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## RECOMMENDATION

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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>        | AG EL 160 Blackfriars Road BV            | <b>Reg. Number</b> | 18/AP/1215  |
| <b>Application Type</b> | Full Planning Application                | <b>Case Number</b> | TP/1390-157 |
| <b>Recommendation</b>   | Grant subject to Legal Agreement and GLA |                    |             |

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Erection of a 10 storey building (40.23m AOD) with basement, comprising a 220 bedroom hotel with ancillary restaurant (Class C1); flexible office space (Class B1); retail units (Class A1/A3); creation of public space; landscaping and associated works. Works to the existing building at ground and roof levels (including a new rooftop terrace, enclosure and PV panels); elevational alteration; creation of a new entrance and the installation of an architectural feature along the Blackfriars Road elevation.

**At:** 160 BLACKFRIARS ROAD AND LAND TO THE REAR, LONDON SE1 8EZ

**In accordance with application received on 16/04/2018**

**and Applicant's Drawing Nos. Existing**

10586-EPR-00-XX-TP-A-0009-SITE LOCATION PLAN; 10586-EPR-00-GF-TP-A-0010 REV 1 - RED LINE SITE PLAN; 10586-EPR-00-AA-TP-A-0013 REV 1 - EXISTING SECTION A; 10586-EPR-00-BS-TP-A-0016 REV 1 - RED LINE - EXISTING BASEMENT; 10586-EPR-00-XX-TP-A-0148 REV 1 - EXISTING SITE PLAN; 10586-EPR-00-GF-TP-A-0149 REV 1 - EXISTING SITE SURVEY; 10586-EPR-00-BS-TP-A-0150 REV 1 - EXISTING BASEMENT; 10586-EPR-00-GF-TP-A-0151 REV 1 - EXISTING GROUND FLOOR; 10586-EPR-00-XX-TP-A-0152 REV 1 - EXISTING TYPICAL FLOOR PLAN; 10586-EPR-00-RF-TP-A-0153 REV 1 - EXISTING ROOF PLAN; 10586-EPR-00-WE-TP-A-0154 REV 1 - EXISTING WEST ELEVATION ON BLACKFRIARS ROAD; 10586-EPR-00-EA-TP-A-0155 REV 1 - EXISTING EAST ELEVATION; 10586-EPR-00-AA-TP-A-0156 REV 1 - EXISTING SECTION A.

