwark Plan-compliant short term cycle parking, if applied to the total quantum of floorspace proposed, could have a detrimental impact on the public realm in the immediate vicinity of the site due to the number of stands that would be required. As previously noted, there is existing provision of short-stay cycle parking located throughout the More London estate, including opposite the site on Weavers Lane and that this would be added to. The scheme seeks to make the following changes:



*This image shows the siting of the proposed cycle parking on Weavers Lane along with the number proposed.*



170. The principle of this is broadly accepted, given the provision of existing short-stay cycle parking within the estate and adjacent to the site, as well as the need to balance cycle parking requirements with demands on the public realm.

#### Active Travel Zone

171. The TA includes an ATZ assessment, which is broadly in line with the TfL 'Healthy Streets' Transport Assessment guidance. The routes to/from the identified within the assessment are agreed and are considered to include the most common destinations and trip attractors.
172. TfL did raise concern that the ATZ assessment had only been undertaken during the daytime and furthermore concluded that no measures to address issues were necessary. They stated that further consideration of the night time situation would need to be undertaken and also that of provision for cycling as well as walking and wheeling. This information was submitted during the course of the application to which TfL accepted.
173. The further information also confirmed that cycle access along Weaver Street would operate as per existing. That given the minimal vehicular flows and spacing between demountable bollards, that this route is not considered to require any improvements to meet the minimal uplift in usage. This route would also provided a good level of lighting.
174. With regards cycling on Tooley Street, this appears to be optimised given the spatial constraints of the road, location of junctions and bus stops along the route.

#### Transport impacts conclusion

175. Overall it is concluded that the proposed development would not result in any adverse highway conditions, subject to a number of conditions and planning obligations as outlined above.

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

176. The importance of protecting neighbouring amenity is set out Southwark Plan Policy P56 which states "Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users". The adopted 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
177. The proposed office building as well as The Scoop would be sufficiently set away from the surrounding commercial and residential properties as to not cause a harmful loss of outlook or increase in overlooking. For instance, there would be a distance of approximately 19m to Four More London (offices) and 54m to One Tower Bridge (mixed use but containing residential). The siting and relationship with the surrounding properties would therefore ensure that

the proposed changes would not cause a harmful increase in terms of loss of outlook and privacy.

Noise and vibration:

178. The Scoop is currently used as a multi-purpose space for both sitting, relaxing and for more active endeavours such as performances. These uses and 'shows' would remain but the improvement in layout (to The Scoop) and the new flexible commercial area could reasonably mean an increase in noise. This could however be controlled through appropriately worded conditions and with these in place, would have an acceptable impact.
179. As referenced above, there would be a new flexible commercial spaces on the ground and lower ground floor but the specific operation of this area has not yet been confirmed. The application did however consider this and has submitted an indicative ventilation and extraction statement and this states that it would utilise external ventilation structures or would use openable doors and louvres. This has however been controlled through condition.

Daylight and sunlight

180. The Daylight and sunlight has considered the impact the proposed development would have upon the surrounding and which has confirmed that the impact caused by the proposed development would be minimal and this is expanded upon below.

Daylight:

181. The closest residential development would be One Tower Bridge which is approximately 56m from the site. The other surrounding buildings are a mixture of commercial and office spaces. The report has confirmed that there would be no material change in terms of VSC for the neighbouring buildings.

Overshadowing:

182. For overshadowing, three area of public outdoor amenity have been assessed. These were the eastern part of Potters Field Park, the area surrounding The Scoop and Riverside Walk. All of these spaces would comply with the BRE guidance to be adequately sunlit throughout the year.

## **Archaeology**

183. The site is located in the North Southwark and Roman Roads archaeology priority area. This is a tier one area representing some of the more significant archaeology within the borough. The footprint of City Hall was however excavated as part of the works of the construction of the More London complex as well from the previous construction on the site. For instance, the Archaeological desk based assessment confirmed that 6 investigations took place within or extended into the site prior to the construction of the existing building in 2002. This assessment confirmed that there would only be a localised impact upon truncated archaeological remains of low significance.

The Council's archaeologist has considered and assessed this report and confirmed no conditions regarding this subject are required.

## **Fire safety**

184. Policy D12 of the London Plan (2021) requires all major development to submit a Fire Statement, addressing all criteria outlined by the policy. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is "third-party independent and suitably-qualified". The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
185. A Fire Statement has been submitted which was prepared by a suitably qualified third-party assessor who is a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers. The statement provides details relating to means of escape and evacuation strategy, passive and active fire safety measures, site access and facilities for the fire and rescue services and access points for the fire services.

## **Construction management**

186. An Outline Construction Environmental Management Plan (CEMP) has been submitted. This sets out how the proposed development would mitigate the environmental impacts from demolition and construction phases of development. This includes controls for noise and vibration, surface and groundwater, ground conditions, transport, air quality and waste. The plan also sets out how the project will maintain contact with affected neighbours and local residents in addition to emergency incident communication, staff training, and health and safety requirements.
187. A planning condition is recommended to secure submission of a Final CEMP including Demolition Management Plan and Construction Logistics Plan (CLP), The final plan needs to give further consideration to the safety of cyclists on C7 and pedestrians, in consultation with TfL and Southwark's Transport Policy and Network Development teams.

## **Flood risk and Sustainable urban drainage**

188. The site is within Flood Zone 3 which is an area with a high probability of flooding that benefits from flood defences. The applicant has submitted a foul sewage and utilities assessment which has been considered and assessed by the LBS Flood Risk Team.

189. With regards the impact, there would be a limited change in footprint and a negligible change in the site's impermeable area. There would also be no significant change in the volume of surface water leaving the site and this would utilise the existing drainage infrastructure. The LBS Flood Risk Team stated that as the impermeable area is not being changed, that the applicant should aim to provide betterment on existing surface water runoff rates through SuDS. This has been addressed through an appropriately worded condition and with this in place, the scheme would have an acceptable impact in terms of flood risk and drainage.

#### Environment Agency

190. The Environment Agency (EA) were also consulted on the application and initially raised an objection. This objection was associated with the Thames Tidal Flood Defence raising strategy and they requested that the applicant provide a condition survey to demonstrate that the flood defence has a 75-year lifetime. They also recommended that the flood wall that forms part of the application boundary is raised as part of the application.

191. Further meetings between the EA and the applicant were then held and further investigations and reports were carried out. An example being the Intrusive Investigation into the River Wall Report. Trial pits and tests were also carried out for the following:

- Trial pit investigation extension along the whole length of the rod in wall Sections A and C.
- Additional testing of the plate to be included in the survey scope for Mark Browns Wharf (Wall C)
- 2 trial pits have been added into the scope for Section D of Mark Brown's Wharf.

192. The EA have since confirmed that they are satisfied with the revised information but initially recommend imposing conditions on any future permission. These suggested conditions were in reference to the following:

1. Flood defence condition survey
2. Flood defence raising strategy
3. Flood defence monitoring and maintenance and ecological enhancements

193. Two of the conditions recommended (1 and 3 above) have been recommended by officers to the committee but the condition on a flood defence raising strategy (below) has not.

#### *Condition 2 – flood defence raising strategy*

*Within six months of commencement of the development, a scheme for the design of flood defence raisings, following the existing statutory defence line and not including movable features such as flood gates, shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency. The scheme shall include, but not be limited to:*

- demonstration of how the flood defence crest levels can be raised to 5.8 metres above Ordnance Datum (mAOD) by 2025;
- a design supported by structural and stability calculations and needed site investigation works;
- details of how the raised flood defence structures and any potential associated ground raising starting immediately landward of the defences will tie in to the flood defences and ground levels, and buildings landward and on the neighbouring sites both upstream and downstream.

*Reason:*

*To protect the development from flooding for its lifetime including with climate change induced sea level rise, in line with the Thames Estuary 2100 plan, and to minimise the risk of flooding to the surrounding built environment. This condition is in line with the National Planning Policy Framework (NPPF) (Paragraph 165), the Greater London Authority's (GLA) London Plan (2021) (Policy SI 12) and the London Borough of Southwark's Local Plan (2022) Policy P68 – Reducing flood risk and P25 River Thames.*

194. Planning conditions can only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. No works are proposed to the existing flood defence and any raising of the flood defence itself would be operational development and require planning permission itself. Officers consider this condition is not relevant to the development to be permitted or reasonable.
195. The Environment Agency have maintained their objection so if the planning committee resolve to grant planning permission, a referral to the Secretary of State must be made before a decision notice may be issued.

### **Air quality**

196. The application site is within the Borough's Air Quality Management Area. An Air Quality Assessment has been submitted with the application setting out the likely effects of the proposed development on air quality during the construction and operational phases of development. The assessment concludes that there would not be an unacceptable impact on future users of the site in terms of air quality, in compliance with London Plan Policy SI 1 and Southwark Plan Policy P65.

