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Item No. 7.1	Classification: OPEN	Date: 14 September 2020	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 19/AP/0865 for: Full Planning Application Address: 67-71 TANNER STREET, LONDON, SE1 3PL Proposal: Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant.		
Ward(s) or groups affected:	London Bridge And West Bermondsey		
From:	Director of Planning		
Application Start Date 20/03/2019		Application Expiry Date 19/06/2019	
Earliest Decision Date 18/06/2020			

RECOMMENDATION

1. a) That planning permission be granted subject to conditions and the completion of a legal agreement.

b) In the event that the legal agreement is not completed by 31 December 2020, that the Director of Planning be authorised to refuse planning permission for the reasons set out in paragraph 103 of this report.

EXECUTIVE SUMMARY

2. The proposal is for the erection of a 9 storey building with basement for use as a hotel with ancillary restaurant use at ground floor.
3. The principle of the use of the building as a hotel is considered appropriate as the location is within an area of high PTAL and is on the fringe of the CAZ, with close access to the major transport hub of London Bridge as well as significant tourist attractions. Furthermore it is not considered that there is an overprovision of hotels within the surrounding area.
4. The proposed scale of the building is broadly comparable to the consented 9 storey development for office use granted in 2017. Overall, the scale is appropriate and detailed design is of a high quality.
5. Whilst it is acknowledged that there would be some amenity impacts as a result of the development when compared to the current cleared site, when compared to the consented scheme, the impacts in terms of daylight and sunlight would broadly be an improvement over the consented building.
6. In terms of transport impacts, there would be any significant impacts from servicing above the consented office use when considering the relatively low number of trips generated as

a result of the proposal.

7. Overall the proposed development would be consistent with the relevant planning policies and would help provide new jobs within the area and help promote Southwark as a world class tourist destination. As such subject to the imposition of conditions and the agreement of a S106 the proposal is considered acceptable and planning permission is recommended to be granted.

BACKGROUND INFORMATION

Site location and description

8. The application site is triangular in shape and approximately 0.046 hectares in size and is currently a cleared site. The plot fronts Tanner Street to the south and is bounded by the railway viaduct serving London Bridge Station to the north/east and by the flank wall of the 7 storey mixed-use "Leatherworks" west.
9. The site is currently vacant - the previous commercial building having being demolished - though there is an extant planning permission, granted in 2017 for a nine storey development office floor space comprising of a total of 2,998sqm of office floorspace and rising to a height of 29.91m.

The surrounding area

10. The local area is characterised by the complex overlapping of road and rail networks and a mix of land uses. Ground floor office units along Tanner Street complement commercial activities along Tower Bridge Road, to the west, and Maltby Street to the east. Upper floors are typically residential, though there are exceptions to this along Tanner Street. The "Arc" building opposite comprises office accommodation at ground floor level with residential use above and rises to 10 storeys. In general, the surrounding architectural character is very mixed, but there is a dense, robust, industrial character woven through much of the townscape. Whilst this site is close to the Bermondsey Street Conservation Area (the boundary of which is 55m to the west), it is not considered that it will impact upon its setting.
11. The site is located within the:
Urban zone
The Air Quality Management Area
The Bermondsey, Borough and Rivers Archaeological Priority Zone.

Details of proposal

12. The proposal is for the construction of a 9 storey plus basement building to provide a 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant (total of 2,725sqm floorspace). The total height of the proposed building would be 29.73m in height from the ground level of the site.
13. The footprint on each of the first five floors covers the majority of the site, with the building then stepping back from the adjoining site at 59-63 Tanner Street, known as the 'Leatherworks'.
14. The proposal is for a predominantly brick built building with a buff/London stock type brick. The principal facade fronting Tanner Street will be characterised by deep window reveals with large windows that are angled back into the brick frame. This facade will tightly follow the back of the pavement edge and mirror the curvature of the Arc building, opposite and would be broadly similar in built form to the consented office development.

15. The original submission of the application proposed a 10 storey plus basement hotel which would have accommodated an 86 bedroom hotel with ancillary restaurant at ground floor, however the application was revised due to concerns in relation to the massing and amenity impacts.

Planning history

16. See Appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - Environmental impact assessment
 - Design, layout and heritage assets
 - Landscaping and trees
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - Transport and highways
 - Noise and vibration
 - Energy and sustainability
 - Air quality
 - Ground conditions and contamination
 - Water resources and flood risk
 - Archaeology
 - Planning obligations (S.106 undertaking or agreement)
 - Community involvement and engagement
18. These matters are discussed in detail in the 'Assessment' section of this report.

Legal Context

19. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
20. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (NPPF)

21. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development
Chapter 6 Building a strong, competitive economy
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 16 Conserving and enhancing the historic environment

London Plan 2016

22. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 4.5 – London’s visitor infrastructure

Policy 4.7 - Retail and Town Centre Development

Policy 4.8 - Supporting a Successful and Diverse Retail Sector

Policy 4.12 - Improving Opportunities for All

Policy 5.1 - Climate Change Mitigation

Policy 5.2 - Minimising Carbon Dioxide Emissions

Policy 5.3 - Sustainable Design and Construction

Policy 5.7 - Renewable energy

Policy 5.8 - Innovative energy technologies

Policy 5.9 - Overheating and Cooling

Policy 5.10 - Urban Greening

Policy 5.11 - Green roofs and development site environs

Policy 5.12 - Flood risk management

Policy 5.13 - Sustainable drainage

Policy 5.14 - Water Quality and Wastewater Infrastructure

Policy 5.15 - Water Use and Supplies

Policy 5.21 - Contaminated land

Policy 6.9 - Cycling

Policy 6.10 - Walking

Policy 6.13 - Parking

Policy 7.1 - Building London’s Neighbourhoods and Communities

Policy 7.2 - An inclusive environment

Policy 7.3 - Designing out crime

Policy 7.4 - Local character

Policy 7.5 - Public Realm

Policy 7.6 - Architecture

Policy 7.7 - Location and design of tall and large buildings

Policy 7.8 - Heritage assets and archaeology

Policy 7.14 - Improving Air Quality

Policy 7.15 – Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Policy 7.19 - Biodiversity and Access to Nature

Policy 8.2 - Planning obligations

Policy 8.3 - Community infrastructure levy

Core Strategy 2011

23. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 – Sustainable development

Strategic Policy 2 – Sustainable transport

Strategic Policy 3 – Shopping, leisure and entertainment

Strategic Policy 10 – Jobs and businesses

Strategic Policy 11 – Open spaces and wildlife

Strategic Policy 12 – Design and conservation

Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (saved policies)

24. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

- 1.1- Access to employment opportunities
- 1.4 – Employment sites outside preferred office locations and preferred industrial locations
- 1.12 – Hotels and visitor accommodation
- 2.5 - Planning obligations
- 3.2 - Protection of amenity
- 3.3 - Sustainability assessment
- 3.4 - Energy efficiency
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.9 - Water
- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.16 - Conservation areas
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.19 – Archaeology
- 3.28 - Biodiversity
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking
- 5.7 - Parking standards for disabled people and the mobility impaired

Supplementary planning documents

25. Sustainable design and construction SPD (2009)
Sustainability assessments SPD (2009)
Sustainable Transport SPD (2010)
Residential Design Standards SPD Technical Update (2015)
Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)

Draft New London Plan

26. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019.
27. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.
28. The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight. Paragraph 48 of the NPPF states that

decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

New Southwark Plan

29. For the last 5 years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.
30. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the Council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version.
31. In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further round of consultation take place in order to support the soundness of the Plan. Consultation is due to take place on this version of the NSP between June and August 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP).
32. It is anticipated that the plan will be adopted in late 2020 following the EiP. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

Consultation responses from members of the public

33. Through the original consultation process which began on 03/05/2019 and the subsequent re-consultation undertaken on 28/05/2020 following the removal of a storey and design amendments to the scheme, a total of 107 objections have been received with 23 letters of support received.
34. Summarised below are the material planning considerations raised by members of the public:
 - Principle of development and proposed land uses, including a suggestion there is an over-provision of hotels in the area
 - Design quality and site layout
 - Neighbour amenity impacts from matters including daylight and sunlight, noise and odour
 - Transport, parking, highways, deliveries and servicing matters
 - Environmental impact during the construction phase (noise, dust etc.)
 - Ecology and biodiversity
 - Security and prevention of anti-social behaviour

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

35. Comments in support note the following positives of the scheme:
- The design is of a high quality and the green walls will add visually to the area.
 - A hotel would result in less traffic and parking problems than a residential building
 - High quality design.
 - Hotel good for visiting friends and family.
 - A hotel will bring jobs to the area

ASSESSMENT

Principle of the proposed development in terms of land use

Hotel (Use Class C1)

36. Policy 4.5 of the London Plan sets a target of 40,000 net additional hotel bedrooms by 2036, of which at least 10% should be wheelchair accessible. It advises that new visitor accommodation should be in appropriate locations including in the Central Activities Zone (CAZ), where strategically important hotel provision should be focussed within opportunity areas and smaller scale provision in CAZ fringe locations with good public transport. It advises that further intensification of hotel provision in areas of existing concentration should be resisted, except where it would not compromise local amenity or the balance of local land uses.
37. At borough level strategic policy 10 of the Core Strategy advises that hotels will be permitted in town centres, the strategic cultural areas and places with good access to public transport services, provided they do not harm the local character. Saved policy 1.12 of the Southwark Plan advises that hotels and other visitor accommodation will be encouraged in areas with high public transport accessibility and notes that smaller hotels and visitor accommodation will be permitted in areas with good access to public transport, where the scale of the proposal is appropriate to the context and location. It also notes that hotels and visitor accommodation will not be permitted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.
38. The site is 53m from the CAZ and within a fringe CAZ location. It is not within an Opportunity Area however is again a short distance from the Bankside, Borough and London Bridge Opportunity Area. The site has a public transport accessibility level of 4 and is within relatively close walking distance to London Bridge Station, which provides a direct route to Gatwick Airport, and several bus routes serve Tower Bridge Road and Tooley Street. The location is accessible and would be of a relatively small scale providing 73 rooms. The hotel site would not be located within the CAZ or an Opportunity Area, but it is close to iconic visitor attractions such as Tower Bridge, and is close to the CAZ boundary. It is thus considered that the location of the site could be suitable for a hotel.
39. Notwithstanding this, the requirement for the proposal to not result in an over-dominance of visitor accommodation must be considered as a material consideration. Given the aims of London Plan policy 4.5 and the focus on providing strategically important new visitor provisions within the CAZ and OA, it would be reasonable to address the number of existing hotels which are located within close proximity of the application site and in the wider area. An over-concentration of hotels can detract from the vitality of a place, reduce the opportunity for a range of other services to be provided, and increase the transient population in an area. This can manifest itself in harm to the character and successful

functioning of an area and can undermine the stability of a community.

