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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>	Ruby Triangle Properties Ltd	<b>Reg. Number</b>	18/AP/0897
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2404-1
<b>Recommendation</b>	Grant subject to Legal Agrt, GLA and SoS		

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### Draft of Decision Notice

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

Full planning permission is sought for demolition of existing buildings and structures on the site, and redevelopment consisting of three buildings at maximum heights of 17 storeys (plus mezzanine) ( +64.735m AOD), 48 Storeys (+170.830m AOD) and 40 storeys (plus mezzanine) (+144.750m AOD), plus single storey basement under part of the site. Development would provide 1,165 residential dwellings (Class C3), flexible retail, business and communal space (Class A1/A2/A3/A4/A5/B1/B8/D1), public sports hall and gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, associated car and cycle parking and other associated works.

This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. The ES can be viewed on the Council's website. Copies of the ES may be obtained from [rubytriangle@glhearn.com](mailto:rubytriangle@glhearn.com) at a charge of £20 for CD copy of the full ES, £150 for a hard copy of the ES Main Report (Volume 1), £100 for a hard copy of the ES Drawings and Appendices (Volume 2). There would be no charge for an emailed copy or single hard copy of the Non Technical Summary (Volume 3).

**At:** RUBY TRIANGLE SITE, LAND BOUNDED BY OLD KENT ROAD, RUBY STREET AND SANDGATE STREET, LONDON SE15 1LG

**In accordance with application received on 20/03/2018**

**and Applicant's Drawing Nos. DRAWINGS:**

RTR-FAR-SW-PA-A-03010 SITE PLAN - OWNERSHIP BOUNDARY  
 RTR-FAR-SW-PA-A-03011 SITE PLAN - RED LINE  
 RTR-FAR-SW-PA-A-03012 SITE DEMOLITION PLAN  
 RTR-FAR-SW-PA-A-03100 EXISTING SITEWIDE - GROUND FLOOR PLAN  
 RTR-FAR-SW-PA-A-03121 EXISTING SITEWIDE - FIRST FLOOR PLAN  
 RTR-FAR-SW-PA-A-03122 EXISTING SITEWIDE - ROOF PLAN  
 RTR-FAR-SW-PA-A-03200 EXISTING SITEWIDE - ELEVATIONS  
 RTR-FAR-SW-PA-A-03300 EXISTING SITEWIDE - SECTIONS  
 RTR-FAR-SW-PA-A-03400 REV A EXISTING SITEWIDE - GROUND FLOOR PLAN - SIL OVERLAY

PES-603121-001-000-GF-00-AS UTILITY IDENTIFICATION DRAWING  
 17173LS TOPOGRAPHICAL SURVEY

RTR-FAR-SW-PA-A-05000 PROPOSED SITEWIDE - RED LINE  
 RTR-FAR-SW-PA-A-05001 PROPOSED SITEWIDE - BLOCK PLAN  
 RTR-FAR-SW-PA-A-05009 REV A PROPOSED SITEWIDE - LEVEL B01 PLAN  
 RTR-FAR-SW-PA-A-05010 REV B PROPOSED SITEWIDE - LEVEL 00 PLAN  
 RTR-FAR-SW-PA-A-05011 REV A PROPOSED SITEWIDE - LEVEL MEZZ PLAN  
 RTR-FAR-SW-PA-A-05101 REV B PROPOSED SITEWIDE - LEVEL 01 PLAN  
 RTR-FAR-SW-PA-A-05102 REV B PROPOSED SITEWIDE - LEVEL 02 PLAN  
 RTR-FAR-SW-PA-A-05103 REV B PROPOSED SITEWIDE - LEVEL 03 PLAN  
 RTR-FAR-SW-PA-A-05110 REV A PROPOSED SITEWIDE - LEVEL 10 PLAN  
 RTR-FAR-SW-PA-A-05112 REV A PROPOSED SITEWIDE - LEVEL 12 PLAN  
 RTR-FAR-SW-PA-A-05115 REV A PROPOSED SITEWIDE - LEVEL 15 PLAN

RTR-FAR-SW-PA-A-05117 REV A PROPOSED SITEWIDE - LEVEL 17 PLAN  
RTR-FAR-SW-PA-A-05130 REV A PROPOSED SITEWIDE - LEVEL 30 PLAN  
RTR-FAR-SW-PA-A-05140 REV A PROPOSED SITEWIDE - LEVEL 40 PLAN  
RTR-FAR-SW-PA-A-05148 REV A PROPOSED SITEWIDE - LEVEL 48 PLAN  
RTR-FAR-SW-PA-A-05190 REV A PROPOSED SITEWIDE - ROOF PLAN

RTR-FAR-SW-PA-A-05200 PROPOSED SITEWIDE - OLD KENT ROAD ELEVATION  
RTR-FAR-SW-PA-A-05201 REV A PROPOSED SITEWIDE - SANDGATE STREET ELEVATION  
RTR-FAR-SW-PA-A-05202 PROPOSED SITEWIDE - RUBY & HYNDMAN STREET ELEVATION  
RTR-FAR-SW-PA-A-05203 REV A PROPOSED SITEWIDE - COURTYARD BUILDINGS A & B ELEVATION  
RTR-FAR-SW-PA-A-05204 PROPOSED SITEWIDE - COURTYARD BUILDING C ELEVATION

RTR-FAR-SW-PA-A-05300 PROPOSED SITEWIDE - SECTION AA  
RTR-FAR-SW-PA-A-05301 PROPOSED SITEWIDE REV B - SECTION BB  
RTR-FAR-SW-PA-A-05302 PROPOSED SITEWIDE REV B - SECTION CC  
RTR-FAR-SW-PA-A-05303 PROPOSED SITEWIDE REV A - SECTION DD