**Proposed**

10586-EPR-00-XX-TP-A-0101 REV 1 - PROPOSED SITE PLAN; 10586-EPR-00-WE-TP-A-0011 REV 1 - RED LINE - WEST ELEVATION ON BLACKFRIARS ROAD; 10586-EPR-00-EA-TP-A-0012 REV 1 - RED LINE - EAST ELEVATION; 10586-EPR-00-XX-TP-A-0015 REV 1 - RED LINE - VIEW FROM BLACKFRIARS ROAD; 10586-EPR-00-RF-TP-A-0014 REV 1 - RED LINE - ROOF PLAN; 10586-EPR-00-BS-TP-A-0199 REV 1 - PROPOSED BASEMENT - HOTEL; 10586-EPR-00-GF-TP-A-0200 REV 1 - PROPOSED GROUND FLOOR; 10586-EPR-00-01-TP-A-0201 REV 1 - FIRST FLOOR ROOF PLAN; 10586-EPR-00-GF-TP-A-0202 REV 1 - PROPOSED GROUND HOTEL ENTRANCE; 10586-EPR-00-GF-TP-A-0203 REV 1 - PROPOSED GROUND FLOOR - HOTEL; 10586-EPR-00-01-TP-A-0204 REV 1 - PROPOSED FIRST FLOOR; 10586-EPR-00-02-TP-A-0205 REV 1 - PROPOSED SECOND FLOOR; 10586-EPR-00-03-TP-A-0206 REV 1 - PROPOSED THIRD FLOOR; 10586-EPR-00-04-TP-A-0207 REV 1 - PROPOSED FOURTH FLOOR; 10586-EPR-00-05-TP-A-0208 REV 1 - PROPOSED FIFTH FLOOR; 10586-EPR-00-06-TP-A-0209 REV 1 - PROPOSED SIXTH FLOOR; 10586-EPR-00-07-TP-A-0210 REV 1 - PROPOSED SEVENTH FLOOR; 10586-EPR-00-08-TP-A-0211 REV 1 - PROPOSED EIGHTH FLOOR; 10586-EPR-00-09-TP-A-0212 REV 1 - PROPOSED NINTH FLOOR; 10586-EPR-00-RF-TP-A-0213 REV 1 - PROPOSED ROOF PLAN; 10586-EPR-00-WE-TP-A-0400 REV 1 - PROPOSED WEST ELEVATION ON BLACKFRIARS ROAD; 10586-EPR-00-EA-TP-A-0401 REV 1 - PROPOSED EAST ELEVATION; 10586-EPR-00-NO-TP-A-0402 REV 1 - PROPOSED NORTH ELEVATION; 10586-EPR-00-SO-TP-A-0403 REV 1 - PROPOSED SOUTH ELEVATION; 10586-EPR-00-WE-TP-A-0404 REV 1 - PROPOSED WEST ELEVATION FROM INTERNAL COURTYARD; 10586-EPR-00-XX-TP-A-0405 REV 1 - PROPOSED SERVICE YARD NORTH SIDE ELEVATION & WEST COURTYARD ELEVATION; 10586-EPR-00-XX-TP-A-0410 REV 1 - TYPICAL ELEVATION BAY; 10586-EPR-00-XX-TP-A-0412 REV 1 - TYPICAL ELEVATION DETAILS 01; 10586-EPR-00-XX-TP-A-0413 REV 1 - TYPICAL ELEVATION DETAILS 02; 10586-EPR-00-XX-TP-A-0414 REV 1 - COURT YARD ELEVATION; 10586-EPR-00-AA-TP-A-0501 REV 1 - PROPOSED SECTION A; 10586-EPR-00-BB-TP-A-0502 REV 1 - PROPOSED SECTION B; 10586-EPR-00-XX-TP-A-0510 REV 1 - PROPOSED SITE SECTIONS; 10586-EPR-XX-XX-SH-A-0701 REV 2 - ROOM CALCULATION; 10586-EPR-00-XX-SH-A-0700 REV 1 - GEA AND GIA AREA SCHEDULES; 10586-EPR-00-XX-TP-A-0009 REV 1 - RED LINE - LOCATION PLAN; 10586-EPR-00-BS-TP-A-0198 REV 1 - EXISTING BASEMENT PLAN - PROPOSED WORKS.

**Documents**

Air Quality Assessment For Proposed Development (april 2018); Acoustic Consultancy Report; Arboricultural Impact

Assessment; Basement Impact Assessment & Contamination Assessment; Daylight And Sunlight Assessment; Design And Access Statement; Draft Operational Management Plan; Ecological Survey; Flood Risk Assessment; Heritage Statement; Historic Environment Assessment; Hotel Demand Analysis; Hotel Socio-Economic Impact Study (12 April 2018); Outline Construction Logistics Plan (April 2018); Planning Statement; Sustainability And Energy Statement (and addendum); Servicing Management Plan & Site Waste Management Plan; Statement Of Community Involvement; Draft Travel Plan; Transport Statement.

**Subject to the following thirty-one conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 Time limit  
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.