40. There are a number of other hotels and apart-hotels located at the edge of the CAZ and within 250 metres of the application site. While there are some of hotels in the locality, the surrounding land uses remain very mixed and include offices, residential and commercial units. As such, there is not a dominance of hotels in the area. Due to the site's central London location, the nature of the surrounding area, the accessibility of the site through public transport and its proximity to the CAZ it is considered that the principle of the development is acceptable provided that the building would not cause undue harm to the amenity of neighbouring occupiers or the character of the area.
41. The provision of retail/restaurant space at the ground floor is also supported as it would help provide an active ground floor use whilst also providing additional facilities to assist the function of the hotel use. Overall the principle of the uses on site is considered to be appropriate and in accordance with the Development Plan.

Environmental impact assessment

42. The scale and nature of development does not warrant the undertaking of an Environmental Impact Assessment. The proposal does not meet the thresholds that are established in Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Design, layout, heritage assets and impact on Borough and London views

43. The application site fronts Tanner Street and is triangular in shape, formed by the angled geometry of the adjacent railway viaduct that serves nearby London Bridge Station, crossing the undulating alignment of the main road. The site sits opposite the junction of Maltby Street and is flanked to the west by the modern, part 5/6/7-storey mixed-use Leatherworks Building (59-63). The site remains empty; the earlier 2-storey Victorian warehouse having been demolished in 2015.
44. The immediate area has a dense, urban, back land character of railway arches and low to medium-rise converted Victorian industrial and warehouse buildings with medium-rise part office/ residential new build. The built form is generally robust brickwork in appearance, and is positioned mostly back of pavement onto relatively narrow streets, making for enclosed street scenes with little green amenity. The Arc House opposite (82-86) is notable: completed in 2016 the building comprises offices at ground with residential above and rises to 9 storeys onto Tanner Street, albeit the final floors are recessed and are generally not read from street level. The site is not within a conservation area, although the Bermondsey Street conservation area is nearby and includes the neighbouring 47-49 and 54-58 Tanner Street. There are no listed buildings within the immediate vicinity, the nearest being the grade II listed, 4-storey bonded warehouse in Roper Lane to the west.
45. The proposal is for a 9-storey building for hotel use, providing a reception and ancillary restaurant facilities at ground floor and 73 on-suite rooms on the upper floors. The basement would contain plant but with additional plant is also proposed roof level. The proposed development is in effect the reworking of an office building approved on the site (16/AP/5180). The earlier scheme remains extant and is an underlying material consideration. The proposed development follows much the same scale and design, adapting the form and layout for hotel use, but refining the detailed massing and elevational designs. The current proposals follow lengthy negotiations with officers.
46. Overall, the general scale remains the same at 9 storeys and below 30m; albeit a more realistic approach is now taken with the inclusion of rooftop plant and lift overruns: The development nonetheless remains below the threshold of a tall building. Some of the objections have argued that the proposed building is actually taller than the previous

iteration, this is however not the case. There appears to be a point of confusion as the revised plans reference the AOD heights at 32.7m. The ground level is however 3m above AOD height and as such the height above ground level is, as previously noted 29.7m. The primary massing similarly follows the gentle curvature of the street, setting in slightly towards its eastern end as the building returns onto the adjacent service lane, and fronts directly onto the pavement over 5 full floors to form the main built form. Above this, the massing is then articulated, with the upper floors partially setting back from the main façade line towards its western end and setting in from the boundary with the Leatherworks Building to form a series of narrow, terraced setbacks that curve inwards. The distinctions between the approved and current scheme are mainly in the detailed massing of the setbacks and in the architectural treatment; the changes in response to the new use, but also to the opportunity to refine the previous designs and produce a well-composed design that engages with the street and works well when seen in the round.

47. In terms of the scale, as previously considered, the site can accommodate a 9 storey building, its scale sitting comfortably within the context of similar height buildings within Tanner Street and particularly the Arc Building opposite. Its massing as 5 main storeys with partly setback storeys above is important both in relating to the articulated form of the neighbouring Leatherworks Building, but also in continuing the sense of secondary scale onto the street.
48. When approaching from the west, the dynamic views will initially be of the 5 main floors with the building seen to continue the articulated parapet height of its neighbour. As the street curves, it will then reveal obliquely, the height of the building as the end-stop to the street. Its full scale will be experienced mostly where the public realm opens out at the junction with Maltby Street, ensuring the scale does not feel overbearing within the streetscene. When approached from the east, the building will be mostly obscured by the railway viaduct, with only its uppermost floors visible when seen at some distance. Its full scale is not really revealed until emerging from the passageway beneath the viaduct and standing outside the building itself. From Maltby Street, the building will be seen adjacent to the similarly scaled Arc Building, but will also form an attractive termination to the view; albeit at the expense of the Shard, which is currently seen in the distance. Overall, the proposed scale reads comfortably within the townscape.
49. Importantly, the location is outside a conservation area and, though close to the eastern part of the Bermondsey Street Conservation Area and its listed buildings, the street geometry and the adjacency of similar large-scale buildings generally obscure the development from view. It will be more visible from the edge of the St Saviour's Dock Conservation Area, where it would be seen rising above the adjacent railway viaduct, but at some distance and will be read as a background building that would not disrupt the foreground. As such, the development would not impact upon the settings of these designated heritage assets.
50. Looking at its detailed architecture, being at the back edge of the pavement the ground floor plays a significant role in engaging with the streetscene. The designs present a series of giant-order bays and a generous ground floor, generated by cutting back the floorplate at first floor level to provide a double-height space. The bays at either end include entrances that serve the hotel reception and ancillary restaurant. Importantly, the large openings carry round onto the return elevation, where they overlook the adjacent yard. The area is to be re-landscaped as part of the proposals to form a servicing/courtyard space that could become activated by the restaurant or by the converted railway arch opposite, supporting the Low-Line project. Overall, the large openings and entrances offer good activation and animation of the public realm, ensuring good urban design.
51. The elevational designs are for a robust, brickwork building that expresses a framework of vertical and horizontal piers in a contemporary warehouse style, intended to support the local character. The design approach is not dissimilar to the approved office scheme,

though the details have been adjusted to suit the change of use and to offer a more refined architecture. The revisions have brought a greater sense of solidity and visual depth to the facades, but also a greater sense of fluidity and visual coherency to the architecture that make for a more appealing compositional quality.

52. There is a good visual hierarchy, with a clear expression of the building's base, middle and top; emphasized by the giant order openings over ground/ first floor levels, the extended openings and strong parapet at 8th floor level. Within this though, the elevational designs have been rearranged to bring more verticality than previous, emphasizing the piers and re-sizing the windows, counterbalancing the strong horizontality of the floors. Within this new arrangement the windows are off-set to one side and slightly angled in, with splayed brickwork infill panels to the other side. This brings greater solidity to the elevations, but also a more dynamic quality to the designs.
53. The bays are seen to undulate across the façades, bringing a rhythm and 'softness' to the designs. This works together with the gently curved street façade, the inward-curving setbacks of the upper floors and the rounded façade junctions to bring a more coherent, dynamic quality to the designs; albeit the detailing of the setbacks and bays (including splays and window reveals) should be conditioned to confirm the depths and sense of robustness. The undulations are carried through to the brickwork on the return elevations, where they relieve the more regular appearance of the windows on the north-east façade overlooking the adjacent mainline railway; and form high-level brick planters that add greenery and further soften the architecture on its west façade, facing the upper floor flats of the Leatherworks Building.
54. Lastly, the proposals do not include any signage (fascia or high-level) typically associated with the proposed operation of the hotel use. Its position and design would need to carefully coordinate with the proposed designs and ensure the elevations or townscape do not become cluttered, particularly at high-level. The signage strategy for the new building could be agreed by condition, albeit the final detailing of the signs would be controlled by advertisement consent. Overall, the architectural detailing has an attractive, visual coherency that works well in the round, and makes for a robust, handsome building that is reflective of its context with its warehouse vernacular.
55. Overall the proposed height, scale and massing are considered appropriate for this site. The design relates well to the townscape and does not detract from the settings of any heritage assets, including the nearby Bermondsey Street Conservation Area and the Saviour's Dock Conservation Area. The architecture is engaging and well-considered in-the-round, and is a welcome refinement of the previously consented designs. Subject to conditions regarding materials and detailed designs, the designs should provide for a well-composed contemporary building that sits well within the local townscape and improves the legibility of this part of the borough

Landscaping and trees

56. The proposal would largely fill the site leaving limited opportunities to ensure planting of trees on site. However, the proposal does include a number of areas within the site to allow for planting and create green walls on the elevation facing onto the properties at 59-63 Tanner Street which is supported, however further details of this and the proposed green roof will be required and will be secured by condition.

Transport

57. This proposed development is in an area with good (4 – medium) public transport accessibility level and within a short walking distance of London Bridge train/tube station and close to the busy bus routes on Tower Bridge Road.