### **Energy and sustainability**

197. The scheme is not referable to the GLA but in spite of this, the applicant has submitted details concerning circular economy and Whole Life Cycle Statements. These have been considered by the Council's Policy Department who raised question and asked for points of clarification. Further information was received and the impact is referenced below:

Whole life cycle and carbon capture

198. A Whole Life Cycle (WLC) Assessment has been submitted with this

application to capture the proposed development's embodied carbon footprint to show how this would relate to London Plan Policy SI 2 and Southwark Plan Policy P70.

199. Opportunities to reduce embodied carbon have been carefully explored from project inception. Low carbon solutions that have been confirmed feasible and have been captured within the design and include:
- Piled foundation over spreader foundation
  - Opting for minimal intervention of existing structure which also provides future flexibility of the space.
  - Stick system facade
  - Underfloor air distribution system (UFAD) which reduces the quantity of ductwork and pipework required.
  - No internal partitions to allow for a flexible open layout.
200. It is estimated that the proposal would achieve a potential saving of 12% embodied carbon. This would equate to achieving a minimum saving of 1,376kg CO<sub>2</sub>e/m<sup>2</sup> GIA over the whole lifecycle. The GLA benchmark is 1,400kg CO<sub>2</sub>e/m<sup>2</sup> GIA.

#### Circular economy

201. A Circular Economy Statement (CES) has been submitted with this application setting out the approach to meeting circular economy targets in accordance with London Plan Policies D3 and SI7, Southwark Plan Policy P62 and GLA guidance.
202. The report considers the opportunity of retaining as much of the existing building as possible. Retention of existing foundations and basement plus the minimal intervention of the existing structure would provide a modern office in a prime location at a much lower carbon impact than a complete redevelopment (demolish and new build). There would also be underfloor air distribution system (UFAD) which reduces the quantity of ductwork and pipework required. The proposal is aiming for 95% of non-hazardous waste materials from demolition, construction and excavation to be re-used or recycled.

#### Carbon emission reduction

203. An Energy Strategy and Sustainability Statement have been submitted setting out how the development aims to reduce operational carbon emissions against Part L 2021 to be net carbon zero, in accordance with the energy hierarchy set out by London Plan Policy London Plan Policy SI 2 and Southwark Plan Policy P70.
204. The development would achieve a carbon saving of 32% and the supporting information has considered as to how further savings could be achieved. For instance, early stage passive design studies were undertaken as to optimise the facade design and these have been implemented as to reduce the carbon

emissions as far as practicable. The applicant has therefore identified limitations to achieving a higher saving but this is under the required 40% as set out in Policy P70 of the Southwark Plan. A final contribution of £372,154 is therefore required as to mitigate this.

#### Be Lean (use less energy)

205. The supporting information has referenced how the scheme has considered this element. For instance, it references that the façade has been designed as to maximise the daylight level in indoor space, which would reduce the reliance on artificial lighting. Overall, 25% of the 32% saving would be through 'be lean' measures. This would be in compliance with the minimum 15% reduction against Part L required by London Plan Policy SI 2.

#### Be Clean (supply energy efficiently)

206. A District Heat Network (DHN) connection has been futureproofed and space has been made within the basement to provide future plant that will allow the development to be connected to a DHN in the future. This has therefore been secured in the S106 legal agreement.

#### Be Green (use low or carbon zero energy)

207. A reduction of 7% has been achieved through maximising the amount of solar photovoltaics (PVs), and the use of boreholes, water source heat pumps (WSPHs) and air source heat pumps (ASHPs).
208. The number of PV panels have been maximised based on the available roof area. As referenced elsewhere in the report, the use of PV on the roof was limited due to the curvature and this makes the remaining part of the roof unsuitable for the installation of PVs. The proposed PV array that has been proposed would however be based on highly efficient PV panels (460 Watt peak per panel) and are proposed to be installed at a tilt angle of 10 degrees, which reduces the self-shading among the installation and allows an increase in number of PVs that can be installed
209. The supporting energy statement has also made reference to utilizing bore holes and heat pumps. It confirms that the commercial units would be provided as a shell and that tenants would install ASHP's as to provide heating and cooling.

#### Be Seen (Monitor and review)

210. As referenced above, the proposed development would not meet the 40% target for savings against Part L but there are a number of mitigating factors. For instance, the unavailability of a decentralised energy network (at present), and the limited ability to introduce renewable energy due to the form of the building including its spherical roofscape (which limits the amount of PVs that can reasonably be delivered). Therefore, the Proposed Development is considered to accord with the Development Plan overall in the context of applying the energy hierarchy to minimise on-site operational carbon

emissions, and it is noted that net zero carbon will be achieved through the provision of carbon offset contributions.

### Overheating and cooling

211. The submitted Energy Assessment sets out that overheating has been modelled and assessed in accordance with guidance, to ensure that summer and winter operative temperature ranges are achieved, in accordance with Southwark Plan Policy P69.

### **BREEAM**

212. The submitted Sustainability Statement sets out the BREEAM pre-assessment results, which show that the proposed development is targeting an excellent rating for both the office and retail units. This would be in compliance with Southwark Plan Policy P69. A planning condition has been imposed to secure a post-construction assessment demonstrating that the targeted BREEAM score has been achieved.

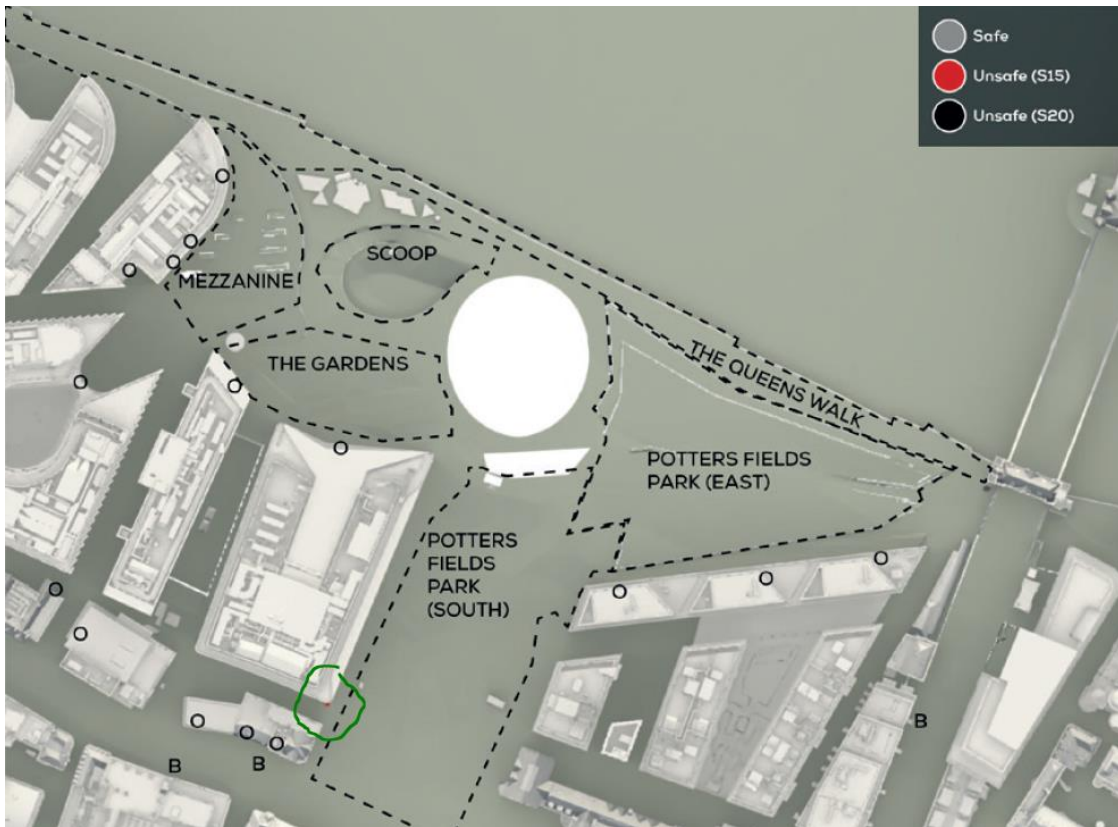
### **Wind and Microclimate**

213. London Plan Policy D9 requires all tall building proposals not to cause changes to the wind environment that would compromise comfort and the enjoyment of open spaces around the building and in the neighbourhood. Southwark Plan Policies P14 and P56 require wind effects to be taken into consideration when determining planning applications, as does Policy P17 as the proposal is for a tall building.
214. The applicant's Wind Microclimate Report submitted in support of the application considers the following scenarios:
- Scenario 1 – the baseline (existing conditions)
  - Scenario 2 – proposed development with existing buildings.
  - Scenario 3 – proposed development with cumulative surrounding buildings.
  - Scenario 4 – proposed development with terrace planting and existing surroundings.