RTR-FAR-SW-PA-A-05400 PROPOSED SITEWIDE - LEVEL 00 PLAN - SIL OVERLAY

RTR-FAR-A-PA-A-05009 REV A PROPOSED BLOCK A - LEVEL B01  
RTR-FAR-A-PA-A-05010 REV B PROPOSED BLOCK A - LEVEL 00  
RTR-FAR-A-PA-A-05011 REV A PROPOSED BLOCK A - LEVEL MEZZ  
RTR-FAR-A-PA-A-05101 REV A PROPOSED BLOCK A - LEVEL 01  
RTR-FAR-A-PA-A-05102 REV A PROPOSED BLOCK A - LEVEL 02-07  
RTR-FAR-A-PA-A-05108 PROPOSED BLOCK A - LEVEL 08-09  
RTR-FAR-A-PA-A-05110 REV A PROPOSED BLOCK A - LEVEL 10  
RTR-FAR-A-PA-A-05111 REV A PROPOSED BLOCK A - LEVEL 11-14  
RTR-FAR-A-PA-A-05115 PROPOSED BLOCK A - LEVEL 15-16  
RTR-FAR-A-PA-A-05190 REV A PROPOSED BLOCK A - ROOF PLAN

RTR-FAR-A-PA-A-05200 REV A PROPOSED BLOCK A - ELEVATION SOUTH WEST  
RTR-FAR-A-PA-A-05201 REV A PROPOSED BLOCK A - ELEVATION NORTH WEST  
RTR-FAR-A-PA-A-05202 REV A PROPOSED BLOCK A - ELEVATION NORTH EAST  
RTR-FAR-A-PA-A-05203 REV A PROPOSED BLOCK A - ELEVATION SOUTH EAST

RTR-FAR-A-PA-A-05300 REV B PROPOSED BLOCK A - SECTION AA  
RTR-FAR-A-PA-A-05301 REV A PROPOSED BLOCK A - SECTION BB

RTR-FAR-B-PA-A-05009 PROPOSED BLOCK B - LEVEL B01  
RTR-FAR-B-PA-A-05010 REV B PROPOSED BLOCK B- LEVEL 00  
RTR-FAR-B-PA-A-05101 REV B PROPOSED BLOCK B - LEVEL 01  
RTR-FAR-B-PA-A-05102 PROPOSED BLOCK B - LEVEL 02

RTR-FAR-B1-PA-A-05103 REV A PROPOSED BLOCK B1 - LEVEL 03  
RTR-FAR-B1-PA-A-05104 PROPOSED BLOCK B1 - LEVEL 04-05  
RTR-FAR-B1-PA-A-05106 PROPOSED BLOCK B1 - LEVEL 06-08  
RTR-FAR-B1-PA-A-05109 REV A PROPOSED BLOCK B1 - LEVEL 09-11  
RTR-FAR-B1-PA-A-05112 REV B PROPOSED BLOCK B1 - LEVEL 12-14  
RTR-FAR-B1-PA-A-05190 REV B PROPOSED BLOCK B1 - ROOF PLAN

RTR-FAR-B2-PA-A-05103 REV B PROPOSED BLOCK B2- LEVEL 03-06  
RTR-FAR-B2-PA-A-05104 PROPOSED BLOCK B2- LEVEL 04-06  
RTR-FAR-B2-PA-A-05107 REV A PROPOSED BLOCK B2 - LEVEL 07-13  
RTR-FAR-B2-PA-A-05114 REV A PROPOSED BLOCK B2 - LEVEL 14  
RTR-FAR-B2-PA-A-05115 REV A PROPOSED BLOCK B2 - LEVEL 15  
RTR-FAR-B2-PA-A-05116 REV A PROPOSED BLOCK B2 - LEVEL 16-24 & 26-31  
RTR-FAR-B2-PA-A-05125 REV A PROPOSED BLOCK B2 - LEVEL 25  
RTR-FAR-B2-PA-A-05132 REV A PROPOSED BLOCK B2 - LEVEL 32-33  
RTR-FAR-B2-PA-A-05134 REV A PROPOSED BLOCK B2 - LEVEL 34-39  
RTR-FAR-B2-PA-A-05140 REV A PROPOSED BLOCK B2 - LEVEL 40-46  
RTR-FAR-B2-PA-A-05147 REV B PROPOSED BLOCK B2 - LEVEL 47  
RTR-FAR-B2-PA-A-05190 REV B PROPOSED BLOCK B2 - ROOF PLAN

RTR-FAR-B-PA-A-05200 REV B PROPOSED BLOCK B - ELEVATION NORTH & NORTH WEST  
RTR-FAR-B-PA-A-05201 REV C PROPOSED BLOCK B - ELEVATION EAST  
RTR-FAR-B-PA-A-05202 REV B PROPOSED BLOCK B - ELEVATION SOUTH  
RTR-FAR-B-PA-A-05203 REV B PROPOSED BLOCK B - ELEVATION SOUTH WEST

RTR-FAR-B-PA-A-05300 REV B PROPOSED BLOCK B - SECTION AA  
RTR-FAR-B-PA-A-05301 REV A PROPOSED BLOCK B - SECTION BB  
RTR-FAR-B-PA-A-05302 REV B PROPOSED BLOCK B - SECTION CC

RTR-FAR-C-PA-A-05009 PROPOSED BLOCK C - LEVEL B01  
RTR-FAR-C-PA-A-05010 REV C PROPOSED BLOCK C - LEVEL 00  
RTR-FAR-C-PA-A-05011 REV A PROPOSED BLOCK C - LEVEL MEZZ