- 2 Approved plans  
The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 10586-EPR-00-XX-TP-A-0101 REV 1 - PROPOSED SITE PLAN; 10586-EPR-00-WE-TP-A-0011 REV 1 - RED LINE - WEST ELEVATION ON BLACKFRIARS ROAD; 10586-EPR-00-EA-TP-A-0012 REV 1 - RED LINE - EAST ELEVATION; 10586-EPR-00-XX-TP-A-0015 REV 1 - RED LINE - VIEW FROM BLACKFRIARS ROAD; 10586-EPR-00-RF-TP-A-0014 REV 1 - RED LINE - ROOF PLAN; 10586-EPR-00-BS-TP-A-0199 REV 1 - PROPOSED BASEMENT - HOTEL; 10586-EPR-00-GF-TP-A-0200 REV 1 - PROPOSED GROUND FLOOR; 10586-EPR-00-01-TP-A-0201 REV 1 - FIRST FLOOR ROOF PLAN; 10586-EPR-00-GF-TP-A-0202 REV 1 - PROPOSED GROUND HOTEL ENTRANCE; 10586-EPR-00-GF-TP-A-0203 REV 1 - PROPOSED GROUND FLOOR - HOTEL; 10586-EPR-00-01-TP-A-0204 REV 1 - PROPOSED FIRST FLOOR; 10586-EPR-00-02-TP-A-0205 REV 1 - PROPOSED SECOND FLOOR; 10586-EPR-00-03-TP-A-0206 REV 1 - PROPOSED THIRD FLOOR; 10586-EPR-00-04-TP-A-0207 REV 1 - PROPOSED FOURTH FLOOR; 10586-EPR-00-05-TP-A-0208 REV 1 - PROPOSED FIFTH FLOOR; 10586-EPR-00-06-TP-A-0209 REV 1 - PROPOSED SIXTH FLOOR; 10586-EPR-00-07-TP-A-0210 REV 1 - PROPOSED SEVENTH FLOOR; 10586-EPR-00-08-TP-A-0211 REV 1 - PROPOSED EIGHTH FLOOR; 10586-EPR-00-09-TP-A-0212 REV 1 - PROPOSED NINTH FLOOR; 10586-EPR-00-RF-TP-A-0213 REV 1 - PROPOSED ROOF PLAN; 10586-EPR-00-WE-TP-A-0400 REV 1 - PROPOSED WEST ELEVATION ON BLACKFRIARS ROAD; 10586-EPR-00-EA-TP-A-0401 REV 1 - PROPOSED EAST ELEVATION; 10586-EPR-00-NO-TP-A-0402 REV 1 - PROPOSED NORTH ELEVATION; 10586-EPR-00-SO-TP-A-0403 REV 1 - PROPOSED SOUTH ELEVATION; 10586-EPR-00-WE-TP-A-0404 REV 1 - PROPOSED WEST ELEVATION FROM INTERNAL COURTYARD; 10586-EPR-00-XX-TP-A-0405 REV 1 - PROPOSED SERVICE YARD NORTH SIDE ELEVATION & WEST COURTYARD ELEVATION; 10586-EPR-00-XX-TP-A-0410 REV 1 - TYPICAL ELEVATION BAY; 10586-EPR-00-XX-TP-A-0412 REV 1 - TYPICAL ELEVATION DETAILS 01; 10586-EPR-00-XX-TP-A-0413 REV 1 - TYPICAL ELEVATION DETAILS 02; 10586-EPR-00-XX-TP-A-0414 REV 1 - COURT YARD ELEVATION; 10586-EPR-00-AA-TP-A-0501 REV 1 - PROPOSED SECTION A; 10586-EPR-00-BB-TP-A-0502 REV 1 - PROPOSED SECTION B; 10586-EPR-00-XX-TP-A-0510 REV 1 - PROPOSED SITE SECTIONS; 10586-EPR-XX-XX-SH-A-0701 REV 2 ¿ ROOM CALCULATION; 10586-EPR-00-XX-SH-A-0700 REV 1 ¿ GEA AND GIA AREA SCHEDULES; 10586-EPR-00-XX-TP-A-0009 REV 1 ¿ RED LINE ¿ LOCATION PLAN; 10586-EPR-00-BS-TP-A-0198 REV 1 ¿ EXISTING BASEMENT PLAN - PROPOSED WORKS.

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is

commenced.