Vehicle movements:

58. This development would produce approximately 11 and 7 two-way vehicle movements in the morning and evening peak hours respectively and as such this is similar to the two-way vehicle movements per day predicted by the applicant's consultants, even taking into account likely vehicle movements from other committed developments in this locality, officers have considered that it would not have any noticeable adverse impact on the existing vehicular traffic on the adjoining roads.
59. Regarding the number of taxis expected to service this development, officers have projected that it would create around 18 two-way taxi movements per day (36 trips in total). The applicant's consultants have also estimated that this development would generate some 4 two-way service vehicle movements per day, a figure that matches officers' own forecast and is therefore deemed reasonable. As such it is not considered that there would be a significant increase in vehicular movements as a result of the proposed development, and would be broadly comparable to the consented office development.

Highways impacts and servicing details:

60. The footway next to this site on Tanner Street connects westerly with London Bridge tube/train station via Bermondsey Street and northerly to the riverside walk and riverboat services along River Thames. This footway also joins the busy bus routes on Tower Bridge Road and there is a signalised pedestrian crossing at the immediate southern side of this road's nearby junction with Tower Bridge Road. The 20mph speed limit on this road segment assists pedestrians and cyclists. There are few speed humps on the stretch of Tanner Street which could be converted into raised pedestrian crossings to perform a dual purpose of slowing vehicles down and at the same time assisting pedestrians in crossing it safely. This will be confirmed through a S278 agreement as part of the proposed legal agreement, should the application be granted.
61. Tanner Street is also a quiet cycle route and the eastern section of this road from the start of the railway underpass abutting this site is a dedicated cycle route with no entry restriction placed on all motorised vehicles. The applicant has retained the existing vehicle access on Tanner Street which would be used as occasional service vehicles at its southern end and leads northerly to two secondary pedestrian entrances and cycle/refuse bin stores and, proposed a main pedestrian access at the southwestern periphery of this site on Tanner access. It is proposed that this development would principally be serviced from the adjoining road where loading/unloading is permitted for up to 40minutes at a time, however for longer delivery slots of smaller vans, this would be undertaken off-street and this would help avoid congestion on street. This is considered an acceptable arrangement and would not impinge cycle or pedestrian movements in this area. Furthermore, the applicant has confirmed that servicing will not take place on Fridays and Saturdays when Maltby Street Market is on.
62. Refuse servicing would be on-street with the delivery and service management plan noting that that refuse bins would be pulled to the back of pavement for collection and then returned to the refuse stores within the building once this has been completed. As such no refuse would be left out on street or within the access road which is considered appropriate, as is the overall capacity of the bin stores proposed on site. Overall the servicing and delivery strategy is robust and would minimise the highway risk to pedestrians or other road users. The applicants have confirmed that at no time would any refuse be left on street and once collection has been undertaken, all bins will be returned to the secure refuse storage.

Cycle storage:

63. The proposal would provide space for 6 long stay cycle parking spaces which would accord with the requirements of the London Plan for a hotel use. These would be located off the access road and would be secure, accessible and weatherproof in accordance with the Councils requirements.

Car Parking:

64. The proposal is for a car free development which is supported. Some of the objections have raised concerns about the proposal resulting in increased parking in the area, however as the site is within a CPZ it is recommended that the hotel and any of its users/workers would be exempt from applying for parking permits, which would be secured through the legal agreement. This would ensure that there would not be an increase in parking as a result of the development.

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

Privacy and outlook

65. Despite the relatively intimate character along Tanner Street, a separation distance ranging between approximately 11.8 and 14.5m is achieved between the proposed building and the Arc, opposite. The variation is a result of the curvature and the articulation of the facades, including the deep window reveals in both buildings. This is broadly consistent with guidance in the Residential Design Standards SPD, which recommends that a minimum 12m separation is achieved across a highway to maintain a reasonable level of privacy and outlook for residential occupiers.
66. At the rear of the site, the proposed hotel rises to its full 9 storey height and this has the effect of creating a 3 storey flank wall extending approximately 18.8m west along the mutual boundary. An objection has been raised with regards to the impact on the neighbouring roof terrace. Officers consider that while this flank wall will have an appreciable impact on the outdoor terrace area, it would not impede the outlook to the north or west from within the properties themselves. For this reason, the proposed development would not lead a sense of enclosure nor diminish residential amenity. Further, the proposed building would have no windows in this elevation that might otherwise cause a loss of privacy and while the proposed building could have been more recessive at the rear of the site, the natural variation in building heights in urban areas means that the creation of a flank wall is not an unusual occurrence. Any potential impacts on outlook or enclosure need to be balanced against the need to maximise the efficient use of the site and, on this occasion, the impact of the proposal is not considered to be unduly harmful to the amenity of neighbours. It is worth noting here that this was a feature that existed within the extant scheme and as such the impacts are broadly the same here.
67. There are windows within the side elevation of the fifth and sixth floors no.61 Tanner Street which are located towards the front elevation of the building. Here, the building will step back from fifth floor level by approximately 4.2m to provide a separation gap between the proposed building and existing windows. This is considered acceptable as it would allow for sufficient outlook from these windows, particularly when considering the dual aspect nature of these units within no.61 Tanner Street. As such it is not considered that there are any significant impacts on outlook here.

Daylight:

68. A detailed daylight assessment has been undertaken by Point 2 Surveyors to consider the impact of the proposal on existing neighbours at the Leatherworks (59-63 Tanner Street), Florin Court (70 Tanner Street) and Arc House (88 Tanner Street). The assessment uses the Vertical Sky Component (VSC) Test - the amount of skylight falling on the plane of a window - as recommended in the guidance issued by the Building Research Establishment (BRE).

Arc House, 88 Tanner Street:

69. The VSC analysis undertaken for Arc House considers the impact on 127 windows that face the development site. Of these, 80 windows have a reduction of more than 20% VSC or a retained VSC level of less than 27% and so the change in daylight would be noticeable to their occupiers. The level of reduction varies greatly, between 2% and 83% of their former values, this is largely a result of the curvature of the building and the impact of existing balconies on Arc House.
70. The windows assessed serve 58 rooms: 44 bedrooms and 14 living rooms. The BRE guidance highlights that daylight serving living spaces is of greatest importance and the assessment reveals that the average reduction in VSC for living rooms is much less than the impacts on the affected bedrooms. Overall though, these results demonstrate that the development will have an adverse impact on daylight for number of windows in the main west-facing facade of Arc House, these are however predominantly bedroom windows.
71. In terms of the living spaces, the majority of them have multiple windows serving the rooms and all of these rooms would have at least one window that would retain VSCs of a minimum of 18.12 which for a dense urban location such as this is still a reasonable access to daylight and in this regard the access to daylight within primary living spaces is considered acceptable.
72. Looking at the no Sky Line test (NSL), 10 of the living spaces would pass the NSL test as the proportionate impact of the scheme would not exceed 20%. The remaining 4 rooms would see proportionate losses of 47%, 66%, 45% and 26% and this loss would be noticeable.
73. Looking at the bedrooms, the BRE guidance is clear that bedrooms should be assessed for their daylight impacts, however it does note that they are of less importance than living room spaces as the principle purpose of bedrooms is for sleeping. Notwithstanding this, it must be noted that there would be some significant impacts on daylight to the bedrooms. Here, in terms of the VSC analysis 49 windows out of the 61 windows tested would fail to meet the BRE guidance.
74. Turning to the No Sky Line (Daylight distribution) test, it is noted that a number of the bedrooms do have access to two windows and as such the amount of light received in these rooms would appear better. Nonetheless 24 of the 44 rooms tested would also fail this test.
75. It is however very important to note that the current site is cleared so gives access to very good daylight levels than it would with a comparable building on site to those adjacent. With that in mind, the applicants have provided a comparative analysis between the consented office scheme and the current proposed scheme. The VSC daylight and results for the proposed scheme are, with the exception of one window within Arc House, better than the consented scheme. As such the adjoining residents would receive more daylight under the proposed scheme than if the extant permission were to be built out.
76. On this basis, as there would be an improvement to nearly all of the windows above the

extant office scheme, and as such, this must be considered to be a significant material consideration when assessing daylight impacts of the proposed scheme.

77. As such, overall the daylight impacts on Arc House, whilst noticeable, would be considered acceptable given the aforementioned comparative improvements of the proposed scheme above the extant scheme.

The Leatherworks, 59-63 Tanner Street:

78. These properties are located to the west elevation of the development site and this property contains residential accommodation. The rooms at fifth and sixth floor which have windows facing the application site have been tested and the assessment highlights a significant impact on the windows that face across the (currently vacant) development site. However, these are secondary windows serving an open-plan living/kitchen area and the principal floor-to-ceiling height windows facing Tanner Street remain unaffected and as such both of the rooms would pass the NSL test, seeing very small reductions in daylight. The impact of the development on daylight received in this space is not such that there will be a loss of amenity.

70 Tanner Street (Florin Court)

79. Florian Court is located 15m south-west of the development at the corner of Tanner Street and Riley Road. An assessment of 20 windows has been undertaken which notes that there would be very minor reduction in VSC levels on all windows and so a negligible impact on properties here. As such the windows within these properties would all pass the BRE guidance.

Sunlight:

80. Annual Probable Sunlight Hours (APSH) test - In relation to sunlight, the BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available, including at least 5% in winter. Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%). All windows should be checked if they have a window facing within 90 degrees of due south.

Arc House:

81. Of the site facing rooms which have a window orientated within 90 degrees either side of due south, all experience fully BRE compliant changes in Annual and Winter Probable Sunlight Hours.

The Leatherworks, 59-63 Tanner Street:

82. All rooms would pass both the Annual and Winter Probable Sunlight Hours tests.

70 Tanner Street (Florin Court)

83. Again, facing rooms which have a window orientated within 90 degrees either side of due south, all experience fully BRE compliant changes in Annual and Winter Probable Sunlight Hours. In accordance with BRE Guidance, the occupants will not notice a change in sunlight amenity as a result of the proposed development.
84. Whilst it is acknowledged that the proposal would result in some daylight impacts on a number of windows, it can be concluded that, overall, the proposed scheme offers better daylight availability to the surrounding residential properties than the consented scheme

ref:16/AP/5180. The sunlight impacts would not be considered significant with all of the rooms meeting the Annual and Winter Probable Sunlight Hours tests. As such it is considered that the daylight or sunlight impacts would not amount to being refuseable and are acceptable in this instance.