### Existing site with existing buildings (Scenario 1)

215. There is a pre-existing wind safety risk within Weavers Lane which is shown as the red dot in the following image. This has also been outlined in green for clarity:





216. The conditions for The Queens Walk are suitable for sitting in all seasons which is appropriate for the intended use. Conditions for The Gardens are suitable for a mix of sitting and standing in winter and for sitting in summer. This again is appropriate for the intended use. The conditions for The Scoop are also suitable for sitting in all seasons.

217. Conditions for The Mezzanine are suitable for sitting or standing in winter and for sitting summer. This is considered appropriate for the intended use.

Proposed development with existing buildings (Scenario 2)

218. The proposed development would remove the (existing) wind safety risk in Weaver's Lane. The submitted report has also confirmed that there would be no wind safety risks within the site or surrounding area.

219. Potters Fields Park South would have a mix of sitting, standing and leisure walking in winter and for a mix of sitting and standing in summer. This would be suitable for the intended use. The conditions for The Scoop would be acceptable suitable for sitting in all seasons which is again considered appropriate for the intended use. Conditions for The Mezzanine would be suitable for sitting or standing in winter and for sitting summer. This is suitable for the intended use.

220. Conditions for the level 2 to 8 terraces (on both the north and south sides of the development) and also the south facing level 9 terrace, would provide sitting conditions in all seasons. This would be suitable for the intended use. Conditions for the northern level 9 terrace would also be suitable for standing or walking in winter and for standing (with localised regions of sitting) in summer. The extent which is suitable for sitting does raise a level of concern

but to address this, the report looked at including planting in these areas (scenario 4).

#### Conditions for proposed development with cumulative surrounds (scenario 3)

221. The submitted report has confirmed that there would be no material differences in ground level conditions between this scenario and that of scenario 2 with the proposed development and existing surrounds. All cumulative impacts would be negligible.
222. There would be no material differences in terrace level conditions between this scenario and the scenario with the proposed development and existing surrounds (scenario 2). All cumulative impacts would be considered negligible.

#### Conditions for the proposed development with terrace planting and existing surrounds

223. The submitted report has stated that there would be no material differences in ground level conditions between this scenario and the scenario with the proposed development and existing surrounds (scenario 2). The introduction of planting in this area would also help overcome the issue referenced above with regards northern facing terrace on level 9. With planting, this would be of benefit.

#### Conclusion on wind and microclimate:

The scheme currently causes a degree of harm to a specific area on Weavers Lane. The submitted report has confirmed that the proposed changes would mitigate and remove this thus being an improvement. The overall impact of the proposed development is also generally similar to what is currently in place and the overall impact would be acceptable. For instance, the report confirms that there are no wind safety risks associated with the proposed development at either ground level or elevated levels. It also confirms that long term wind comfort conditions would be suitable for the intended use for all thoroughfares, existing building entrances, proposed building entrances, bus stops, active amenity spaces, mixed amenity spaces, seating amenity spaces and proposed terraces.

### **Mayoral and borough community infrastructure levy (CIL)**

224. 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.

The site is located within Southwark CIL Zone 1, and MCIL Central London Band 2 Zone. Based on information obtained from CIL form dated 02 April

2024 plus the proposed GIA from the area schedule from the DAS (dated 25 April 2024), the total CIL would be £130,5050.31. This breaks down as £732,868.92 MCIL and £572,181.39 SCIL. This is however an estimate as floor areas will be checked when the CIL Assumption of Liability form is submitted, after planning approval has been secured.

## **Community involvement and engagement**

225. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
226. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
227. 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.
228. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
229. 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, 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).

230. This application would help to bring a currently empty and vacant building back into use. There would also be an increase in the number of commercial units as well as improvements to the landscaping. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community as a whole.
231. The proposed development has been designed to ensure inclusive access for all. All public realm areas would have appropriate gradients and slopes/ lifts instead of steps wherever possible. The landscaped areas would also incorporate appropriately designed benches. In addition, there would be level access into the buildings and internally the design incorporates an appropriate provision of wheelchair accessible units, lifts, wide corridors, doors and circulation areas.
232. 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.

Statement of community involvement:

233. In accordance with Southwark’s Development Consultation Charter the applicant carried out their own consultation prior to the submission of this planning application; to engage with community and political stakeholders, residents, and neighbours from the area. Their approach to this is set out in their Statement of Community Involvement (SCI) document and the Engagement Summary document submitted with this application and summarised in the table below.

234. Consultation Undertaken by Applicant at Pre-application Stage:

Summary Table

<b>Date</b>	<b>Form of consultation</b>
October, November and December 2023	<ul style="list-style-type: none"> <li>• Meetings with key stakeholders. An example being Historic England (20 November), Potters Field Management Trust (21 November) and Team London Bridge (23 November).</li> <li>• Community newsletters sent to residents and businesses in the local area</li> <li>• Press release and articles were published in the following places:               <ul style="list-style-type: none"> <li><input type="checkbox"/> Architects Journal</li> <li><input type="checkbox"/> BBC</li> <li><input type="checkbox"/> Bermondsey Street.London</li> <li><input type="checkbox"/> CoStar</li> <li><input type="checkbox"/> Dezeen Magazine</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li><input type="checkbox"/> Enfield Dispatch</li> <li><input type="checkbox"/> Evening Standard</li> <li><input type="checkbox"/> London News Online</li> <li><input type="checkbox"/> Londonist.com</li> <li><input type="checkbox"/> London SE1</li> <li><input type="checkbox"/> Property Week</li> <li><input type="checkbox"/> SkyScraper City</li> <li><input type="checkbox"/> Time Out</li> <li><input type="checkbox"/> Your Local Guardian</li> </ul> <ul style="list-style-type: none"> <li>• Public exhibition in Hay’s Galleria</li> <li>• Information from exhibitions shared on website.</li> <li>• BBC London News also covered the public exhibition and history of the building. This was shown on the news broadcast at 6pm and 10pm on Thursday 7 December 2023.</li> </ul>
January 2024	<ul style="list-style-type: none"> <li>• Public webinars (which was recorded)</li> <li>• Community newsletters sent to residents and businesses in the local area</li> <li>• Emails sent to key stakeholders who registered for updates. This included a summary of the feedback and information from the webinar</li> </ul>
March/ April 2024	<ul style="list-style-type: none"> <li>• Email sent to all key stakeholders and those who registered for updates to notify of submission and share updates to the final scheme.</li> </ul>
Post submission	<ul style="list-style-type: none"> <li>• On-going liaison with all key stakeholders, local residents and businesses</li> </ul>

235. In addition to the above, attention should be drawn to the applicants meeting with Foster + Partners. The applicant and their architect (Gensler) visited members of the original design team. They presented the evolution of the project design thus far including concepts and evolving materiality. Comments have not been received from Foster + Partners during the course of this current planning application. The SCI information does however state the following:

“Overall, the engagement was welcomed by Fosters, who recognised the need for change and aspirations for the building. They were supportive of much of the proposals including: maximising greening of the public realm and outdoor amenity space for office tenants to take full advantage of views; re-use of the Scoop to enable public interaction; use of transparency at lower levels to enable the success of the new ground floor retail. They encouraged the team to continue to refine the design of the terrace edge, and to ensure that re-use of the diagrid form is justified and to continue to explore the material palette in partnership with the council.”

236. The Engagement Summary sets out the feedback from the pre-planning public consultation. 18 Feedback forms were received from the 141 attendees at the exhibition. 15 were positive, 2 neutral and 1 objected. These raised items such as the need for public toilets, the ‘softening’ of the landscape and the request for more retail space than cafés.
237. As shown above, the applicant has gone through various methods and forms of consultation and there seems to be broad support for the proposals. It is noted that feedback has been received but that this has been enacted upon. An example being the reference to public toilets which was actioned prior to the submission of the planning application and further information was also received during the course of the application.
238. The applicant has also considered the representation letters that have been received during the course of the current planning application and have provided responses on these. An example being the issues with toilets. These were raised in the initial consultation and also during the course of the application and further information has been received. Attention is also drawn to the boundary of Potters Field Park. Meetings between the applicant, Potters Field Park Management Trust and the Council were held and an appropriate course of application as to ensure an acceptable boundary treatment was established.

### **Planning obligations (S.106 agreement)**

239. 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
240. 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.

241.