RTR-FAR-C1-PA-A-05101 REV B PROPOSED BLOCK C1 - LEVEL 01  
RTR-FAR-C1-PA-A-05102 REV A PROPOSED BLOCK C1- LEVEL 02-11  
RTR-FAR-C1-PA-A-05112 REV A PROPOSED BLOCK C1 - LEVEL 12  
RTR-FAR-C1-PA-A-05113 REV A PROPOSED BLOCK C1 - LEVEL 13-24  
RTR-FAR-C1-PA-A-05125 REV A PROPOSED BLOCK C1- LEVEL 25  
RTR-FAR-C1-PA-A-05126 REV A PROPOSED BLOCK C1 - LEVEL 26-34  
RTR-FAR-C1-PA-A-05135 REV A PROPOSED BLOCK C1 - LEVEL 35-38  
RTR-FAR-C1-PA-A-05139 REV A PROPOSED BLOCK C1 - LEVEL 39  
RTR-FAR-C1-PA-A-05190 REV A PROPOSED BLOCK C1 - ROOF PLAN

RTR-FAR-C2-PA-A-05101 REV B PROPOSED BLOCK C2 - LEVEL 01  
RTR-FAR-C2-PA-A-05102 REV A PROPOSED BLOCK C2 - LEVEL 02-03  
RTR-FAR-C2-PA-A-05104 REV A PROPOSED BLOCK C2 - LEVEL 04-05  
RTR-FAR-C2-PA-A-05106 REV A PROPOSED BLOCK C2 - LEVEL 06  
RTR-FAR-C2-PA-A-05107 REV A PROPOSED BLOCK C2 - LEVEL 07-11  
RTR-FAR-C2-PA-A-05112 REV B PROPOSED BLOCK C2 - LEVEL 12  
RTR-FAR-C2-PA-A-05113 REV B PROPOSED BLOCK C2 - LEVEL 13-16  
RTR-FAR-C2-PA-A-05117 REV A PROPOSED BLOCK C2 - LEVEL 17  
RTR-FAR-C2-PA-A-05118 REV B PROPOSED BLOCK C2 - LEVEL 18-26  
RTR-FAR-C2-PA-A-05127 REV B PROPOSED BLOCK C2 - LEVEL 27-29  
RTR-FAR-C2-PA-A-05190 REV A PROPOSED BLOCK C2 - ROOF PLAN

RTR-FAR-C-PA-A-05200 REV A PROPOSED BLOCK C - ELEVATION EAST  
RTR-FAR-C-PA-A-05201 REV A PROPOSED BLOCK C - ELEVATION SOUTH  
RTR-FAR-C-PA-A-05202 REV B PROPOSED BLOCK C - ELEVATION WEST  
RTR-FAR-C-PA-A-05203 REV A PROPOSED BLOCK C - ELEVATION NORTH

RTR-FAR-C-PA-A-05300 REV B PROPOSED BLOCK C - SECTION AA  
RTR-FAR-C-PA-A-05301 REV A PROPOSED BLOCK C - SECTION BB  
RTR-FAR-C-PA-A-05302 REV A PROPOSED BLOCK C - SECTION CC & DD  
RTR-FAR-C-PA-A-05303 REV A PROPOSED BLOCK C - SECTION EE

RTR-FAR-D-PA-A-05010 REV A 639 to 641 OKR - EXISTING FLOOR PLANS, SECTIONS & ELEVATIONS

RTR-FAR-D-PA-A-05200 REV A 639 to 641 OKR - PROPOSED FLOOR PLANS, SECTIONS & ELEVATIONS

RTR-FAR-SW-PA-A-09001 BLOCK A & B1 - TYPICAL FACADE DETAIL: MIDDLE  
RTR-FAR-SW-PA-A-09002 BLOCK C2 - TYPICAL FACADE DETAIL: MIDDLE  
RTR-FAR-SW-PA-A-09003 BLOCK B2 & C1 - TYPICAL FACADE DETAIL: MIDDLE

RTR-FAR-SW-PA-A-09011 BLOCK A & B1- TYPICAL FACADE DETAIL: BASE  
RTR-FAR-SW-PA-A-09012 BLOCK C2- TYPICAL FACADE DETAIL: BASE  
RTR-FAR-SW-PA-A-09013 BLOCK B2 & C1 - TYPICAL FACADE DETAIL: BASE

RTR-FAR-SW-PA-A-09021 BLOCK A & B1 - TYPICAL FACADE DETAIL: TOP  
RTR-FAR-SW-PA-A-09022 BLOCK C2- TYPICAL FACADE DETAIL: TOP  
RTR-FAR-SW-PA-A-09023 BLOCK B2 & C1 - TYPICAL FACADE DETAIL: TOP  
RTR-FAR-SW-PA-A-09031 BLOCK A - UPPER PARAPET DENTAL DETAIL