Noise and odour

85. The Environmental Protection Team have been consulted on the application and they have reviewed the submitted noise impact assessment. Conditions are recommended in relation to internal noise levels for the hotel bedrooms and for further details to be provided via condition for any proposed plant.
86. In terms of potential patron noise from visitors coming and going from the hotel, the site is situated close to the CAZ, is adjacent to a railway line and there are a number of commercial uses within close proximity of the development. However it is also noted that there are a number of residential uses directly adjacent to the site. The proposal is for a hotel which would accommodate 73 bedrooms whereas the consented scheme of 2,998sqm of office floorspace would have accommodated approximately 280 office workers, as outlined in the submitted planning statement within the consented application.
87. It is noted that the office use would predominantly be a daytime and early evening activity however the proposed hotel use may have patrons coming and going at later intervals into the night. Nonetheless, given the relatively small scale of the hotel, it is not considered that the proposed use would give significant rise to noise nuisance from patrons beyond the consented use and the existing site location. The restaurant use is proposed to be limited in the hours of operation with the following hours of operation: 06:00 – 23:00 Sunday to Thursday and 06:00 – 00:00 on Fridays and Saturdays. As such, again the proposed ancillary restaurant use would not give rise to significant noise nuisance.
88. A number of comments have referred to users of the hotel sitting outside, smoking and drinking. There are no outside seating areas proposed and as the building covers much of the site, there are no significant areas in which patrons could congregate. Many of these comments will relate as to how the hotel will be managed in order to reduce any amenity impacts on neighbours. With this in mind it is prudent to require the applicants to submit a hotel management plan to demonstrate measures as to how any noise impacts from guests would be managed to avoid impacts on the amenity of the surrounding residents.
89. With regards to odour, a condition is also recommended to provide further details of the proposed extraction equipment for the restaurant use at ground floor in order to protect adjoining residents from any undue odour issues.

Energy and sustainability

90. The applicants have provided an energy statement for the revised scheme which looks at the overall carbon savings of the proposal in accordance with the London Plan's Be Lean, Be Clean, Be Green requirements. It outlines that the total predicted CO2 emissions for the development have been reduced by 36% (54 tonnes CO2/annum) over the Baseline Building Regulations. This would accord with the required improvement of CO2 emissions of 35% over the Building Regulations and as such would comply with The London Plan and the 'Greater London Authority guidance on preparing energy assessments' (October 2018).

Ecology and biodiversity

91. The proposal would introduce a new green roof as well as planting within the green wall planters which would help introduce new areas of urban greening. This would result in a significant biodiversity net gain when taking into account the existing cleared site by

allowing new plant and insect species to thrive in an area where there was previously no green landscaping. Overall this is considered a positive aspect to the scheme.

Air quality

92. The applicants have provided an Air Quality Assessment which also provides an air quality neutral assessment. The assessment indicated that the development will have negligible impact on existing air quality also no exceedances of pollutant against the screen criteria was found. As a result no mitigation measures were required. This has been reviewed by the Councils Environmental Protection team who have confirmed that they agree with the findings of the report and as such raise no concerns in relation to the proposed schemes impacts on air quality.

Ground conditions and contamination

93. The applicants have provided a stage 1 and stage 2 contamination assessment which included a desk top evaluation and on site borehole trials on site. Based on the findings a further remediation strategy for the protection of water supply pipes and the gas protection membrane was required. As such a condition is recommended on this basis.

Water resources and flood risk

94. The site is in Flood Zone 3 and located within an area benefiting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, our most recent flood modelling December 2017 shows that the site is at risk if there was to be a breach in the defences.
95. The applicants have provided a flood risk assessment which was reviewed by the Environment Agency who had initially objected to the proposal on the basis that further information was required in order to make a full assessment. A revised FRA has been provided and the EA have confirmed that they are satisfied with the submitted information and do not raise any objections with regards to flood risk. Conditions have however been recommended in relation to contamination, sustainable urban drainage and details of piling methods for the development.
96. Furthermore, the Councils Flood and Drainage team have commented on the application and have not raised any concerns subject to the implementation of the floor resilience measures as identified within the submitted flood risk assessment. This is to be recommended as a condition.

Archaeology

97. The site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and important archaeological remains have been identified on this site, which need to be appropriately managed. In prehistory, the site would have been on the edge of a gravel island called 'Horselydown Eyot' set within the Thames floodplain and surrounded by intertidal channels and marshy areas; it was not until the late medieval period that drainage and reclamation started to take place. Evidence of prehistoric activity has been found at 49-51 Tanner Street in 1999 (next door to the site) in the form of prehistoric features and finds, cutting sand deposits which were overlain by thick deposits of alluvium. Remains associated with post-medieval tanning (treating animal hides to produce leather) were also revealed truncating the alluvium including timber lined and brick lined tanning pits. During the post-medieval period numerous tanneries were established in the northern part of Bermondsey continuing throughout the later 17th to 19th centuries, with the brewing industry also developing within the Bermondsey area. The leather industry remained important and several street names, such as Tanner Street are a legacy of this industry. The Ordnance Survey map series of 1875 and 1907 show a

large 'Tannery' and 'Calf and Kid Manufactory ' on the application site.

98. There has been previous archaeological advice from this office in relation to an earlier application, 15/AP/0627, where the applicants submitted a desk-based assessment (DBA) by MillsWhipp Archaeological Consultancy, dated December 2014. The 2014 DBA adequately summarised the archaeological potential of the site at that time. In June 2015 the Council's Archaeology Officer recommended that 'following the demolition of the buildings presently occupying the site an archaeological evaluation is undertaken. Depending upon the results of this evaluation further archaeological work may well be necessary. Should material worthy of preservation in situ be present on the site the foundation design should be secured by condition to achieve this. The archaeological evaluation, further archaeological works, details of a suitable foundation design and the submission of a timely archaeological report should be secured by conditions' and conditions were applied to the 2015 consent to achieve this.
99. Since that time the applicants have commissioned AOC Archaeology to carry out an archaeological evaluation on the site under the conditions attached to 15/AP/0627 and a copy of the evaluation report has been informally submitted to the Council
100. The AOC Archaeology evaluation took place in May 2016, and revealed three distinct phases of archaeological activity. The earliest activity was represented by an alluvial deposit, which had the potential to contain archaeology finds and deposits from the earliest times. This was followed by a period of 18th century and earlier tanning activity. After this, the ground was made up and foundations constructed for houses of the site in the late 19th century. The evaluation report revealed the potential for further archaeological remains within the site to be high. Further archaeological mitigation is required to adequately manage them.
101. The applicants have now submitted an updated archaeological assessment by AOC and dated February 2019, and this sets out a strategy for mitigation of the remaining archaeological deposits. The DBA is approved and the 2016 evaluation fulfils the requirement of Southwark policy 3.19. As pre-determination evaluation has already taken place on the site there is now sufficient information to determine that the development is not likely to cause such harm as to justify refusal of planning permission on the grounds of archaeological interest provided that robust archaeological conditions are applied to any grant of consent. So, if the application scheme gains consent the applicant must be mindful that for any archaeological remains that are encountered - if these cannot be preserved in situ under a foundation design condition - they must be prepared to pay for and manage the excavation of these remains entirely and/or potentially lift and preserve off-site or in the new development any previously unknown but important remains. Other requirements will also be to carry out full archaeological post-excavation mitigation, publication and deposition of the archaeological archive. These will be secured by condition.

Planning obligations (S.106 undertaking or agreement)

102.

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		
Local economy: Post Construction jobs	Deliver one sustained full time job or apprenticeship opportunity for an	Agreed

	unemployed Southwark Resident.	
Transport and Highways		
Highway works	<ul style="list-style-type: none"> - Repave the footway including new kerb fronting the development on Tanner Street using materials in accordance with Southwark's Streetscape Design Manual (concrete paving slabs and granite kerbs). - Vehicle crossover on Tanner Street to be constructed to the relevant standards in Southwark's Streetscape Design Manual (SSDM DS132). - Repair any damages to the highway within the vicinity of the development resulting from construction vehicles. 	Agreed
Delivery service plan bond	Yes	Agreed
Parking permit restriction	Yes	Agreed
Energy, Sustainability and the Environment		
Carbon offset fund	N/A.	
Archaeology monitoring/supervision fund	£3,389	Agreed
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

103. However, if in the event that the legal agreement is not completed by 31 December 2020, that the Director of Planning be directed to refuse planning permission on the following grounds:

In the absence of a signed legal agreement, the proposal would fail to provide suitable mitigation in terms of planning gain, contrary to saved policies 2.5 (Planning Obligations) and 4.4 of the Southwark Plan, policies SP6 (Homes for people on different incomes) and SP14 (Implementation and Delivery) of the LB Southwark Core Strategy 2011 policies 3.11 (Affordable Housing Targets) and 8.2 (Planning Obligations) of the London Plan 2016, and Sections 4. Decision-making and 5. Delivering a sufficient supply of homes of the NPPF 2019.

Mayoral and borough community infrastructure levy (CIL)

104. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker.

105. The application would be both Mayoral and Southwark CIL liable.

Community involvement and engagement

106. The applicants have provided a Statement of Community Involvement document presented by Carvil Ventures which sets out the details of the community engagement and consultation that has been undertaken prior to the submission of the application.

107. In summary, they note that their engagement included holding a series of one-to-one meetings with key stakeholders to explain the proposals and to receive feedback as well as holding a one-day public exhibition to give people the opportunity to view the plans and discuss the proposals with the Applicant and the project team that was attended by 15 people. The report also outlines that meetings were held with local ward Councillors.