	<b>Head</b>	<b>Details</b>	
1	Jobs and training during Construction Period	9 jobs 9 training places 3 apprenticeships	Agreed

2	Jobs and training for end use occupation	Discharged as a financial contribution. Contribution based on net additional floorspace and assessed according to the formula 1:13 sq m NIA (for office space) and 1:20 sq m (for flexible commercial space):	Agreed
3	<i>Affordable workspace</i>	<i>No contribution needed since the uplift in office floorspace is less than 500 sq m GIA</i>	N/A
4	Carbon offset contribution	Contribution based on the formula in Southwark SPD of £95 per tonne of CO <sub>2</sub> over a 30-year period.  The relevant calculation applicable to the gross uplift in floorspace is £372,154	
6	Local procurement obligations	The developer will use reasonable endeavours to procure that 10% (by value) of the construction contracts for the development from businesses and organisations based in Southwark.	Agreed
7	Public realm obligations	The public realm works associated with the development shall be carried out and completed in accordance with the specification approved by the Council as part of the planning application prior to beneficial occupation.  Where any Walkways Agreement needs to be entered into, or existing agreements varied, the Agreements or variations (as the case may be) shall be completed prior to beneficial occupation.	Agreed
8	The kiosk building	The developer shall, for a period of at 3 months prior to it being dismantled as part of the development, advertise the availability of the kiosk for relocation and re-erection in other public space within the Council's administrative area.	Agreed
10	Legal and administrative costs	That the developer will pay the legal and administrative costs of the Council.	
11	Tree	Means the sum of 12,000 (twelve thousand pounds) to be paid by the Developer to the	Agreed

	contribution	Council towards local street tree planting within the local vicinity.	
13	Future-proofing for district heating network	To enable the development to connect to future district heating networks if deemed feasible	Agreed
14	DSMP and Travel plan monitoring	£2,790 x 2 = £5580	Agreed
15	Parking permit exemption	Future occupiers would be prevented from obtaining parking permits for the surrounding streets	Agreed
17	Small shops retention	At least 10% of all of the proposed (commercial) units would be capable of accommodating small shops.	Agreed
18	TFL	Legible London signage - £12,000	Agreed

242. In the event that an agreement has not been completed by 28 February 2025 the committee is asked to authorise the director of planning to refuse planning permission, if appropriate, for the following reason:

243. 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 DF1, T9, T9 and E3, Southwark Plan (2022) Policies P23, P28, P31, P45, P50, P51 P54, 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)**

244. 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.

245. The site is located within Southwark CIL Zone 2 and MCIL2 Central London zone. Based on the existing floor areas provided in the agent's CIL Form1 (GIA Info) dated 02-April-24, the gross amount of CIL is approximately £ (pre-relief) consisting £732,868.92 of Mayoral CIL and £572,181.39 of Borough CIL.



## Community involvement and engagement

246. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
247. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
248. 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.

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.

249. The protected characteristics are race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
250. The Public Sector Equality Duty (PSED) requires public authorities to have due regard to the aims of the duty when making decisions and setting policies. As set out in the council's Development Consultation Charter (DCC), the PSED does not apply to developers however, to be compliant with the DCC, the council require developers to support the council in meeting and discharging this important duty by providing a proportionate Equalities Impact Assessment (EqIA) of the impacts of the development. The EqIA must illustrate how the proposal will remove or minimise disadvantages suffered by people due to their protected characteristics, what steps have been taken to meet the needs of people from protected groups where these are different from the needs of other people, and detail positive equalities impacts. This scheme would deliver much needed affordable housing and lack of access to

affordable housing disproportionately affects people from BAME backgrounds so this scheme is likely to be beneficial to that group. Similarly the housing would provide accessible residential accommodation that would benefit those with a disability. The commitment to training and apprenticeships would be beneficial for younger people in the area. There are not considered to be any harms that arise from the development to groups with protected characteristics.

#### Statement of Community Involvement:

251. The applicant has submitted a 'Statement of Community Involvement' (SCI), which includes a summary of the community engagement that took place before the submission of this application. The applicant has gone through two rounds of consultation and there seems to be broad support for the proposals from residents involved in the process.
252. The SCI has stated that initial engagement with key stakeholders took place in October 2023 when a 'handshake letter' was sent to key stakeholders by email to introduce emerging proposals for 110 The Queen's Walk. Meetings – both in-person and online – were held with local stakeholders, including Ward Councillors, community groups and stakeholder bodies. Wider public engagement was undertaken from late November 2023 with a press statement released to media outlets on 24 November 2023 and the circulation of a community newsletter to 4,336 local residential and business addresses on 27 November 2023. These provided details on the emerging proposals and advertised details on the public exhibition events, which took place on Thursday 7 December and Saturday 9 December 2023.
253. The second newsletter included in Shad Thames Resident Association (STRA) was circulated to 700 residents. The public events were widely publicised locally and in national press and were scheduled on weekday evenings and weekends to maximise attendance. They were intentionally held during a period of increased tourist footfall and a total of 141 visitors came to the public exhibition over the two days including residents, workers, Londoners and tourists. The project team was available to discuss any aspect of the project and to answer questions from visitors.
254. A dedicated project website was also launched to further promote the public exhibition. The supporting information has stated that There have been approximately 1,800 unique visitors to the website since its launch and that the site has been visited over 2,200 times and that 3,900 pages have been 'looked at'.
255. In addition to carrying out public consultation, the application has also had correspondence with bodies such as Historic England, Historic Royal Palaces as well as Potters Field Management Trust and Team London Bridge.
256. As referenced elsewhere in the report, the scheme has been updated based on the feedback that has been received. An example being the boundary treatment at Potters Field Park. A meeting was held and appropriate mitigation implemented. Further information and details have also been received

concerning items such as public toilets. This was raised and details of this have been referenced in the above report.

### Equalities Impact Assessment (EQIA)

257. The applicant provided an EQIA which was undertaken to systematically define and address any likely differential and disproportionate impacts associated with the Proposed Development on people with protected characteristics.
258. This has been reviewed and the document has been thorough in the collection of data, and this is from accurate and reputable sources. It has also identified all protected characteristic and their representation in the area and assessed the potential impacts against all the protected characteristics and identified mitigations where necessary.

### **Consultation responses from members of the public and local groups**

259. Letters informing neighbours about the planning application were sent by the council in April 2024..

246 neighbours were consulted, 4 comments were received.

- 2 were comments of objection
- 2 neutral comments
- 0 comments in support

260. 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.

261. Neutral comments:

- This application fails to consider the impact of the development at 224-226 Tower Bridge Road, namely application 24/AP/1207 Condition 17 which shows plans for access to the south side of 110 Queens Walk for the 900 office staff planned for the Tower Bridge development
- Impacts upon a public right of way

262. The objections raised the following issues:

- Needs to have more bins
- Insufficient public toilets
- Continued easy access – cannot block accesses – raised the notion of construction works and this inhibiting those in wheelchairs and in buggies.

## Consultation responses from external and statutory consultees

263. 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.

264. Greater London Authority (GLA)

This would not meet any of the categories of the Mayor of London Order - so no need to refer the application.

265. Environment Agency:

Object because officers have not recommended a flood defence raising strategy

266. Metropolitan Police (Design out crime):

No objection but suggested condition.

267. Port of London:

Asked a number of questions which were clarified/ responded to during the course of the application. Asked for conditions to be imposed

268. London Fire Brigade:

No response received.

269. Transport for London (TFL):

Initially raised a number of concerns just as with the ATZ and lighting. Raised concern with the layout of the cycle parking and step free route through the site. Asked for £80,000 for improvements to the Tooley Street cycle docking station and £12,000 for new signage.

Officer response:

The applicant has not agreed the £80,00. Only 17 additional cycle trips are forecast in the morning and 22 in the afternoon and a proportion of these would be via bikes associated with the docking station. We as officers therefore consider that this payment would not be necessary to make the development acceptable.

270. Historic England:

That the proposed development would cause a low level of harm to the significance of Tower Bridge. Modest concern regarding the application on heritage grounds and these representation should be taken into account in the determining the application in consultation with the Council's Design and Conservation Officers.

271. UKPN:

No response received.

272. Arqiva:

No objection

273. Thames water:  
Suggested conditions and informatives
274. Team London Bridge:  
There is much to welcome but also raised a number of issues such as the narrowing of the eastern footpath. The UGF score being under 0.3. The cultural provision/ events in The Scoop.
275. Shad Thames:  
Initial comments - Do not object to the principle but there are not enough toilets. Raised concern about the closing off of a diagonal through route.
- Updated comments were received during the course of the application confirming that they wished to withdraw their initial comments.
276. City of London: No objection but did raise concern about the light/ illumination and the impact on nearby landmarks.

### **Consultation responses from internal consultees**

277. Summarised below are the planning matters raised by internal consultees. Matters are addressed within the relevant sections in the Assessment section of this report.
278. CCTV:  
No comment
279. Flood risk:  
As the impermeable area is not being changed, we request that the applicant aims to provide betterment on existing surface water runoff rates through SuDS.
280. Waste:  
This is a commercial development so no comment.
281. Ecology:  
Raised a number of questions during the course of the application which were answered/ responded to. Happy with BNG compliance and suggested conditions.
282. Local Economy Team (LET):  
This development would be expected to deliver 30 sustained jobs to unemployed Southwark residents , or meet the Employment and Training Contribution.
283. EPT:  
No objection but suggested conditions.
284. Archaeology:  
Following discussion with the applicant's archaeologists the assessment submitted with the application has concluded the redevelopment of this site, in

the form described in the application, will not impact upon buried archaeological remains. Therefore no archaeological response is necessary\_

285. Community Infrastructure levy: Referenced the amount of CIL that would be payable.

### **Human rights implications**

286. This planning application engages certain human rights under the Human Rights Act 2008 (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.
287. This application has the legitimate aim of providing new residential accommodation. 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**

288. 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.
289. 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**

290.	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?	N/A
	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 – various changes and further information was received such as highway changes. Further information concerning items such as energy and the impact upon Potters Field were received.