- 3 Before any work hereby authorised begins, a detailed plan showing step free access from the basement car parking area and cycle store to ground floor level shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that disabled people and the mobility impaired have appropriate means of access and egress to the basement parking areas in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

- 4 Archaeological mitigation  
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 5 Archaeological mitigation  
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 6 Swift nesting boxes  
Details of Swift nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted permission.

No less than three nesting boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The 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 Swift nesting 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 Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 7 Bat boxes  
Details of bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby granted permission.

No less than three nesting boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The 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 nesting 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 Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

**Reason:**

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

**8 Site Contamination - pre-approval**

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

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

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

**9 Basement Impact**

No works shall commence until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and a Basement Impact Assessment (BIA) shall be submitted to and approved in writing by the Local Planning Authority. This should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. The BIA shall assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. Additionally, the BIA shall consider fluctuations in groundwater levels and the risks this can pose to the site and shall include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site. This is to see if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures. Further guidance on preparing BIA can be found in appendix to our SFRA 2016 here:

<https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2>

**Reason:**

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2016).

**10 Tree survey**

Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey 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 or construction details and any proposed activity within root protection areas 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. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### 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 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

#### 11 Material samples

Sample panels of all external facing materials including brickwork (brick, bonding, coursing), metal, glazing and cladding materials to be used in the carrying out of this permission shall be made available for inspection on site and approved by the Local Planning Authority in writing before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

#### 12 Green roofs

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:  
biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with agreed plans; and  
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

13 BREEAM

Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

14 Designing Out Crime

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

15 Cycle Storage

Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

16 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 (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved 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.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building

works and any trees or shrubs 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 same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

#### Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

17 Refuse storage

Before the use hereby permitted begins details of the arrangements for the storing of refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

#### Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

18 Commercial Kitchen Extract Ventilation - pre-approval

Prior to the commencement of use, full particulars and details of a scheme for the ventilation of the kitchen shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

#### 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 Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

19 CHP Plant - pre approval

Before the first occupation of any of the premises that the CHP plant shall serve, the developer will provide a report advising of the full particulars of the CHP plant e.g. location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted in writing to, and approved by, the LPA. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

#### Reason

In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

20 Noise from amplified music from non-residential premises - pre approval

A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises (Class A3 use) the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given

and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

21 Parking permit exemption

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

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

22 Roof plant

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

**Reason**

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

23 Telecomms

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

**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 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

24 Commercial kitchen extract ventilation system - Terminus - standard

Any exhaust flue from the commercial kitchen shall terminate at 1m above the building eaves.

**Reason**

In order to ensure that any installed kitchen ventilation system will not cause a loss of amenity by reason of odour or fume, in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

25 Provision for alternatively fuelled vehicles - standard

An electric vehicle charging point shall be provided to service a minimum of 50% of the car parking spaces provided within or for the development.

**Reason**

To encourage the uptake of electric and hybrid vehicles and minimise the effect of the development on local air quality within the designated Air Quality Management Area in line with Policy 7.14 of the London Plan and to comply with parking standards in Policy 6.13 of the London Plan.

26 Terrace hours of use



The roof terrace on the retained office building shall be open to office workers only, and shall not be in use after 22:00 on any day. The roof terrace shall at no time be open to or used by guests of the hotel hereby permitted.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

27 Hours of use - Hotel bar and restaurant

The hotel bar and restaurant shall close to non guests at 00:00 on Monday to Saturday and 23:00 on Sunday and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

28 A3 use hours

The commercial A3 use hereby permitted shall not be carried on outside of the hours of 07:00 to 00:00 on Monday to Saturday and 08:00 - 23:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

29 Servicing hours - standard

Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 to 22:00 on Monday to Fridays, 09:00 to 20:00 Saturdays and 10:00 to 16:00 on Sundays and Bank Holidays.

Reason

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

30 Archaeological reporting

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

31 Plant Noise - pre approval

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved

Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

**Statement of positive and proactive action in dealing with the application**

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.

The pre-application service was used for this application and the advice given has been followed in part.

The application was validated promptly.

The application was subject to a planning performance agreement and was determined within the agreed (amended) timescale.

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