#### ENVORONMNTAL STATEMENT:

ENVIRONMENTAL STATEMENT: VOLUME 1 MAIN REPORT, VOLUME 2 APPENDICES, VOLUME 3 NON TECHNICAL SUMMARY

ENVIRONMENTAL STATEMENT ADDENDUM VOLUME 1 MAIN REPORT, VOLUME 2 APPENDICES,

ENVIRONMENTAL STATEMENT SUPPLEMENTARY STATEMENT

## DOCUMENTS:

DESIGN AND ACCESS STATEMENT (REV B), DRAFT CONSTRUCTION MANAGEMENT PLAN, RETAIL ASSESSMENT, PRELIMINARY ECOLOGICAL ASSESSMENT AND ECOLOGY ENHANCEMENT STRATEGY, STATEMENT OF COMMUNITY INVOLVEMENT, WASTE MANAGEMENT STRATEGY, COMMERCIAL ACCOMMODATION STRATEGY REPORT, ACOUSTIC PERFORMANCE DESIGN NOTE, STATEMENT, HIGH LEVEL SUMMARY OF FIRE STRATEGY, DELIVERY SERVICE PLAN REV 1, WRITTEN SCHEME OF INVESTIGATION FOR A GEOARCHAEOLOGICAL WATCHING BRIEF, WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL EVALUATION, ARCHAEOLOGICAL EVALUATION REPORT, BAT EMERGENCE SURVEY, ENERGY STATEMENT, PLANNING STATEMENT (VERSION 3), SPECIFICATION A AFORDABLE BUSINESS SPACE (REV 03), CYCLE HUB PROPOSAL, SPECIFICATION B LIGHT INDUSTRIAN SPACE (REV 02), EXISTING USE SCHEDULE, PRELIMINARY ECOLOGICAL ASSESSMENT AND ECOLOGY ENHANCEMENT STRATEGY, WASTE MANAGEMENT STRATEGY (REV 1), ENERGY STRATEGY (REV 2)

### **Subject to the following fifty-one conditions:**

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

##### 1 Approved Plans

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

RTR-FAR-SW-PA-A-03010 SITE PLAN - OWNERSHIP BOUNDARY  
RTR-FAR-SW-PA-A-03011 SITE PLAN - RED LINE  
RTR-FAR-SW-PA-A-03012 SITE DEMOLITION PLAN

RTR-FAR-SW-PA-A-05000 PROPOSED SITEWIDE - RED LINE  
RTR-FAR-SW-PA-A-05001 PROPOSED SITEWIDE - BLOCK PLAN  
RTR-FAR-SW-PA-A-05009 REV A PROPOSED SITEWIDE - LEVEL B01 PLAN  
RTR-FAR-SW-PA-A-05010 REV B PROPOSED SITEWIDE - LEVEL 00 PLAN  
RTR-FAR-SW-PA-A-05011 REV A PROPOSED SITEWIDE - LEVEL MEZZ PLAN  
RTR-FAR-SW-PA-A-05101 REV B PROPOSED SITEWIDE - LEVEL 01 PLAN  
RTR-FAR-SW-PA-A-05102 REV B PROPOSED SITEWIDE - LEVEL 02 PLAN  
RTR-FAR-SW-PA-A-05103 REV B PROPOSED SITEWIDE - LEVEL 03 PLAN  
RTR-FAR-SW-PA-A-05110 REV A PROPOSED SITEWIDE - LEVEL 10 PLAN  
RTR-FAR-SW-PA-A-05112 REV A PROPOSED SITEWIDE - LEVEL 12 PLAN  
RTR-FAR-SW-PA-A-05115 REV A PROPOSED SITEWIDE - LEVEL 15 PLAN  
RTR-FAR-SW-PA-A-05117 REV A PROPOSED SITEWIDE - LEVEL 17 PLAN  
RTR-FAR-SW-PA-A-05130 REV A PROPOSED SITEWIDE - LEVEL 30 PLAN  
RTR-FAR-SW-PA-A-05140 REV A PROPOSED SITEWIDE - LEVEL 40 PLAN  
RTR-FAR-SW-PA-A-05148 REV A PROPOSED SITEWIDE - LEVEL 48 PLAN  
RTR-FAR-SW-PA-A-05190 REV A PROPOSED SITEWIDE - ROOF PLAN

RTR-FAR-SW-PA-A-05200 PROPOSED SITEWIDE - OLD KENT ROAD ELEVATION  
RTR-FAR-SW-PA-A-05201 REV A PROPOSED SITEWIDE - SANDGATE STREET ELEVATION  
RTR-FAR-SW-PA-A-05202 PROPOSED SITEWIDE - RUBY & HYNDMAN STREET ELEVATION  
RTR-FAR-SW-PA-A-05203 REV A PROPOSED SITEWIDE - COURTYARD BUILINGS A & B ELEVATION  
RTR-FAR-SW-PA-A-05204 PROPOSED SITEWIDE - COURTYARD BUILDING C ELEVATION

RTR-FAR-SW-PA-A-05300 PROPOSED SITEWIDE - SECTION AA  
RTR-FAR-SW-PA-A-05301 PROPOSED SITEWIDE REV B - SECTION BB  
RTR-FAR-SW-PA-A-05302 PROPOSED SITEWIDE REV B - SECTION CC  
RTR-FAR-SW-PA-A-05303 PROPOSED SITEWIDE REV A - SECTION DD

RTR-FAR-SW-PA-A-05400 PROPOSED SITEWIDE - LEVEL 00 PLAN - SIL OVERLAY

RTR-FAR-A-PA-A-05009 REV A PROPOSED BLOCK A - LEVEL B01  
RTR-FAR-A-PA-A-05010 REV B PROPOSED BLOCK A - LEVEL 00  
RTR-FAR-A-PA-A-05011 REV A PROPOSED BLOCK A - LEVEL MEZZ  
RTR-FAR-A-PA-A-05101 REV A PROPOSED BLOCK A - LEVEL 01  
RTR-FAR-A-PA-A-05102 REV A PROPOSED BLOCK A - LEVEL 02-07  
RTR-FAR-A-PA-A-05108 PROPOSED BLOCK A - LEVEL 08-09  
RTR-FAR-A-PA-A-05110 REV A PROPOSED BLOCK A - LEVEL 10  
RTR-FAR-A-PA-A-05111 REV A PROPOSED BLOCK A - LEVEL 11-14  
RTR-FAR-A-PA-A-05115 PROPOSED BLOCK A - LEVEL 15-16  
RTR-FAR-A-PA-A-05190 REV A PROPOSED BLOCK A - ROOF PLAN