To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	No – a number of items have raised questions that required changes and further information or clarification.
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## CONCLUSION

291. The principle of the proposed development in terms of land use is supported. The site is currently vacant and has been unoccupied for a number of years. What is being proposed would help to occupy as well as modernise the building and surrounding area and bring it back into use.
292. It is noted that this is a well-recognised and famous building. It is extremely visible from a number of vantage points and that there are distinctive design elements. The proposed changes have altered and amended these features but the overall appearance does draw reference to the existing building. The distinctive shape is still recognisable as is the (distinctive) diagrid. The proposed changes would also help address existing problems such as cleaning of the windows whilst also maximising the internal layout. There would also be an improvement to the sustainability of the site.
293. The proposed works would impact upon Borough Open Land but the scheme would remove an existing garage building and replace this with soft landscaping. There would also be a significant improvement in terms of planting on the site, there would be a 104% increase in planting on what is currently in place. The impact would therefore be an improvement on what is currently in place.
294. With appropriate conditions concerning items such as cycle parking and deliveries, the scheme would have an acceptable impact in this regard. As such and for the reasons set out in the Assessment section of this report, it is recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement.

## BACKGROUND INFORMATION

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework	Environmental, Neighbourhoods	Planning enquiries telephone: 020 7525 5403 Planning enquiries email:

and Development Plan Documents	and Growth Department 160 Tooley Street London SE1 2QH	planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk
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## APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Matt Redman Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	26 November 2024	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
<b>Date final report sent to Constitutional Team</b>		26 November 2024



## Appendix 1: Recommendation

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

This document is not a decision notice for this application.

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<b>Applicant</b>	St Martins Property Investment Ltd	<b>Reg. Number</b>	24/AP/0918
<b>Application Type</b>	Major application		
<b>Recommendation</b>	GRANT subject to Legal Agreement (GLA)	<b>Case Number</b>	

### Draft of Decision Notice

#### **Grant subject to Legal Agreement & Referral to GLA for the following development:**

Alteration (including demolition) and extension of the existing office building for use as Offices (Class E(g)(i); Flexible Commercial (Class E) to include additional floorspace through extensions; altered and additional entrances; creation of office amenity terraces and plant enclosures; facade alterations including urban greening and associated works.

Associated works including deconstruction / removal of an existing garage / kiosk structure and provision of new hard and soft landscaping within the public realm including improvements to the Scoop, and other works incidental to the development.

(The site is within the setting of the Grade 1 listed Tower Bridge, the Tower of London World Heritage site, and the Tooley Street and Tower Bridge Conservation Areas)

110 The Queens Walk London Southwark SE1 2AA

#### **In accordance with application received on 15 April 2024 and Applicant's Drawing Nos.:**

TQW GEN ZZ ZZ DR P 010010 - Site Location Plan

TQW GEN ZZ ZZ DR P 010020 - Site Plan

TQW GEN ZZ B2 DR P 001080 - Existing Plan - Level B2  
TQW GEN ZZ B1 DR P 001091 - Existing Plan - Level B1 1 Of 2  
TQW GEN ZZ B1 DR P 001092 - Existing Plan - Level B1 2 Of 2  
TQW GEN ZZ 00 DR P 001101 - Existing Plan - Ground Level  
TQW GEN ZZ 01 DR P 001110 - Existing Floor Plan - Level 01  
TQW GEN ZZ 02 DR P 001120 - Existing Floor Plan - Level 02  
TQW GEN ZZ 03 DR P 001130 - Existing Floor Plan - Level 03  
TQW GEN ZZ 04 DR P 001140 - Existing Floor Plan - Level 04  
TQW GEN ZZ 05 DR P 001150 - Existing Floor Plan - Level 05  
TQW GEN ZZ 06 DR P 001160 - Existing Floor Plan - Level 06  
TQW GEN ZZ 07 DR P 001170 - Existing Floor Plan - Level 07  
TQW GEN ZZ 08 DR P 001180 - Existing Floor Plan - Level 08  
TQW GEN ZZ 09 DR P 001190 - EXISTING FLOOR PLAN - LEVEL 09  
TQW GEN ZZ RF DR P 001220 - Existing Floor Plan - Roof Level  
TQW GEN ZZ ZZ DR P 001310 - Existing - North Elevation  
TQW GEN ZZ ZZ DR P 001320 - Existing - East Elevation  
TQW GEN ZZ ZZ DR P 001330 - Existing - South Elevation  
TQW GEN ZZ ZZ DR P 001340 - Existing - West Elevation  
TQW GEN ZZ ZZ DR P 001410 - Existing Section – Aa  
TQW GEN ZZ ZZ DR P 001420 - Existing Section – Bb  
TQW GEN ZZ B2 DR P 100080 - Proposed Demolition - B2 Level  
TQW GEN ZZ B1 DR P 100091 - Proposed Demolition - B1 Level 1 Of 2  
TQW GEN ZZ B1 DR P 100092 - Proposed Demolition - B1 Level 2 Of 2  
TQW GEN ZZ 00 DR P 100101 - Proposed Demolition - Ground Level  
TQW GEN ZZ 01 DR P 100110 - Proposed Demolition - Level 01  
TQW GEN ZZ 02 DR P 100120 - Proposed Demolition - Level 02  
TQW GEN ZZ 03 DR P 100130 - Proposed Demolition - Level 03  
TQW GEN ZZ 04 DR P 100140 - Proposed Demolition - Level 04  
TQW GEN ZZ 05 DR P 100150 - Proposed Demolition - Level 05  
TQW GEN ZZ 06 DR P 100160 - Proposed Demolition - Level 06  
TQW GEN ZZ 07 DR P 100170 - Proposed Demolition - Level 07

TQW GEN ZZ 08 DR P 100180 - Proposed Demolition - Level 08  
TQW GEN ZZ 09 DR P 100190 - Proposed Demolition - Level 09  
TQW GEN ZZ RF DR P 100200 - Proposed Demolition - Roof Level  
TQW GEN ZZ ZZ DR P 101310 - Proposed Demolition Elevation – North  
TQW GEN ZZ ZZ DR P 101320 - Proposed Demolition Elevation – East  
TQW GEN ZZ ZZ DR P 101330 - Proposed Demolition Elevation – South  
TQW GEN ZZ ZZ DR P 101340 - Proposed Demolition Elevation – West  
TQW GEN ZZ ZZ DR P 101410 - Proposed Demolition Section – Aa  
TQW GEN ZZ ZZ DR P 101420 - Proposed Demolition Section – Bb  
TQW GEN ZZ B2 DR P 120080 - Proposed Floor Plan - Basement 2 Level  
TQW GEN ZZ LG DR P 120091 - Proposed Floor Plan - Lower Ground Level 1 Of 2  
TQW GEN ZZ LG DR P 120092 - Proposed Floor Plan - Lower Ground Level 2 Of 2  
TQW GEN ZZ GF DR P 120101 - Proposed Floor Plan - Ground Level  
TQW GEN ZZ 01 DR P 120110 - Proposed Floor Plan - Level 01  
TQW GEN ZZ 02 DR P 120120 - Proposed Floor Plan - Level 02  
TQW GEN ZZ 03 DR P 120130 - Proposed Floor Plan - Level 03  
TQW GEN ZZ 04 DR P 120140 - Proposed Floor Plan - Level 04  
TQW GEN ZZ 05 DR P 120150 - Proposed Floor Plan - Level 05  
TQW GEN ZZ 06 DR P 120160 - Proposed Floor Plan - Level 06  
TQW GEN ZZ 07 DR P 120170 - Proposed Floor Plan - Level 07  
TQW GEN ZZ 08 DR P 120180 - Proposed Floor Plan - Level 08  
TQW GEN ZZ 09 DR P 120190 - Proposed Floor Plan - Level 09  
TQW GEN ZZ 10 DR P 120200 - Proposed Floor Plan - Level 10  
TQW GEN ZZ RF DR P 120210 - Proposed Floor Plan - Roof Level  
TQW GEN ZZ ZZ DR P 130010 - Proposed - North Elevation  
TQW GEN ZZ ZZ DR P 130020 - Proposed - East Elevation  
TQW GEN ZZ ZZ DR P 130030 - Proposed - South Elevation  
TQW GEN ZZ ZZ DR P 130040 - Proposed - West Elevation  
TQW GEN ZZ ZZ DR P 140010 - Proposed Section – AA  
TQW GEN ZZ ZZ DR P 140020 - Proposed Section - BB

**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 Pre-Commencements Condition(s)**

3. No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall commit the development to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;

- o Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (e.g. signage on hoardings, newsletters, resident's liaison meetings);

- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;

- o Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/construction> All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

4. No development shall take place until a Construction Logistics Plan to manage all freight vehicle movements to and from the site (including routing of inbound and outbound traffic and lay off areas) has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto. The use of the adjacent river shall also be considered/ referenced with regards the removal of materials.