Consultation responses from internal and divisional consultees

108. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

109. Environmental Protection Team:

- Recommended a number of conditions on noise, contamination and extraction equipment
- The air quality report is considered acceptable and raises no significant air quality issues
- Officer response to issue(s) raised: Further comments within the main body of the report and conditions added accordingly.

110. Design and Conservation Team:

Officer response to issue raised: Comments incorporated into the main body of the report.

111. Local Economy Team:

- Given the reduced size overall, this does not meet the thresholds for construction jobs, and that we would require this to deliver one sustained fulltime job or apprenticeship opportunity for an unemployed Southwark resident.

Officer response to issue raised: To be included within the legal agreement.

112. Flood Risk Management Team:

- No objections, subject to a condition on flood resilience measures.

Officer response to issue raised: Included in the draft recommendation.

Consultation responses from external consultees

113. Summarised below are the material planning considerations raised by external

consultees, along with the officer's response.

114. Environment Agency:

- Raised initial concerns and requested further details. Revised information was provided and the EA confirmed that they no further issues were raised, subject to the imposition of conditions.

Officer response to issue(s) raised: Requisite conditions added to the recommendation.

115. Thames Water:

- No objections subject to a condition on piling

Officer response to issue(s) raised: Agreed, condition imposed accordingly.

116. Metropolitan Police:

- No objections raised, however the office outlined that the proposal could meet the secure by design principles.

Officer response to issue(s) raised: Agreed, condition imposed accordingly.

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

Community impact and equalities assessment

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

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

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

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in

particular, to the need to tackle prejudice and promote understanding.

121. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

122. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
123. This application has the legitimate aim of providing a new hotel building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

124. 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.
125. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

126. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
--	-----

If the pre-application service was used for this application, was the advice given followed?	In part.
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Was the application validated promptly?	YES
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If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
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To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	YES, following an agreed extension of time.
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Other matters

127. No other matters were identified.

CONCLUSION

128. The proposal is for the erection of a 9 storey building with basement for use as a hotel with ancillary restaurant use at ground floor.

129. The principle of the use of the building as a hotel is considered appropriate as the location is within an area of high PTAL and is on the fringe of the CAZ, with close access to the major transport hub of London Bridge as well as significant tourist attractions. Furthermore it is not considered that there is an overprovision of hotels within the surrounding area.

130. The proposed scale of the building is broadly comparable to the consented 9 storey development for office use granted in 2017. Overall, the scale is thus considered appropriate and detailed design is of a high quality.

131. Whilst it is acknowledged that there would be some amenity impacts as a result of the development when compared to the current cleared site, when compared to the consented scheme, the impacts in terms of daylight and sunlight would broadly be an improvement over the consented building.

132. In terms of transport impacts, it is not considered that there would be any significant impacts from servicing above the consented office use when considering the relatively low number of trips generated as a result of the proposal.

133. Overall the proposed development would be consistent with the relevant planning policies and would help provide new jobs within the area and help promote Southwark as a world class tourist destination. As such subject to the imposition of conditions and the agreement of a S106 the proposal is considered acceptable and planning permission is recommended to be granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 79-59 Application file: 19/AP/0865 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5416 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alexander Cameron, Team Leader	
Version	Final	
Dated	10 August 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		25 August 2020

Consultation undertaken

Site notice date:

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent: 28/05/2020

Internal services consulted

Flood Risk Management & Urban Drainage
Highways Development and Management
Archaeology
Design and Conservation Team [Formal]
Flood Risk Management & Urban Drainage
Transport Policy

Statutory and non-statutory organisations

Planning Policy

Thames Water
Metropolitan Police Service (Designing O

Environment Agency
Environment Agency
Environment Agency
Thames Water
Transport for London
Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

288 Arnold Estate Druid Street London
289 Arnold Estate Druid Street London
290 Arnold Estate Druid Street London
Flat 34 Florin Court 70 Tanner Street
35 St Johns Estate Tower Bridge Road
London
Flat 35 Florin Court 70 Tanner Street
87 Purbrook Estate Tower Bridge Road
London
88 Purbrook Estate Tower Bridge Road
London
62 Tanner Street London SE1 3DR
Flat 4 Export House 168 Tower Bridge Road
Flat 5 Export House 168 Tower Bridge Road
Flat 6 Export House 168 Tower Bridge Road

Ground Floor 1-4 Pope Street London
Flat 49 Florin Court 70 Tanner Street
Flat 46 Florin Court 70 Tanner Street
Flat 47 Florin Court 70 Tanner Street
Flat 48 Florin Court 70 Tanner Street
25 St Johns Estate Tower Bridge Road
London
Flat 3 174 Tower Bridge Road London
Flat 4 174 Tower Bridge Road London
1 St Johns Estate Tower Bridge Road
London
Flat 10 Florin Court 70 Tanner Street
101 Purbrook Estate Tower Bridge Road
London
102 Purbrook Estate Tower Bridge Road

London
103 Purbrook Estate Tower Bridge Road
London
Flat 3 Arc House 62 Riley Road
Flat 4 Arc House 62 Riley Road
Flat 5 Arc House 62 Riley Road
Flat 2 Arc House 62 Riley Road
166A Tower Bridge Road London SE1 3LZ
166B Tower Bridge Road London SE1 3LZ
Flat 10 166 Tower Bridge Road SE1 3LZ
34 St Johns Estate Tower Bridge Road
London
Flat 32 Florin Court 70 Tanner Street
33 St Johns Estate Tower Bridge Road
London
Flat 33 Florin Court 70 Tanner Street
38 St Johns Estate Tower Bridge Road
London
Flat 38 Florin Court 70 Tanner Street
39 St Johns Estate Tower Bridge Road
London
Flat 37 Florin Court 70 Tanner Street
36 St Johns Estate Tower Bridge Road
London
Flat 36 Florin Court 70 Tanner Street
37 St Johns Estate Tower Bridge Road
London
Flat 27 Florin Court 70 Tanner Street
28 St Johns Estate Tower Bridge Road
London
Flat 28 Florin Court 70 Tanner Street
27 St Johns Estate Tower Bridge Road
London
Flat 25 Florin Court 70 Tanner Street
26 St Johns Estate Tower Bridge Road
London
Flat 26 Florin Court 70 Tanner Street
31 St Johns Estate Tower Bridge Road
London
Flat 31 Florin Court 70 Tanner Street
32 St Johns Estate Tower Bridge Road
London
Flat 30 Florin Court 70 Tanner Street
29 St Johns Estate Tower Bridge Road
London
Flat 29 Florin Court 70 Tanner Street
30 St Johns Estate Tower Bridge Road
London
Flat 39 Florin Court 70 Tanner Street
First Floor Right 54-58 Tanner Street
London
Second Floor Front Right 54-58 Tanner
Street London
Second Floor Left 54-58 Tanner Street
London
First Floor Left 54-58 Tanner Street London
First Floor 1-4 Pope Street London

Second Floor 1-4 Pope Street London
1A Pope Street London SE1 3PH
Fourth Floor Left 54-58 Tanner Street
London
Fourth Floor Right 54-58 Tanner Street
London
Basement And Ground Floor 170-172 Tower
Bridge Road London
92 Purbrook Estate Tower Bridge Road
London
89 Purbrook Estate Tower Bridge Road
London
86 Purbrook Estate Tower Bridge Road
London
Flat 3 Export House 168 Tower Bridge Road
168A Tower Bridge Road London SE1 3LS
Flat 1 Export House 168 Tower Bridge Road
Flat 2 Export House 168 Tower Bridge Road
Flat 11 Export House 168 Tower Bridge
Road
Flat 12 Export House 168 Tower Bridge
Road
Flat 13 Export House 168 Tower Bridge
Road
Flat 10 Export House 168 Tower Bridge
Road
Flat 7 Export House 168 Tower Bridge Road
Flat 8 Export House 168 Tower Bridge Road
Flat 9 Export House 168 Tower Bridge Road
Flat 2 51 Tanner Street London
Flat 3 51 Tanner Street London
Flat 4 51 Tanner Street London
Flat 1 51 Tanner Street London
64 Tanner Street London SE1 3DR
66 Tanner Street London SE1 3DR
68 Tanner Street London SE1 3DR
Flat 9 51 Tanner Street London
Flat 10 51 Tanner Street London
51A Tanner Street London SE1 3PL
Flat 8 51 Tanner Street London
Flat 5 51 Tanner Street London
Flat 6 51 Tanner Street London
Flat 7 51 Tanner Street London
104 Purbrook Estate Tower Bridge Road
London
22 Coxson Way London SE1 2XB
Third Floor Rear Right 54-58 Tanner Street
London
Second Floor Rear Right 54-58 Tanner
Street London
Third Floor Front Right 54-58 Tanner Street
London
Third Floor Left 54-58 Tanner Street London
Flat 43 Florin Court 70 Tanner Street
Flat 44 Florin Court 70 Tanner Street
Flat 45 Florin Court 70 Tanner Street
Flat 42 Florin Court 70 Tanner Street