RTR-FAR-A-PA-A-05200 REV A PROPOSED BLOCK A - ELEVATION SOUTH WEST  
RTR-FAR-A-PA-A-05201 REV A PROPOSED BLOCK A - ELEVATION NORTH WEST  
RTR-FAR-A-PA-A-05202 REV A PROPOSED BLOCK A - ELEVATION NORTH EAST  
RTR-FAR-A-PA-A-05203 REV A PROPOSED BLOCK A - ELEVATION SOUTH EAST

RTR-FAR-A-PA-A-05300 REV B PROPOSED BLOCK A - SECTION AA  
RTR-FAR-A-PA-A-05301 REV A PROPOSED BLOCK A - SECTION BB

RTR-FAR-B-PA-A-05009 PROPOSED BLOCK B - LEVEL B01  
RTR-FAR-B-PA-A-05010 REV B PROPOSED BLOCK B - LEVEL 00  
RTR-FAR-B-PA-A-05101 REV B PROPOSED BLOCK B - LEVEL 01  
RTR-FAR-B-PA-A-05102 PROPOSED BLOCK B - LEVEL 02

RTR-FAR-B1-PA-A-05103 REV A PROPOSED BLOCK B1 - LEVEL 03  
RTR-FAR-B1-PA-A-05104 PROPOSED BLOCK B1 - LEVEL 04-05  
RTR-FAR-B1-PA-A-05106 PROPOSED BLOCK B1 - LEVEL 06-08  
RTR-FAR-B1-PA-A-05109 REV A PROPOSED BLOCK B1 - LEVEL 09-11  
RTR-FAR-B1-PA-A-05112 REV B PROPOSED BLOCK B1 - LEVEL 12-14  
RTR-FAR-B1-PA-A-05190 REV B PROPOSED BLOCK B1 - ROOF PLAN

RTR-FAR-B2-PA-A-05103 REV B PROPOSED BLOCK B2- LEVEL 03-06  
RTR-FAR-B2-PA-A-05104 PROPOSED BLOCK B2- LEVEL 04-06  
RTR-FAR-B2-PA-A-05107 REV A PROPOSED BLOCK B2 - LEVEL 07-13  
RTR-FAR-B2-PA-A-05114 REV A PROPOSED BLOCK B2 - LEVEL 14  
RTR-FAR-B2-PA-A-05115 REV A PROPOSED BLOCK B2 - LEVEL 15  
RTR-FAR-B2-PA-A-05116 REV A PROPOSED BLOCK B2 - LEVEL 16-24 & 26-31  
RTR-FAR-B2-PA-A-05125 REV A PROPOSED BLOCK B2 - LEVEL 25  
RTR-FAR-B2-PA-A-05132 REV A PROPOSED BLOCK B2 - LEVEL 32-33  
RTR-FAR-B2-PA-A-05134 REV A PROPOSED BLOCK B2 - LEVEL 34-39  
RTR-FAR-B2-PA-A-05140 REV A PROPOSED BLOCK B2 - LEVEL 40-46  
RTR-FAR-B2-PA-A-05147 REV B PROPOSED BLOCK B2 - LEVEL 47  
RTR-FAR-B2-PA-A-05190 REV B PROPOSED BLOCK B2 - ROOF PLAN

RTR-FAR-B-PA-A-05200 REV B PROPOSED BLOCK B - ELEVATION NORTH & NORTH WEST  
RTR-FAR-B-PA-A-05201 REV C PROPOSED BLOCK B - ELEVATION EAST  
RTR-FAR-B-PA-A-05202 REV B PROPOSED BLOCK B - ELEVATION SOUTH  
RTR-FAR-B-PA-A-05203 REV B PROPOSED BLOCK B - ELEVATION SOUTH WEST

RTR-FAR-B-PA-A-05300 REV B PROPOSED BLOCK B - SECTION AA  
RTR-FAR-B-PA-A-05301 REV A PROPOSED BLOCK B - SECTION BB  
RTR-FAR-B-PA-A-05302 REV B PROPOSED BLOCK B - SECTION CC

RTR-FAR-C-PA-A-05009 PROPOSED BLOCK C - LEVEL B01  
RTR-FAR-C-PA-A-05010 REV C PROPOSED BLOCK C - LEVEL 00  
RTR-FAR-C-PA-A-05011 REV A PROPOSED BLOCK C - LEVEL MEZZ

RTR-FAR-C1-PA-A-05101 REV B PROPOSED BLOCK C1 - LEVEL 01  
RTR-FAR-C1-PA-A-05102 REV A PROPOSED BLOCK C1- LEVEL 02-11  
RTR-FAR-C1-PA-A-05112 REV A PROPOSED BLOCK C1 - LEVEL 12  
RTR-FAR-C1-PA-A-05113 REV A PROPOSED BLOCK C1 - LEVEL 13-24  
RTR-FAR-C1-PA-A-05125 REV A PROPOSED BLOCK C1- LEVEL 25  
RTR-FAR-C1-PA-A-05126 REV A PROPOSED BLOCK C1 - LEVEL 26-34  
RTR-FAR-C1-PA-A-05135 REV A PROPOSED BLOCK C1 - LEVEL 35-38  
RTR-FAR-C1-PA-A-05139 REV A PROPOSED BLOCK C1 - LEVEL 39  
RTR-FAR-C1-PA-A-05190 REV A PROPOSED BLOCK C1 - ROOF PLAN