Reason: To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Policy Framework (2023); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Further information and guidance is available at:  
[https://www.clocs.org.uk/resources/clp\\_guidance\\_clocs\\_final.pdf](https://www.clocs.org.uk/resources/clp_guidance_clocs_final.pdf)

5. No development (excluding demolition and enabling works) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment and Surface Water Drainage Strategy prepared by RMA Environmental (March 2024). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

6. 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 plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021

7. Prior to development (other than demolition and enabling works) commencing 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 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

8 Development may not begin unless:

- (a) A biodiversity plan has been submitted to the planning authority: and
- (b) The planning authority has approved the plan.

Reason: To ensure compliance with Schedule A of the Town and Country Planning Act (inserted by the Environment Act)

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

9. Prior to commencement of above ground superstructure construction works, 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).

10 HARD AND SOFT LANDSCAPING

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.

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

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

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

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the



- 11 Prior to commencement of above grade works full details to show the provision of two disabled parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The document/plans submitted shall detail how the disabled parking bays will provide wheelchair compliant parking standards and also provide details of signage and wayfinding for blue badge bay users, pedestrians and cyclists navigating this area. Subsequently the disabled parking spaces should be made available and retained for the purposes of car parking for the disabled for as long as the development is occupied.

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

12. Prior to the commencement of any above grade works, a sample of all external facing materials and full-scale (1:1) mock-ups of the typical façade details (to be agreed) to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. For the avoidance of doubt, these shall include glazing and any metal work etc

The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority

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).

- 13 Prior to the commencement of any above ground superstructure construction works (excluding demolition and archaeological investigation), section detail-drawings (scales to be agreed) through the following elements shall be submitted to the Local Planning Authority for its approval in writing,

- the facades;
- the proposed external lifts;
- the proposed temporary screen in The Scoop
- the balconies;
- parapets; and
- heads, cills and jambs of all doors/ access points

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

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

- 14 *Prior to the erection and use of the temporary screen in The Scoop, details of the size, scale and method of erection/ attaching this in place, and confirmation of the number of maximum number of days of use per year, shall be submitted to and approved in writing.*

*The screen shall be in place for no more than the maximum number of days per year (a figure which may be amended from time-to-time pursuant to this condition), and shall be removed within 72 hours of each use.*

*Reason: In order that the Local Planning Authority may be satisfied as to the impact upon the character and appearance of the site and surrounding area 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).*

#### **Permission is subject to the following Pre-Occupation Condition(s)**

- 15 Prior to Occupation, 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. It shall provide a minimum of 435 spaces within long-stay cycle stores, and a minimum of 60 (new) short-stay spaces. For the avoidance of doubt, these 60 spaces are in addition to the existing 44 spaces at the northern end of Weavers Lane. This would take the total number of spaces to 104 spaces located within the public realm of the scheme.

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), Policy P53 (Cycling) of the Southwark Plan (2022) and Chapter 8 of the London Cycle Design Standards (2014).

16. a) The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development) in the BREEAM Pre-Assessment hereby approved

b) Before the first occupation of the building hereby permitted, the submission to BRE Post Construction Review documents (or other verification process agreed with the Local Planning Authority), and evidence of the submission to BRE, 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.

c) Once certification of the Post Construction Review has been completed by BRE, the certified Post Construction Review including the certificate 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); Policy SI 5 (Water Infrastructure) of the London Plan (2021) and Policy P69 (Sustainability standards) and Policy P70 (Energy) of the Southwark Plan (2022)

17. Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 - 23:00 Monday to Fridays, 09:00 - 18:00 on Saturdays and 10:00 - 19:00 on Sundays and Bank Holidays unless otherwise agreed in an approved delivery and servicing management plan.

The use of the commercial spaces (including the scoop) as well as any external terraces associated with the offices shall not be permitted outside the hours of: 07:00 - 23:00 .

Reason: To safeguard the amenity of neighbouring residential properties 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).

18. (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, the impact upon nearby heritage assets 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).

- 19 Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives 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.

The scheme shall also include the following elements: vertical greening/ the greening of the building, terraces, landscaping and ecological features

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 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

- 20 Prior to any occupation of the development hereby approved a Flood Warning

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

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

- 21 Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

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

The bat tubes, bricks or boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

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

22. Prior to occupation, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and show how and where external lighting will be

installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

23. 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) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy 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).

24. Details of invertebrate nesting aids shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

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

space in which they are contained.

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

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

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

25. Prior to the commencement of use, full particulars and details of a scheme for the extraction and ventilation of each commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:

- The siting of all the kitchens
- Details of extraction rate and efflux velocity of extracted air
- Full details of grease, particle and odour abatement plant
- The location and orientation of the extraction ductwork and discharge terminals
- A management \ servicing plan for maintenance of the extraction system. The plan shall detail how all components of the extraction system shall be cleaned, serviced, maintained and replaced to prevent degradation in performance affecting surrounding amenity. Once approved the plan shall be implemented in full and permanently adhered to thereafter

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

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

26 Before the first occupation of the building hereby approved, details of the installation (including location, type and commissioning certificate) of the infrastructure for electric vehicle charger points for two parking spaces shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the

development and retained in perpetuity.

To ensure that there would be adequate provision for electric cars, in accordance with Policy T6.1 (Residential parking) of the London Plan (2021) and Policy P54 (car parking)

- 27 Prior to occupation, details of six bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than two house sparrow terraces, two double cavity swift boxes and two generic bird boxes (32mm entrance hole) shall be provided. Details shall include the exact location, specification and design of the bird boxes. The boxes shall be installed in suitable locations on mature trees or on buildings prior to the first occupation of the site.

The bird boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

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

- 28 The building shall not be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment and Drainage Strategy prepared by RMA dated March 2024 and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

- 29 Prior to above ground works, a management plan confirming details of the operation and internal layout of the publicly accessible flexible commercial spaces at lower ground floor shall be submitted to and approved in writing by



the Local Planning Authority. This management plan shall confirm (but not be limited to) items such as the opening hours and proposed usage as well as access and operation of the publicly accessible toilets.

Reason: To 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).

30 a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground superstructure construction works and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority.

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

31 a) Before the first occupation of each part of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan in relation to the relevant part of the building, written in accordance with TfL best guidance at the time of submission, setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors. For the avoidance of doubt, this include modes of transport on the Thames.

b) At the start of the second year of operation of the approved Travel Plan, a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

c) At the start of the fifth year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed

measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason: In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022). The Port of London shall also be consulted on this travel plan.

32 Prior to the occupation of the development, a delivery and servicing management plan (DSMP) shall be submitted to and approved in writing by the Local Planning Authority, and shall include the following:

- (a) strategy for deliveries and collections;
- (b) number of servicing trips (including maintenance);
- (c) details for management and receipt of deliveries
- (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;
- (g) monitoring and review of operations;
- (h) details of potential delivery consolidation.

The DSMP 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).

33 Prior to occupation of the development a Parking Management Plan, detailing how the proposed accessible parking spaces will be managed and allocated, shall be submitted to and approved in writing by the local planning authority.

Reason: To meet the requirements of London Plan Policy T6.1. Southwark Plan Policy P55 ensures the mobility needs of disabled/mobility impaired people are provided consistently, conveniently, and to a high standard. BS8300 sets the required standards for the design of Blue Badge parking spaces off-street as per section 7.4.1 and Figure 3; and within car parks and garages as per section 7.6 and Figures 4, 5 & 6.

- 34 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) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy 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).

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

- 35 The development shall achieve full compliance with the air quality assessment mitigation measures as detailed in [The Air Quality Assessment prepared by WKC, dated March 2024]

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).

- 36 The development hereby permitted is limited to 18618 sqm (GIA) of office (Class E(g) space, 3380 sqm (GIA) of Flexible Class E floorspace, a maximum height of 50.40 metres AOD

Reason: This is in accordance with the application details and the approved plans.

- 37 The development hereby approved shall be carried out in accordance with the recommendations of the Fire Strategy Statement (document completed by

Marshall Fire LTD, dated 28/03/2024) unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

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

- 38 No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (2023). Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- 39 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition or obligation of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevation drawings unless agreed in writing with the Local Planning Authority.

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).

- 40 Bar the provision of CCTV equipment and notwithstanding the provisions of Schedule 2, Part 16 The Town & Country Planning (General Permitted Development) Order 2015 (as amended or re- enacted) no further external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason: In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with the National Planning Policy Framework (2023); Policy P55 (Protection of amenity) and Policy P13 (Design of places) of the Southwark Plan (2022).