40 St Johns Estate Tower Bridge Road
London
Flat 40 Florin Court 70 Tanner Street
Flat 41 Florin Court 70 Tanner Street
Flat 50 Florin Court 70 Tanner Street
Railway Arch 48 Druid Street London
Flat 5 Florin Court 70 Tanner Street
6 St Johns Estate Tower Bridge Road
London
Flat 6 Florin Court 70 Tanner Street
5 St Johns Estate Tower Bridge Road
London
Flat 3 Florin Court 70 Tanner Street
4 St Johns Estate Tower Bridge Road
London
Flat 4 Florin Court 70 Tanner Street
9 St Johns Estate Tower Bridge Road
London
Flat 9 Florin Court 70 Tanner Street
10 St Johns Estate Tower Bridge Road
London
Flat 8 Florin Court 70 Tanner Street
7 St Johns Estate Tower Bridge Road
London
Flat 7 Florin Court 70 Tanner Street
8 St Johns Estate Tower Bridge Road
London
Downside Settlement Youth Club Druid
Street London
Flat 1 174 Tower Bridge Road London
Flat 2 174 Tower Bridge Road London
168B Tower Bridge Road London SE1 3LS
Flat 14 Export House 168 Tower Bridge
Road
Flat 15 Export House 168 Tower Bridge
Road
Flat 16 Export House 168 Tower Bridge
Road
2 St Johns Estate Tower Bridge Road
London
Flat 2 Florin Court 70 Tanner Street
23 Coxson Way London SE1 2XB
3 Coxson Way London SE1 2XB
21 Coxson Way London SE1 2XB
18 Coxson Way London SE1 2XB
19 Coxson Way London SE1 2XB
20 Coxson Way London SE1 2XB
277 Arnold Estate Druid Street London
278 Arnold Estate Druid Street London
279 Arnold Estate Druid Street London
7 Coxson Way London SE1 2XB
4 Coxson Way London SE1 2XB
5 Coxson Way London SE1 2XB
6 Coxson Way London SE1 2XB
Third Floor 1 Fellmongers Path Tower
Bridge Road
Flat 42 Arc House 62 Riley Road

10 Coxson Way London SE1 2XB
3 St Johns Estate Tower Bridge Road
London
Flat 1 Florin Court 70 Tanner Street
20 St Johns Estate Tower Bridge Road
London
Flat 20 Florin Court 70 Tanner Street
21 St Johns Estate Tower Bridge Road
London
Flat 19 Florin Court 70 Tanner Street
18 St Johns Estate Tower Bridge Road
London
Flat 18 Florin Court 70 Tanner Street
19 St Johns Estate Tower Bridge Road
London
Flat 23 Florin Court 70 Tanner Street
24 St Johns Estate Tower Bridge Road
London
Flat 24 Florin Court 70 Tanner Street
23 St Johns Estate Tower Bridge Road
London
Flat 21 Florin Court 70 Tanner Street
22 St Johns Estate Tower Bridge Road
London
Flat 22 Florin Court 70 Tanner Street
13 St Johns Estate Tower Bridge Road
London
Flat 13 Florin Court 70 Tanner Street
14 St Johns Estate Tower Bridge Road
London
Flat 12 Florin Court 70 Tanner Street
11 St Johns Estate Tower Bridge Road
London
Flat 11 Florin Court 70 Tanner Street
12 St Johns Estate Tower Bridge Road
London
Flat 16 Florin Court 70 Tanner Street
17 St Johns Estate Tower Bridge Road
London
Flat 17 Florin Court 70 Tanner Street
Part First And Second Floor 1 Fellmongers
Path Tower Bridge Road
Unit B3 Arc House 18 Maltby Street
Unit B4 Arc House 18 Maltby Street
Part First Floor 1 Fellmongers Path Tower
Bridge Road
15 Coxson Way London SE1 2XB
16 Coxson Way London SE1 2XB
17 Coxson Way London SE1 2XB
14 Coxson Way London SE1 2XB
11 Coxson Way London SE1 2XB
12 Coxson Way London SE1 2XB
13 Coxson Way London SE1 2XB
280 Arnold Estate Druid Street London
50 Druid Street London SE1 2EZ
Osteopathy House 176 Tower Bridge Road
London

20 Maltby Street London SE1 3PG
54 Druid Street London SE1 2EZ
295 Arnold Estate Druid Street London
52 Druid Street London SE1 2EZ
44 Druid Street London SE1 2EZ
100 Purbrook Estate Tower Bridge Road
London
31 Maltby Street London SE1 3PA
53 Tanner Street London SE1 3PL
67-73 Tanner Street London SE1 3PL
16 St Johns Estate Tower Bridge Road
London
Flat 14 Florin Court 70 Tanner Street
15 St Johns Estate Tower Bridge Road
London
Flat 15 Florin Court 70 Tanner Street
Flat 45 Arc House 82 Tanner Street
Flat 46 Arc House 82 Tanner Street
Flat 47 Arc House 82 Tanner Street
Flat 44 Arc House 82 Tanner Street
Ground Floor Tanner Place 54-58 Tanner
Street
Flat 42 Arc House 82 Tanner Street
Flat 43 Arc House 82 Tanner Street
Flat 52 Arc House 82 Tanner Street
Flat 53 Arc House 82 Tanner Street
Flat 54 Arc House 82 Tanner Street
Flat 51 Arc House 82 Tanner Street
Flat 48 Arc House 82 Tanner Street
Flat 49 Arc House 82 Tanner Street
Flat 50 Arc House 82 Tanner Street
Flat 5 52 Tanner Street London
Flat 6 52 Tanner Street London
Flat 7 52 Tanner Street London
Flat 4 52 Tanner Street London
Flat 1 52 Tanner Street London
Flat 2 52 Tanner Street London
Flat 3 52 Tanner Street London
Flat 16 166 Tower Bridge Road London
59 Tanner Street London SE1 3PL
51B Tanner Street London SE1 3PL
Flat 2 166 Tower Bridge Road London
Flat 8 52 Tanner Street London
Flat 1 166 Tower Bridge Road London
Flat 6 166 Tower Bridge Road London
Flat 55 Arc House 82 Tanner Street
Flat 74 Arc House 82 Tanner Street
Flat 75 Arc House 82 Tanner Street
Flat 76 Arc House 82 Tanner Street
Flat 73 Arc House 82 Tanner Street
Flat 70 Arc House 82 Tanner Street
Flat 71 Arc House 82 Tanner Street
Flat 72 Arc House 82 Tanner Street
Flat 77 Arc House 82 Tanner Street
Flat 78 Arc House 82 Tanner Street
Flat 1 Arc House 62 Riley Road
Flat 60 Arc House 82 Tanner Street

Flat 61 Arc House 82 Tanner Street
Flat 62 Arc House 82 Tanner Street
Flat 59 Arc House 82 Tanner Street
Flat 56 Arc House 82 Tanner Street
Flat 57 Arc House 82 Tanner Street
Flat 58 Arc House 82 Tanner Street
Flat 67 Arc House 82 Tanner Street
Flat 68 Arc House 82 Tanner Street
Flat 69 Arc House 82 Tanner Street
Flat 66 Arc House 82 Tanner Street
Flat 63 Arc House 82 Tanner Street
Flat 64 Arc House 82 Tanner Street
Flat 65 Arc House 82 Tanner Street
50 Tanner Street London SE1 3XX
Flat 15 166 Tower Bridge Road SE1 3LZ
Flat 5 166 Tower Bridge Road SE1 3LZ
1 Bevington Path London SE1 3PW
71 Tanner Street London SE1 3PL
Flat 4 166 Tower Bridge Road SE1 3LZ
Flat 7 166 Tower Bridge Road SE1 3LZ
Flat 9 166 Tower Bridge Road SE1 3LZ
Railway Arch 76 Druid Street London
Railway Arch 80 Druid Street London
Flat 12 55 Tanner Street London
Railway Arch 78 Druid Street London
Flat 14 166 Tower Bridge Road SE1 3LZ
Ground Floor 47-49 Tanner Street London
First To Second Floor 47-49 Tanner Street
London
Railway Arches 76 To 80 And 84 44 45 46
47 Druid Street London
34-35 Maltby Street London SE1 3PA
36 Maltby Street London SE1 3PA
Flat 8 166 Tower Bridge Road London
63 Tanner Street London SE1 3PL
Ground Floor 1 Fellmongers Path Tower
Bridge Road
First Floor Flat 174 Tower Bridge Road
London
Flat 12 166 Tower Bridge Road SE1 3LZ
Flat 13 166 Tower Bridge Road SE1 3LZ
Flat 3 166 Tower Bridge Road SE1 3LZ
Flat 11 166 Tower Bridge Road SE1 3LZ
Flat 10 55 Tanner Street London
Flat 7 61 Tanner Street London
Flat 8 61 Tanner Street London
Flat 9 61 Tanner Street London
Flat 6 61 Tanner Street London
Flat 3 61 Tanner Street London
Flat 4 61 Tanner Street London
Flat 5 61 Tanner Street London
Flat 14 61 Tanner Street London
Flat 12 51 Tanner Street London
Flat 11 51 Tanner Street London
Flat 13 61 Tanner Street London
Flat 10 61 Tanner Street London
Flat 11 61 Tanner Street London

Flat 12 61 Tanner Street London
Flat 5 55 Tanner Street London
Flat 6 55 Tanner Street London
Flat 7 55 Tanner Street London
Flat 4 55 Tanner Street London
Flat 1 55 Tanner Street London
Flat 2 55 Tanner Street London
Flat 3 55 Tanner Street London
Flat 14 55 Tanner Street London
Flat 1 61 Tanner Street London
Flat 2 61 Tanner Street London
Flat 13 55 Tanner Street London
Flat 8 55 Tanner Street London
Flat 9 55 Tanner Street London
Flat 11 55 Tanner Street London
Flat 119 Arc House 16 Maltby Street
Flat 120 Arc House 16 Maltby Street
Flat 121 Arc House 16 Maltby Street
Flat 118 Arc House 16 Maltby Street
Flat 115 Arc House 16 Maltby Street
Flat 116 Arc House 16 Maltby Street
Flat 117 Arc House 16 Maltby Street
Flat 126 Arc House 16 Maltby Street
Flat 127 Arc House 16 Maltby Street
Flat 128 Arc House 16 Maltby Street
Flat 125 Arc House 16 Maltby Street
Flat 122 Arc House 16 Maltby Street
Flat 123 Arc House 16 Maltby Street
Flat 124 Arc House 16 Maltby Street
Flat 105 Arc House 16 Maltby Street
Flat 23 Arc House 62 Riley Road
Flat 20 Arc House 62 Riley Road
Flat 21 Arc House 62 Riley Road
Flat 22 Arc House 62 Riley Road
Flat 31 Arc House 62 Riley Road
Flat 32 Arc House 62 Riley Road
Flat 3 170-172 Tower Bridge Road London
60 Tanner Street London SE1 3DR
Flat 1 170-172 Tower Bridge Road London
55-57 Tanner Street London SE1 3PL
Unit 4A Tower Workshops 58 Riley Road
12 Pope Street London SE1 3PR
83 Purbrook Estate Tower Bridge Road
London
Flat 33 Arc House 62 Riley Road
Flat 30 Arc House 62 Riley Road
Flat 27 Arc House 62 Riley Road
Flat 28 Arc House 62 Riley Road
Flat 29 Arc House 62 Riley Road
Flat 10 Arc House 62 Riley Road
Flat 11 Arc House 62 Riley Road
Flat 12 Arc House 62 Riley Road
Flat 9 Arc House 62 Riley Road
Flat 6 Arc House 62 Riley Road
Flat 7 Arc House 62 Riley Road
Flat 8 Arc House 62 Riley Road
Flat 17 Arc House 62 Riley Road