RTR-FAR-C2-PA-A-05101 REV B PROPOSED BLOCK C2 - LEVEL 01  
RTR-FAR-C2-PA-A-05102 REV A PROPOSED BLOCK C2 - LEVEL 02-03  
RTR-FAR-C2-PA-A-05104 REV A PROPOSED BLOCK C2 - LEVEL 04-05  
RTR-FAR-C2-PA-A-05106 REV A PROPOSED BLOCK C2 - LEVEL 06  
RTR-FAR-C2-PA-A-05107 REV A PROPOSED BLOCK C2 - LEVEL 07-11  
RTR-FAR-C2-PA-A-05112 REV B PROPOSED BLOCK C2 - LEVEL 12  
RTR-FAR-C2-PA-A-05113 REV B PROPOSED BLOCK C2 - LEVEL 13-16  
RTR-FAR-C2-PA-A-05117 REV A PROPOSED BLOCK C2 - LEVEL 17  
RTR-FAR-C2-PA-A-05118 REV B PROPOSED BLOCK C2 - LEVEL 18-26  
RTR-FAR-C2-PA-A-05127 REV B PROPOSED BLOCK C2 - LEVEL 27-29

RTR-FAR-C2-PA-A-05190 REV A PROPOSED BLOCK C2 - ROOF PLAN

RTR-FAR-C-PA-A-05200 REV A PROPOSED BLOCK C - ELEVATION EAST  
RTR-FAR-C-PA-A-05201 REV A PROPOSED BLOCK C - ELEVATION SOUTH  
RTR-FAR-C-PA-A-05202 REV B PROPOSED BLOCK C - ELEVATION WEST  
RTR-FAR-C-PA-A-05203 REV A PROPOSED BLOCK C - ELEVATION NORTH

RTR-FAR-C-PA-A-05300 REV B PROPOSED BLOCK C - SECTION AA  
RTR-FAR-C-PA-A-05301 REV A PROPOSED BLOCK C - SECTION BB  
RTR-FAR-C-PA-A-05302 REV A PROPOSED BLOCK C - SECTION CC & DD  
RTR-FAR-C-PA-A-05303 REV A PROPOSED BLOCK C - SECTION EE

RTR-FAR-D-PA-A-05010 REV A 639 to 641 OKR - EXISTING FLOOR PLANS, SECTIONS & ELEVATIONS

RTR-FAR-D-PA-A-05200 REV A 639 to 641 OKR - PROPOSED FLOOR PLANS, SECTIONS & ELEVATIONS

RTR-FAR-SW-PA-A-09001 BLOCK A & B1 - TYPICAL FACADE DETAIL: MIDDLE  
RTR-FAR-SW-PA-A-09002 BLOCK C2 - TYPICAL FACADE DETAIL: MIDDLE  
RTR-FAR-SW-PA-A-09003 BLOCK B2 & C1 - TYPICAL FACADE DETAIL: MIDDLE

RTR-FAR-SW-PA-A-09011 BLOCK A & B1- TYPICAL FACADE DETAIL: BASE  
RTR-FAR-SW-PA-A-09012 BLOCK C2- TYPICAL FACADE DETAIL: BASE  
RTR-FAR-SW-PA-A-09013 BLOCK B2 & C1 - TYPICAL FACADE DETAIL: BASE

RTR-FAR-SW-PA-A-09021 BLOCK A & B1 - TYPICAL FACADE DETAIL: TOP  
RTR-FAR-SW-PA-A-09022 BLOCK C2- TYPICAL FACADE DETAIL: TOP  
RTR-FAR-SW-PA-A-09023 BLOCK B2 & C1 - TYPICAL FACADE DETAIL: TOP  
RTR-FAR-SW-PA-A-09031 BLOCK A - UPPER PARAPET DENTAL DETAIL

Reason:

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

## 2 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.

**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 Wheelchair Units

Prior to the commencement of any works above grade, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

M4 (Category 2) 'accessible and adaptable':- 1,032 units - (478 x 1 bed, 434 x 2 bed and 120 x 3 bed)

M4 (Category 3) 'wheelchair user dwellings':- 120 units (46 x 1 bed, 61 x 2 bed, 13 x 3 bed)

Reason:

In order to ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2016 Policy 3.8 (Housing choice).

## 4 Flood Resistance and Resilience Report

The basement and ground levels of the site are at residual flood risk from the River Thames, and some surface water flood risk. A Flood Resistance and Resilience Report recommending solutions should be submitted to the

local planning authority and approved in writing prior to the beginning of works on site. The report should be proportionate and risk based in terms of predicted flood risks to the planned development (including predicted levels for the years provided in EA Product 4). Construction should be carried out in line with the recommendations of the report.

Reason:

To minimise potential damage to property from flood events from these sources.

## 5 External lighting

Details of any external lighting to external areas surrounding the buildings shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise in accordance with any such approval given.

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 safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

## 6 Secure By Design Application

Prior to works commencing, evidence of the submission of an application for Secure By Design Accreditation from the Metropolitan Police, along with details of security measures proposed, shall be submitted and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

## 7 Water Management Strategy

Before any work hereby authorised begins, an integrated water management strategy detailing, what infrastructure is required, where it is required, when it is required (phasing) and how it will be delivered, shall be submitted to and approved by, the Local Planning Authority in consultation with the water undertaker. The development shall be occupied in line with the recommendations of the strategy.

Reason:

The development may lead to no water and or significant environment impacts an Integrated water management strategy is required to ensure that sufficient capacity is made available to cater for the new development and in order to avoid adverse environmental impact upon the community.

## 8 Site Investigation and Remediation

Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A site investigation scheme, based on the PRA, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken; and
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

9 Construction Logistics Plan

Construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved in writing 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 with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority. Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason:

To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14 and to minimise the impact of construction activities on local air quality in accordance with London Plan Policy 7.14.