- 41 Measures to control emissions during the construction phase must be

incorporated into an Air Quality and Dust Management Plan (AQDMP), or form part of a Construction Environmental Management Plan, in line with the requirements of the Control of Dust and Emissions during Construction and Demolition SPG. The AQDMP should be approved by the LPA (London Plan Policy SI 1 (D)).

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).

- 42 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).

- 43 On-site plant and machinery must comply with the London Non-Road Mobile Machinery (NRMM) Low Emission Zone standards for Opportunity Areas (London Plan Policy SI 1 (D)).

- 44 Details of the appliance/plant for generating energy for the Proposed Development must be submitted to, and agreed by the LPA before installation. This is to ensure that the system is as good as, or better than that used in the AQN assessment.

- 45 The use of the backup generator(s) is restricted to emergency use and operational testing (less than 50 hours per year) unless agreed in writing with the Local Planning Authority.

## **Informatives**

- 1 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 developmen

- 2 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](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

## **Appendix 2: Relevant Planning Policy**

### **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 218 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 6 - Building a strong, competitive economy
- 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 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:

- Policy SD4 The Central Activities Zone (CAZ)
- Policy SD5 Offices, other strategic functions and residential development in the CAZ approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D8 Public realm
- Policy D12 Fire safety
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy G5 Urban greening
- Policy HC1 Heritage conservation and growth
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 3 Energy infrastructure
- Policy SI 4 Managing heat risk
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage

- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.2 Office Parking
- Policy T6.5 Non-residential disabled persons parking
- Policy T7 Deliveries, servicing and construction

### **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:

- P13 Design of places
- P14 Design quality
- P16 Designing out crime
- P18 Efficient use of land
- P19 Listed buildings
- P20 Conservation areas
- P21 Conservation of the historic environment and natural heritage
- P24 World Heritage Site
- P26 Local list
- P28 Access to employment and training
- P30 Office and business development
- P31 Affordable workspace
- P50 Highways impacts
- P51 Walking
- P53 Cycling
- P54 Car Parking
- P55 Parking standards for disabled people and the physically impaired
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P65 Improving air quality
- P66 Reducing noise pollution and enhancing soundscapes
- P67 Reducing water use
- P69 Sustainability standards
- P70 Energy

Also of relevance in the consideration of this application is the Sustainable Design and Construction SPD 2008, the Heritage SPD 2021 and the adopted Tooley Street and Tower Bridge conservation area appraisals. The Historic England guidance, "The setting of heritage assets" Good Practice Advice in Planning no.3 (December 2017) would also need to be given appropriate weight.



## **Appendix 3: Relevant planning history of the site and nearby sites**

### **Planning history of the site, and adjoining or nearby sites:**

The building was originally granted planning permission under planning permission 99/AP/1000. This was granted consent on 19.01.2000 for: Construction of 9 storey headquarters building for the Greater London Authority with ancillary servicing, parking, hard and soft landscaping, and other incidental works to the development of the application site. As referenced above, the site was occupied by the GLA until it moved headquarters in March 2022.

A number of applications have also been submitted/ determined with regards the area adjacent the site. For instance, 23/AP/2779 was granted consent for: "The annual erection and installation of circa 65 wooden cabins across the London Bridge City estate for the Christmas market event from November 1<sup>st</sup> to January 7<sup>th</sup>. The development is comprised of 6 Zones of cabins across the London Bridge City estate and along Queen's Walk including; Zone 1 - Riverside/The Scoop, Zone 2 - Riverside/Tavolino Steps, Zone 3 - Riverside/HMS Belfast, Zone 4 - Riverside/Upper Deck bar (by HMS Belfast), Zone 5 - Riverside/Southwark Crown Court and Zone 6 - Hay's Galleria. The cabins will measure 10x8ft, 10x6ft, 10x5ft, 10x4ft and 20x10ft, respectively. There will be a range of items on offer including hot and cold beverages/food, arts & crafts and general goods. The event will also see two pop-up bars, one at the top of The Scoop on the riverside and one at London Bridge City Pier at the back of Cottons Centre."

These cabins are erected annually on a temporary basis. This would need to be considered when determining items such as the access to The Scoop. If the erection of these structures is not to continue in the future, then this should be referenced in supporting documentation. If they are to continue, reference should then be made to the siting of these structures to show that they have been taken into account.

The site was also subject to a pre-application enquiry under reference 23/EQ/0084 (April 2023). The main issues related to the design and impact upon the nearby heritage assets. There were also concerns with items such as the greening of the site, the lift/ screen in the Scoop as well as the use of the lower ground floor.

A recent screening opinion (reference 23/AP/3463, dated 03.01.2024) confirmed that an Environmental Impact Assessment (EIA) would not be required alongside any application seeking planning permission for the site's redevelopment for "major refurbishment and extension of the building, providing up to approximately 22,000m<sup>2</sup> of commercial, business and service floorspace (Use Class E), predominantly for office use, with associated public realm improvements and landscaping".

There are a number of other extant planning permissions, as well as applications for planning permission currently under consideration, in the wider surrounding area. However none of these are considered to be directly relevant to the proposal.

## **Appendix 4: Consultation undertaken**

**Site notice date:** 18/04/2024

**Press notice date:** 25/04/2024

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 17/04/2024

### **Internal services consulted**

formal consultation and response to Pol

LBS Highways Development & Management

LBS Transport Policy

LBS Ecology

LBS Design & Conservation Team [Surgery]

LBS Archaeology

LBS Planning Enforcement

LBS Highways Licensing

Housing Regeneration and Delivery

LBS Waste Management

formal consultation and response to Pol

LBS Ecology

LBS Urban Forester

LBS Design & Conservation Team [Formal]

LBS Urban Forester

LBS Highways Development & Management

LBS Transport Policy

LBS Local Economy

LBS Environmental Protection

LBS Flood Risk Management & Urban Drain

formal consultation and response to Pol

LBS Community Infrastructure Levy Team

LBS Ecology

LBS Transport Policy

LBS Ecology

### **Statutory and non-statutory organisations**

EDF Energy

Great London Authority

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  
Historic England  
Environment Agency

**Neighbour and local groups consulted:**

Suite 145A First Floor 3 More London  
Place

11 Blenheim House Crown Square  
London

8 Blenheim House Crown Square  
London

33 Blenheim House Duchess Walk  
London

Communications Room First Floor 3  
More London Place

Suite 169 First Floor 3 More London  
Place

Suite 166 First Floor 3 More London  
Place

Suite 164 First Floor 3 More London  
Place

37 Degrees 2B More London Riverside  
London

First Floor 4 More London Riverside  
London

43 Sandringham House Earls Way  
London

Sixth Floor 2 More London Riverside  
London

Suite 150 First Floor 3 More London  
Place

First Floor 2 More London Riverside  
London

Basement To Ninth Floor Excluding First  
And Second Floors And Part Of Third  
Floor 3 More London Place London

28 Blenheim House Crown Square  
London

Suite 128 First Floor 3 More London  
Place

Suite 115 First Floor 3 More London  
Place

2A More London Riverside London  
Southwark

Suite 142 First Floor 3 More London  
Place

17 Sandringham House Earls Way  
London

14 Sandringham House Earls Way  
London

Suite 139 First Floor 3 More London  
Place

Suite 111 First Floor 3 More London  
Place

Suite 106 First Floor 3 More London  
Place

Seventh Floor Left 2 More London Riverside London	2 Hanover House Crown Square London
Suite 156 First Floor 3 More London Place	Suite 144 First Floor 3 More London Place
Second Floor East 3 More London Place London	31 Sandringham House Earls Way London
Ground Floor 4 More London Riverside London	18 Sandringham House Earls Way London
Suite 178 First Floor 3 More London Place	15 Sandringham House Earls Way London
38 Sandringham House Earls Way London	1 Crown Square London Southwark
Cafe Parkside Kiosk 1 Weavers Lane	Suite 121 First Floor 3 More London Place
Suite 101B First Floor 3 More London Place	Suite 104 First Floor 3 More London Place
Fulbright & Jaworski International Llp 3 More London Riverside London	23 Blenheim House Crown Square London
44 Sandringham House Earls Way London	36 Blenheim House Duchess Walk London
33 Sandringham House Earls Way London	Suite 180 First Floor 3 More London Place
22 Sandringham House Earls Way London	Suite 151 First Floor 3 More London Place
Third Space Sports Medicine 2B More London Riverside London	Suite 148 First Floor 3 More London Place
Suite 138 First Floor 3 More London Place	Suite 158 First Floor 3 More London Place
38 Blenheim House Duchess Walk London	29 Blenheim House Crown Square London
15 Blenheim House Crown Square London	Suite 105 First Floor 3 More London Place
Excluding First Floor And Second Floor And Third Floor North 4 More London Riverside London	3 Sandringham House Earls Way London
Suite 149 First Floor 3 More London Place	22 Blenheim House Crown Square London
13 Hanover House Crown Square London	Suite 177 First Floor 3 More London Place
	27 Sandringham House Earls Way London