Flat 18 Arc House 62 Riley Road
Flat 19 Arc House 62 Riley Road
Flat 16 Arc House 62 Riley Road
Flat 13 Arc House 62 Riley Road
Flat 14 Arc House 62 Riley Road
Flat 15 Arc House 62 Riley Road
Flat 34 Arc House 62 Riley Road
Flat 90 Arc House 16 Maltby Street
Flat 91 Arc House 16 Maltby Street
Flat 92 Arc House 16 Maltby Street
Flat 89 Arc House 16 Maltby Street
Flat 86 Arc House 16 Maltby Street
Flat 87 Arc House 16 Maltby Street
Flat 88 Arc House 16 Maltby Street
Flat 97 Arc House 16 Maltby Street
Flat 98 Arc House 16 Maltby Street
Flat 99 Arc House 16 Maltby Street
Flat 96 Arc House 16 Maltby Street
Flat 93 Arc House 16 Maltby Street
97 Purbrook Estate Tower Bridge Road
London
98 Purbrook Estate Tower Bridge Road
London
99 Purbrook Estate Tower Bridge Road
London
96 Purbrook Estate Tower Bridge Road
London
93 Purbrook Estate Tower Bridge Road
London
94 Purbrook Estate Tower Bridge Road
London
95 Purbrook Estate Tower Bridge Road
London
Flat 2 170-172 Tower Bridge Road London
84 Purbrook Estate Tower Bridge Road
London
85 Purbrook Estate Tower Bridge Road
London
82 Purbrook Estate Tower Bridge Road
London
105 Purbrook Estate Tower Bridge Road
London
106 Purbrook Estate Tower Bridge Road
London
81 Purbrook Estate Tower Bridge Road
London
90 Purbrook Estate Tower Bridge Road
London
91 Purbrook Estate Tower Bridge Road
London
Flat 94 Arc House 16 Maltby Street
Flat 95 Arc House 16 Maltby Street
Flat 39 Arc House 62 Riley Road
Flat 40 Arc House 62 Riley Road
Flat 41 Arc House 62 Riley Road
Flat 38 Arc House 62 Riley Road
Flat 35 Arc House 62 Riley Road

Flat 36 Arc House 62 Riley Road
Flat 37 Arc House 62 Riley Road
Flat 83 Arc House 16 Maltby Street
Flat 84 Arc House 16 Maltby Street
Flat 85 Arc House 16 Maltby Street
Flat 82 Arc House 16 Maltby Street
Flat 79 Arc House 16 Maltby Street
Flat 80 Arc House 16 Maltby Street
Flat 81 Arc House 16 Maltby Street
285 Arnold Estate Druid Street London
286 Arnold Estate Druid Street London
287 Arnold Estate Druid Street London
284 Arnold Estate Druid Street London
281 Arnold Estate Druid Street London
282 Arnold Estate Druid Street London
283 Arnold Estate Druid Street London
292 Arnold Estate Druid Street London
293 Arnold Estate Druid Street London
294 Arnold Estate Druid Street London
291 Arnold Estate Druid Street London
Florin Court 70 Tanner Street London
Florin Court 70 Tanner Street London
Flat 106 Arc House 16 Maltby Street
Flat 107 Arc House 16 Maltby Street
Flat 104 Arc House 16 Maltby Street
Flat 101 Arc House 16 Maltby Street
Flat 102 Arc House 16 Maltby Street
Flat 103 Arc House 16 Maltby Street
Flat 112 Arc House 16 Maltby Street
Flat 113 Arc House 16 Maltby Street
Flat 114 Arc House 16 Maltby Street
Flat 111 Arc House 16 Maltby Street
Flat 108 Arc House 16 Maltby Street
Flat 109 Arc House 16 Maltby Street
Flat 110 Arc House 16 Maltby Street
Flat 129 Arc House 16 Maltby Street
Flat 148 Arc House 18 Maltby Street
Flat 149 Arc House 18 Maltby Street
Flat 150 Arc House 18 Maltby Street
Flat 147 Arc House 18 Maltby Street
Flat 144 Arc House 18 Maltby Street
Flat 145 Arc House 18 Maltby Street
Flat 146 Arc House 18 Maltby Street
Unit A Arc House 82 Tanner Street
Unit B1 Arc House 82 Tanner Street
Unit B2 Arc House 82 Tanner Street
Flat 154 Arc House 18 Maltby Street
Flat 151 Arc House 18 Maltby Street
Flat 152 Arc House 18 Maltby Street
Flat 153 Arc House 18 Maltby Street
Flat 134 Arc House 18 Maltby Street
Flat 135 Arc House 18 Maltby Street
Flat 136 Arc House 18 Maltby Street
Flat 133 Arc House 18 Maltby Street
Flat 130 Arc House 16 Maltby Street
Flat 131 Arc House 18 Maltby Street
Flat 132 Arc House 18 Maltby Street
Flat 141 Arc House 18 Maltby Street
Flat 142 Arc House 18 Maltby Street
Flat 143 Arc House 18 Maltby Street
Flat 140 Arc House 18 Maltby Street
Flat 137 Arc House 18 Maltby Street
Flat 138 Arc House 18 Maltby Street
Flat 139 Arc House 18 Maltby Street
Flat 100 Arc House 16 Maltby Street
Flat 24 Arc House 62 Riley Road
Flat 25 Arc House 62 Riley Road
Flat 26 Arc House 62 Riley Road

Re-consultation:

Consultation responses received

Internal services

Flood Risk Management & Urban Drainage
Transport Policy

Statutory and non-statutory organisations

Thames Water
Metropolitan Police Service (Designing O

Environment Agency
Environment Agency

Neighbour and local groups consulted:

Flat 33 Florin Court 70 Tanner Street	Mill Street London SE1 2BB
Flat 4 51 Tanner Street London	Lafone Street London SE1 2LZ
Flat 45 Florin Court 70 Tanner Street	Queen Elizabeth Street London SE1 2JJ
Flat 42 Arc House 82 Tanner Street	Sweeny Crescent London SE1 2RP
Flat 48 Arc House 82 Tanner Street	Tanner Street London SE1 3GN
Flat 75 Arc House 82 Tanner Street	Tanner Street London SE1 3GN
Flat 60 Arc House 82 Tanner Street	Arnold Estate London SE1 326
Flat 67 Arc House 82 Tanner Street	Phoenix Wharf Road London SE1 2XU
Flat 14 61 Tanner Street London	7 Cube House 5 Spa Road London
Flat 11 61 Tanner Street London	Abbey Street London SE1 2DW
Flat 5 55 Tanner Street London	Abbey Street London SE1 2EW
Flat 1 55 Tanner Street London	Great Suffolk St London SE1 1PE
Flat 2 55 Tanner Street London	95 Leasons Way St Pauls Cray Orpington
Flat 1 61 Tanner Street London	Flat 14 61 Tanner Street London
Flat 8 55 Tanner Street London	2 Shad Thames London SE1 2YU
Abbey Street London SE1 2DW	33 Wilds Rent London SE1 4QG
Lafone Street London SE1 2LZ	Flat 145 Arc House 18 Maltby Street
51 Tanner Street London SE1 3PL	23 Lion Court Shand Street London
Flat 2, 55 Tanner Street London SE1 3PN	78/82 Tanner Street London SE1 3GN
Flat 5, 55 Tanner Street London SE1 3PN	Flat 134 18 Maltby Street London
75 Arc House 82-84 Tanner Street London	76 Tanner street London
Arc House 62 Riley Road London	74 Arc House 82 Tanner Street London
Flat 16 Arc House 62 Riley Road	82 Tanner St London SE1 3GN
Flat 93 Arc House 16 Maltby Street	Flat 5 55 tanner st London Se1 3pn
Flat 79 Arc House 16 Maltby Street	Flat 4, 55 Tanner Street London SE1 3PN
Florin Court 70 Tanner Street London	7 Bancroft Chase Hornchurch RM12 4DP
166 Tower Bridge Road London SE1 3LZ	flat 5 61 tanner street london
Flat 2 Electric Mansions London	Flat 14 61 Tanner Street London SE1 3PP
Arc House Riley Road London	Flat 2 61 Tanner street London
1 Mill Street London SE1 2BB	70 Becket House Tabard Street London
82 Tanner Street London SE1 3GN	Flat 74 Arc House 82 Tanner Street London
Sweeney Crescent London SE1 2RP	Arc House 18 Maltby Street London
Tanner Street London SE1 3PL	Flat 9 55 Tanner Street London
Tanner Street London SE1 3PL	Avalon 40 Micheldever Road Whitchurch