10 Contamination

a) Prior to the commencement of any development, a phase 2 intrusive site investigation and associated risk assessment shall be completed in order to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

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 approved remediation scheme (if required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation and demolition works, 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 shall be submitted to the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed.

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 2018.

11 Tree Planting

Prior to works commencing, and subject to Section 278 negotiations with LBs and TfL, full details of all proposed tree planting including 17 on Old Kent Road, 10 on Ruby Street, 14 on Sandgate Street and 32 elsewhere within the site at grade shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2018 Parts 8, 12 & 15 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.

## 12 Basement Impact Assessment

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 is submitted to and approved in writing by the Local Planning Authority. This should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. Specifically we would like the BIA to assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. We would like the applicant to consider fluctuations in groundwater levels and the risks this can pose to the site. We would also like them to propose mitigation measures. 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).

## 13 Foundation Design

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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.

### Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ 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 2018.

## 14 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 2018.

## 15 Archaeological Evaluation

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 2018.

## 16 Health Impact Assessment

Prior to the commencement of any works hereby permitted, a Health Impact Assessment (HIA) shall be submitted to and approved by the Local Planning Authority in writing. Any mitigation identified as necessary in the HIA shall be implemented prior to the associated works being carried out.

Reason:

In order that the Council may be satisfied as to the impacts of the development on the health of the local community, in accordance with The National Planning Policy Framework 2018 Part 8, Policy 3.2 of the London Plan 2016 and Strategic Policies 2 - Sustainable Transport, 4 - Places for Learning, Enjoyment and Healthy Lifestyles and 13 - High Environmental Standards, of The Core Strategy 2011

17 Final Overheating Assessment

Prior to commencement of any works above grade, a final overheating assessment using dynamic thermal modelling to demonstrate compliance with the CIBSE overheating criteria shall be submitted to the Local Authority for approval in writing. Details shall be provided of any mitigation measures necessary in order to reduce the risk of overheating to residential units to an acceptable level and the development shall not be carried out otherwise than in accordance with any approval given.

Reason:

In order to ensure that residential accommodation is of sufficient quality and that the risk of overheating is satisfactorily addressed in accordance with London Plan Policies 5.2 and 5.9, Core Strategy Strategic Policy 12 and Saved Southwark Plan policy 4.2 and guidance in the National Planning Policy Framework 2018

18 Bug, Bat and Bird Boxes

Details of the following bug, bird and 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 5 to 10 bug boxes, 5 to 15 integrated bat boxes and 5 to 10 integrated bird nesting boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The 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: 7.19 of the London Plan 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy.

**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.

19 Mock Ups

Prior to the commencement of works on Blocks B and C, full-scale mock-ups of the façades of buildings B1, C21 and C2 to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

20 Telecommunications

Before any above grade work hereby authorised begins, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The premises shall not be occupied until any such mitigation measures as

may have been approved have been implemented.

Reason:

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

## 21 Detail Drawings

Prior to commencement of works above grade on any block (A, B or C) hereby authorised, detail drawings at a scale of 1:5 or 1:10 through:

- i) all facade variations; and
- ii) shop fronts and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

## 22 Material Samples

Prior to the commencement of works above grade on any of the Blocks (A, B or C) hereby authorised, samples of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

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 in accordance with Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

## 23 Light Pollution

Prior to the commencement of works above grade on any of the blocks hereby permitted, a detailed lighting strategy and design for all internal and external lighting relating to that block, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved by the Local Planning Authority in writing. If mitigation is required it shall be implemented prior to the first use of the building and retained as such thereafter.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

## 24 Play

i) Before any above grade work hereby authorised begins, the applicant shall submit details of all the play spaces proposed within the public realm, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

ii) Before any above grade work hereby authorised begins on any of the blocks proposed, the applicant shall submit details of all the play spaces proposed within that block, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

iii) No later than 6 months prior to occupation details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in

accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2018 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

## 25 Off Street Parking

Before any above grade work hereby authorised begins, 1:50 scale drawings of the off street parking to be provided, including wheel chair accessible parking, the car rental business and car club, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the car parking facilities 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 car parking facilities are provided for disabled residents, the re-provided car hire business and the proposed car club, in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policies 5.5 Car Parking, 5.7 Parking Standards for disabled people and the mobility impaired and 5.8 Other Parking of the Southwark Plan 2007.

## 26 Flow Rates

Before any work hereby authorised begins on each block, the specific flow rates for the sanitary ware and water consuming appliances for each of the dwelling types shall be provided to the Local Authority for approval in writing. All dwellings shall be designed to meet 105 litres per person per day (internal water usage), which is equivalent to the 'optional' requirement of the Building Regulations Part G (105 litres/person/day for internal water usage plus 5 litres/person/day for outdoor external usage = 110 litres/person/day). The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the development complies with the National Planning Policy Framework 2018, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

## 27 Cycle Storage

Before any above grade work hereby authorised begins (excluding demolition), the following shall be submitted to and approved in writing by the Local Planning Authority:

- i) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles; and
- ii) Full details of the facilities to be provided in the cycle hub, including 1:50 scale drawings

Thereafter the cycle parking facilities and cycle hub 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 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

## 28 Hard and Soft Landscaping

Before any above grade work hereby authorised begins (excluding demolition), 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 hard landscape materials must be natural stone with samples submitted to and approved in writing.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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 2018 Parts 8, 12 & 15, London Plan (2016) Policies 7.6 and 7.7, 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.