6 Hanover House Crown Square London	37 Blenheim House Duchess Walk London
Suite 145B First Floor 3 More London Place	Suite 154 First Floor 3 More London Place
Suite 179 First Floor 3 More London Place	The Scoop The Queens Walk London
Suite 174 First Floor 3 More London Place	20 Sandringham House Earls Way London
Suite 136 First Floor 3 More London Place	Suite 109A First Floor 3 More London Place
Suite 113 First Floor 3 More London Place	Suite 173 First Floor 3 More London Place
42 Blenheim House Duchess Walk London	31 Blenheim House Crown Square London
18 Blenheim House Crown Square London	25 Blenheim House Crown Square London
27 Blenheim House Crown Square London	13 Sandringham House Earls Way London
7 Hanover House Crown Square London	4 Sandringham House Earls Way London
40 Sandringham House Earls Way London	2 Sandringham House Earls Way London
37 Sandringham House Earls Way London	Suite 182 First Floor 3 More London Place
23 Sandringham House Earls Way London	Suite 143 First Floor 3 More London Place
12 Sandringham House Earls Way London	Excluding First Floor And Second Floor 3 More London Place London
1 Sandringham House Earls Way London	Suite 155 First Floor 3 More London Place
Suite 134 First Floor 3 More London Place	Suite 152 First Floor 3 More London Place
Suite 127 First Floor 3 More London Place	4 Crown Square London Southwark
Suite 117 First Floor 3 More London Place	34 Sandringham House Earls Way London
Suite 101 First Floor 3 More London Place	25 Sandringham House Earls Way London
5 Blenheim House Crown Square London	21 Sandringham House Earls Way London

9 Sandringham House Earls Way  
London

Suite 135 First Floor 3 More London  
Place

Suite 124 First Floor 3 More London  
Place

Suite 132 First Floor 3 More London  
Place

Suite 107 First Floor 3 More London  
Place

Suite 102 First Floor 3 More London  
Place

16 Blenheim House Crown Square  
London

9 Blenheim House Crown Square  
London

Suite 176 First Floor 3 More London  
Place

First Floor And Second Floor 4 More  
London Riverside London

Eighth Floor 2 More London Riverside  
London

Seventh Floor 2 More London Riverside  
London

Bartlett Mitchell Ltd 3 More London  
Riverside London

3 Blenheim House Crown Square  
London

Fifth Floor 2 More London Riverside  
London

Five Guys 2B More London Riverside  
London

15 Hanover House Crown Square  
London

Suite 129 First Floor 3 More London  
Place

Second Floor 2 More London Riverside  
London

10 Blenheim House Crown Square  
London

Fifth Floor South East 2 More London  
Riverside London

24 Blenheim House Crown Square  
London

Suite 123 First Floor 3 More London  
Place

24 Sandringham House Earls Way  
London

Suite 141 First Floor 3 More London  
Place

Suite 125 First Floor 3 More London  
Place

7 Blenheim House Crown Square  
London

1 Blenheim House Crown Square  
London

35 Blenheim House Duchess Walk  
London

21 Blenheim House Crown Square  
London

Suite 162 First Floor 3 More London  
Place

Unit 1 2 More London Riverside London

Part Second Floor 2 More London  
Riverside London

Third Floor 2 More London Riverside  
London

Seventh Floor Right 2 More London  
Riverside London

11 Hanover House Crown Square  
London

10 Hanover House Crown Square  
London

8 Hanover House Crown Square London

39 Sandringham House Earls Way  
London

32 Sandringham House Earls Way  
London

6 Sandringham House Earls Way  
London

Suite 126 First Floor 3 More London  
Place

Suite 112 First Floor 3 More London  
Place

6 Blenheim House Crown Square  
London

Ctp And Osa First Floor 3 More London  
Place

Suite 183 First Floor 3 More London  
Place

Suite 175 First Floor 3 More London  
Place

Suite 168 170 And 172 First Floor 3  
More London Place

Unit 2 2 More London Riverside London

Ground Floor 3 More London Place  
London

Unit 1 3 Potters Fields Park 1 Potters  
Fields

London And South Eastern Railway Ltd  
4 More London Riverside London

Suite 120 First Floor 3 More London  
Place

Suite 108 First Floor 3 More London  
Place

11 Sandringham House Earls Way  
London

16 Hanover House Crown Square  
London

36 Sandringham House Earls Way  
London

Jhc 3 More London Riverside London

14 Hanover House Crown Square  
London

41 Sandringham House Earls Way  
London

19 Sandringham House Earls Way  
London

10 Sandringham House Earls Way  
London

Suite 103 First Floor 3 More London  
Place

Suite 146B First Floor 3 More London  
Place

Suite 131 First Floor 3 More London  
Place

Suite 118 First Floor 3 More London  
Place

4 Blenheim House Crown Square  
London

40 Blenheim House Duchess Walk  
London

Suite 160 First Floor 3 More London  
Place

Risk Advisory 3 More London Riverside  
London

Second Floor South East 3 More London  
Riverside London

32 Blenheim House Crown Square  
London

5 Hanover House Crown Square London

1 Hanover House Crown Square London

45 Sandringham House Earls Way  
London

35 Sandringham House Earls Way  
London

26 Sandringham House Earls Way  
London

8 Sandringham House Earls Way  
London

Suite 130 First Floor 3 More London  
Place

Suite 116 First Floor 3 More London Place

Suite 114 First Floor 3 More London Place

17 Blenheim House Crown Square London

34 Blenheim House Duchess Walk London

Suite 161 First Floor 3 More London Place

Suite 159 First Floor 3 More London Place

Suite 153 First Floor 3 More London Place

1 More London Place London Southwark  
Second Floor 4 More London Riverside London

Third Space Sports Medicine 2 More London Riverside London

Unit 2 Potters Fields Park Potters Fields

7 Sandringham House Earls Way London

Suite 119 First Floor 3 More London Place

Part Third Floor 3 More London Place London

Suite 110 First Floor 3 More London Place

Suite 184 First Floor 3 More London Place

Vubiquity 3 More London Riverside London

Suite 171 First Floor 3 More London Place

12 Blenheim House Crown Square London

3 Hanover House Crown Square London  
First Floor 3 More London Place London

Suite 167 First Floor 3 More London Place

42 Sandringham House Earls Way London

5 Sandringham House Earls Way London

Suite 137 First Floor 3 More London Place

Suite 122 First Floor 3 More London Place

13 Blenheim House Crown Square London

Suite 146A First Floor 3 More London Place

19 Blenheim House Crown Square London

14 Blenheim House Crown Square London

2 Blenheim House Crown Square London

43 Blenheim House Duchess Walk London

41 Blenheim House Duchess Walk London

Suite 181 First Floor 3 More London Place

Suite 163 First Floor 3 More London Place

Second Floor Part 3 More London Place London

Fourth Floor 2 More London Riverside London

Second Floor West 3 More London Place London

3 Potters Fields Park Potters Fields London

39 Blenheim House Duchess Walk London



20 Blenheim House Crown Square  
London

Suite 147 First Floor 3 More London  
Place

Suite 109 First Floor 3 More London  
Place

28 Sandringham House Earls Way  
London

Suite 165 First Floor 3 More London  
Place

Blenheim House Crown Square London

Suite 140 First Floor 3 More London  
Place

29 Sandringham House Earls Way  
London

Fifth Floor Excluding South East 2 More  
London Riverside London

Unit 4 Potters Fields Park Potters Fields

30 Sandringham House Earls Way  
London

16 Sandringham House Earls Way  
London

12 Hanover House Crown Square  
London

9 Hanover House Crown Square London

Suite 133 First Floor 3 More London  
Place

Unit 3 2 More London Riverside London

Suite 157 First Floor 3 More London  
Place

Part Third Floor North 4 More London  
Riverside London

Norton Rose Fulbright Llp 3 More  
London Riverside London

Vitality Health Ltd 3 More London  
Riverside London

30 Blenheim House Crown Square  
London

26 Blenheim House Crown Square  
London

4 Hanover House Crown Square London

**Re-consultation:**

## **Appendix 5: Consultation responses received**

Consultation and response to Pol  
LBS Transport Policy  
LBS Ecology  
LBS Design & Conservation Team [Surgery]  
LBS Archaeology  
formal consultation and response to Pol  
LBS Ecology  
LBS Urban Forester  
LBS Design & Conservation Team [Formal]  
LBS Urban Forester  
LBS Highways Development & Management  
LBS Transport Policy  
LBS Environmental Protection

formal consultation and response to Pol  
LBS Community Infrastructure Levy Team  
LBS Ecology  
LBS Transport Policy  
LBS Ecology

### **Statutory and non-statutory organisations**

Metropolitan Police Service (Designing O  
Transport for London  
Thames Water  
Historic England

### **Neighbour and local groups consulted:**

8 Southview House 19A Queen Elizabeth Street London	London Suite 205 Butler's Wharf 36 Shad
30 Eagle Wharf Court Lafone Street London	Thames LONDON
30 Eagle Wharf Court Lafone Street	