## 29 Radar Mitigation

Prior to the commencement of above grade works, the following shall be submitted to and approved in writing by the Local Planning Authority and by the Radar Operator - NATS (En-route) plc:

- i) detailed plans for the proposed buildings in that individual phase, demonstrating that there would be no detrimental impact upon the operation of the H10 SSR Radar; OR,
- ii) details of a 'Radar Mitigation Scheme' (including a timetable for its implementation during construction) to mitigate any detrimental impact upon the H10 SSR Radar.

"Radar Mitigation Scheme" means a detailed scheme which sets out the measures to be taken to avoid at all times the impact of the development on the H10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.

Reason:

In the interests of Air Traffic Safety and of the operations of NATS En-route PLC.

## 30 Landscape Management Plan

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include soft landscaping, ecological enhancements and roofs.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

## 31 Green, Brown and Blue Roofs

- i) Before any above grade work on each of the Blocks (A, B or C) hereby authorised begins, details of the green, brown and blue roofs proposed for that Block shall be submitted to and approved in writing by the Local Planning Authority. The roofs 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 green, brown and blue roofs 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 green, brown and blue roofs shall be carried out strictly in accordance with the details approved and shall be

maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green, brown and blue roofs and Southwark Council agreeing the submitted plans.

ii) Once the green, brown and blue roofs 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 policy 5.11 of the London Plan 2016, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

**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.

32 Electric Vehicle Charging Points

Before the first occupation of the development hereby approved, details of the installation (including location and type) of at least two electric vehicle charger points within the car parking area 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 the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

33 BREEAM

i) Prior to 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.

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

Reason: To ensure the proposal complies with The National Planning Policy Framework 2018, 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.

34 Ventilation / Kitchen Extract

Prior to the commencement of any cafe or restaurant use on the site (use class A3) full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, 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 the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007

35 Flood Warning and Emergency Evacuation Plan

The basement and ground levels of the site are at residual flood risk from the River Thames, and some surface water flood risk. A stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval prior in writing to occupation of the site. 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. It should also provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood.

Reason:

To ensure that occupants have the opportunity to respond to Environment Agency flood warnings.

36 Ecology Enhancement Strategy

All of the measures for the mitigation of impact and enhancement of biodiversity set out in the submitted Ecology Enhancement Strategy, shall be implemented in full prior to the new development being first occupied, or in accordance with the timetable detailed in the approved scheme.

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy

37 Secure By Design Certification

Before the first occupation of the building hereby permitted evidence that Secure By Design Accreditation has been awarded by the Metropolitan Police and that all approved security measures have been implemented 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 2018, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

38 Thames Water

No properties shall be occupied until confirmation has been provided that either:

- i) all water network upgrades required to accommodate the additional flows from the development have been completed; or
- ii) a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

The developer can request information to support the discharge of this condition by visiting the Thames Water website <https://developers.thameswater.co.uk/Developingalargesite/Planningyourdevelopment>.

39 Verification of Site Remediation

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

**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.

40 Land Use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the Class B1 use hereby permitted shall only be for Class B1(a), (b) or (c) uses.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

41 Energy Efficiency

The development hereby permitted shall be constructed to include the energy efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied.

Reason: To ensure the development complies with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2015.

42 Roof Plant, Equipment or Other Structures,

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 buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings 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 2018, 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.

43 Piling

Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

44 Surface Water Drainage

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, 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

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

45 Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further



development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

46 Radar Mitigation

Where a 'Radar Mitigation Scheme' has been submitted to discharge condition 30, no construction above 50m AOD shall take place unless the 'Radar Mitigation Scheme' has been implemented. Development shall not take place other than in complete accordance with such a scheme as so approved unless the planning authority and NATS (En-route) plc have given written consent for a variation.

Reason:

In the interests of Air Traffic Safety and of the operations of NATS En-route PLC.

47 Servicing Hours

Any deliveries or collections to the commercial units shall only be between the following hours: 08.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

48 Noise Transfer Between Commercial/ Community and Residential Uses

The habitable rooms within the development sharing a party ceiling/floor element with commercial or community premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial or community premises does not exceed NR25 when measured as L10 (5 minute), (or such other standard as may be agreed in writing with the Local Planning Authority as appropriate in the circumstances). A written report shall be submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation a validation test shall be carried out (on a relevant sample of premises). The results shall be submitted to and approved by the LPA in writing prior to the commencement of the commercial or community use.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial/community premises in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2018.

49 Noise

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 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

## 50 Residential Noise Levels

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T\*\*, 30 dB LAeq T\*, 45dB LAFmax T \*

Living rooms- 35dB LAeq T \*\*

Dining room - 40 dB LAeq T \*\*

\* - Night-time - 8 hours between 23:00-07:00

\*\* - Daytime - 16 hours between 07:00-23:00

This may be achieved by following the recommendations contained in the Environmental Statement. The scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. Following completion of the development and prior to occupation, a validation test that demonstrates that the above requirements have been achieved shall be carried out on a representative sample of premises on the worst affected facades and reflecting the differences in design. The results shall be submitted to the LPA for approval in writing.

### Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) Saved Policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2018.

**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).

## 51 Reporting Archaeological Works

Within one year 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 2018.

### **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. A number of amendments have been made to the application in order to enable a positive recommendation to be made.

### **Informatives**

There are water mains crossing or close to the application site. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near their mains (within 3m). They will need to check that the development wouldn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read Thames Water's guide to working near or diverting our pipes:

<https://developers.thameswater.co.uk/Developingalargesite/Planningyourdevelopment/Workingnearordivertingourpipes>

The proposed development is located within 15m of Thames Water's underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developingalargesite/Planningyourdevelopment/Workingnearordivertingourpipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

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 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

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