126 Arc House 16 Maltby Street London
9 Florin Court 70 Tanner Street London
No 25, Jalan Fair Park Ipoh 31400
Flat 9, Florin Court, 70 Tanner St. London
SE1 3DP
68 Tanner Street London SE1 3DR
The Salvation Army International
Headquarters 101 Queen Victoria Street
London
35 Florin Court 70 Tanner Street London
33 FLORIN COURT 70 TANNER STREET
LONDON
Flat 89 Arc House, 16 Maltby Street London
Apt 1 61 Tanner St London
71 Arc House, 82 Tanner Street London,
SE1 3GN
Flat 32 Florin Court London SE13DP
Flat 78 82 Arc House Tanner Street london
SE1 3GN
Flat 12 Florin Court 70 Tanner St London
453 Devon Mansions London
32 Rochester House Manciple Street
London
Flat 14 61 Tanner Street London SE1 3PP
59 Arc House London SE1 3GN
125 Arc House 16 Maltby Street London
58 Parker Building Freda Street London
47 Arc House 82 Tanner street London
Flat 88 16 Maltby Street london
47 Arc House 82 Tanner Street London
Flat 40, 41 Maltby Street London SE1 3FF
Flat 51, Arc House 82 Tanner Street London
Flat 89, Arc House 16 Maltby St London
Flat 14 Florin Court 70 Tanner Street
London
32 Florin Court 70 Tanner street London
118 Arc House 16 Maltby Street London
Flat 84, Arc House 16 Maltby Street London
Flat 3, 61 Tanner Street London SE1 3PP

152 Arc House 18 Maltby Street London
Flat 24 Florin Court London SE1 3DP
Flat 88 16 Maltby Street London
18 Quebec Way London Se16 7er
Flat 10 Florin Court 70 Tanner Street
London
64 Tanner Street London SE1 3DR
61 tanner street london se13pp
9a shad thames london se1 2nw
62 Tanner Street London SE13DR
51 Tanner St Flat 2 London
Vogan's Mill Wharf, Flat 19 17 Mill Street
London
153 Arc House 16 Maltby Street London
67-71 Tanner Street London SE1 3PL The
Arc House London
Flat 2 55 Tanner Street London
arc house tanner street bermondsey
Flat 25 Florin court 70 Tanner Street London
Flat 5 4 Tanner St London
Flat 7 55 Tanner Street London SE13PN
Flat 42 Florin Court 70 Tanner Street
London
70 Tanner St LONDON SE1 3DP
16 Florin Court 70 Tanner Street London
Flat 78 St Saviours Wharf 8 Shad Thames
London
117 Arc House Maltby street london
60 Tanner Street London SE1 3DR
103 Arc House London SE1 3PL
Flat 4 Florin Court 70 Tanner Street London
SE1 3DP
51 Tanner Street Unit 8 London
36, Florin court 70 Tanner street London
61 Tanner Street London SE1 3PP
95 Arc House 16 Maltby Street City
82 Tanner Street London SE1 3GN
C603 109 Arc House, Tanner Street London

APPENDIX 3

Relevant planning history

<p>10/EQ/0132 Application type: Pre-Application Enquiry (ENQ) 8 storey mixed-use development, with use classes A1-A3 / B1 or similar for ground floor, with residential above, for 25 flats on the upper floors. Decision date 04/07/2011 Decision: Pre-application enquiry closed (EQC)</p>
<p>14/EQ/0125 Application type: Pre-Application Enquiry (ENQ) Demolition of existing building and redevelopment of site to provide a building of ground plus eight storeys, including 153m² of class A1,/A2/B1 floor space and 25 residential units on the upper floors (10 x 1 bed, 13 x 2 bed, 1 x 3 bed and 1 x penthouse). Decision date 03/10/2014 Decision: Pre-application enquiry closed (EQC)</p>
<p>14/EQ/0251 Application type: Pre-Application Enquiry (ENQ) Demolition of the existing (vacant) building and erection of new eight storey building to provide commercial floorspace and nine residential units above Decision date 10/02/2015 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/0627 Application type: Full Planning Application (FUL) Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space. Decision date 07/07/2015 Decision: Granted with Legal Agreement (GWLA)</p>
<p>16/EQ/0211 Application type: Pre-Application Enquiry (ENQ) Redevelopment of the site with a lower ground, ground plus eight storey building to accommodate office use with a retail unit at ground floor level. Decision date 01/09/2016 Decision: Pre-application enquiry closed (EQC)</p>
<p>16/AP/5180 for: Full Planning Application Redevelopment of the site to create a 9 storey (plus single basement) office building (use class B1a) and associated works. Decision date 01/09/2016 Decision: Granted with legal agreement.</p>
<p>18/EQ/0205 Application type: Pre-Application Enquiry (ENQ) Redevelopment of site to create an 86 bedroom hotel within a 10 storey building. Decision date 14/09/2018 Decision: Pre-application enquiry closed (EQC)</p>
<p>18/EQ/0376 Application type: Pre-Application Enquiry (ENQ) Follow-up pre application - Redevelopment of site to create an 86 bedroom hotel within a 10 storey building. Decision date 03/01/2019 Decision: Pre-application enquiry closed (EQC)</p>

APPENDIX 4

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Deco Design And Build Ltd	Reg. Number	19/AP/0865
Application Type	Major application		
Recommendation	GRANT permission	Case Number	79-59

Draft of Decision Notice

Planning permission is GRANTED for the following development:

Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant.

67-71 Tanner Street London SE1 3PL

In accordance with application received on 19 March 2019

and Applicant's Drawing Nos.:

Proposed Plans

Proposed South East Elevation 1805-SPP-01-DR-A-P-25-XX-01-01-S4 P01 received

Proposed North East Elevation 1805-SPP-01-DR-A-P-25-XX-01-02-S4 P01 received

Proposed West Elevation 1805-SPP-01-DR-A-P-25-XX-01-03-S4 P01 received

Proposed Site Plan 1805-SPP-01-DR-A-P-00-XX-01-01-S4 P01 received

Proposed Ground Floor Plan 1805-SPP-01-DR-A-P-20-0G-01-01-S4 P01 received

Proposed Level 01 Floor Plan 1805-SPP-01-DR-A-P-20-01-01-01-S4 P01 received

Proposed Level 02 Floor Plan 1805-SPP-01-DR-A-P-20-02-01-01-S4 P01 received

Proposed Level 03 Floor Plan 1805-SPP-01-DR-A-P-20-03-01-01-S4 P01 received

Proposed Level 04 Floor Plan 1805-SPP-01-DR-A-P-20-04-01-01-S4 P01 received

Proposed Level 05 Floor Plan 1805-SPP-01-DR-A-P-20-05-01-01-S4 P01 received

Proposed Level 06 Floor Plan 1805-SPP-01-DR-A-P-20-06-01-01-S4 P01 received

Proposed Level 07 Floor Plan 1805-SPP-01-DR-A-P-20-07-01-01-S4 P01 received

Proposed Level 08 Floor Plan 1805-SPP-01-DR-A-P-20-08-01-01-S4 P01 received

Proposed Roof Plan 1805-SPP-01-DR-A-P-20-0R-01-01-S4 P01 received

Proposed Basement Floor Plan 1805-SPP-01-DR-A-P-20-B1-01-01-S4 P01 received

Proposed Section 01 1805-SPP-01-DR-A-P-26-XX-01-01-S4 P01 received

Proposed Section 02 1805-SPP-01-DR-A-P-26-XX-01-02-S4 P01 received

Permission is subject to the following Time Limit:

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Pre-Commencements Condition(s)

3. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - Site perimeter continuous automated noise, dust and vibration monitoring;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with 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 (2019).

4. Before any development hereby authorised, begins, the applicant shall:
- a) Secure the implementation of a further programme of archaeological excavation work, known as archaeological mitigation. Archaeological mitigation follows on from archaeological evaluation and can involve a range of possible options, including: preservation of archaeological remains by record (archaeological excavation and removal); and/or in situ (preservation on the site by design or by the implementation of an approved preservation regime); or further options to investigate, monitor (watching brief), model or sample archaeological deposits.

This further programme of archaeological work shall be in accordance with a written scheme of investigation (WSI) for archaeological mitigation, which shall be submitted to the Local Planning Authority for approval in writing.

b) Submit a brief summary report on the results of these mitigation works to the Local Planning Authority for approval in writing. No further development shall take place until that written approval is received, which will allow the development to be carried out without further archaeological on-site fieldwork, and will allow the archaeological post-excavation analysis work to commence.

Reason:

Parts A and B: to ensure the preservation of archaeological remains by record or in situ, to identify and record any features of archaeological interest discovered during the works, and in order to mitigate the impact of the works on the archaeological resource, in accordance with the National Planning Policy Framework (2019), policy 7.8 (Heritage assets and archaeology) of the London Plan (2016), policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

5. Before any work, hereby authorised, begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or 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 2019.

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure, in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

7. a) Based on the report EPT is satisfied with the remediation strategy for the protection of water supply pipes and the gas protection membrane.
b) 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.

c) 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-b 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 2019.

8. Detailed design and method statements (AIP) for foundations and basements structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority prior to works commencing on site.

Reason:

To ensure that the development would not impact on the adjacent public highway in accordance with The National Planning Policy Framework 2019, Strategic Policies 2 Sustainable Transport and 12 Design and Conservation of the Core Strategy 2011 and saved policies 3.12 Quality in design, 3.13 Urban design, 5.2 Transport impacts and 5.3 walking and cycling of the Southwark Plan 2007".

9. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority. 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 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

10. Before any above grade work hereby authorised begins, details of the biodiversity green roofs and walls 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 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

11. Prior to above grade works commencing, material sample of all external facing materials to be used in the carrying out of this permission shall be submitted to 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.

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 2019, 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. Prior to any above grade works, detailed plans, sections and elevations (where relevant) at a scale of 1:10 and 1:5 through:

- a. facades and bays (including splays and setbacks)
- b. parapets
- c. high-level planters
- d. heads, cills and jambs of typical openings
- e. doors (including entrance provision onto courtyard)
- f. window frames and any ventilation grilles, and
- g. rooftop plant enclosure

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

Reasons:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with The National Planning Policy Framework

2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

13. Prior to any above grade works details of the proposed signage strategy for the new building, setting out the position and design parameters (including plans, sections and elevations, where relevant) at a scale of 1:10 and 1:2.

Reasons:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

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

14. Before the first occupation of the building hereby permitted, a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

15. a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with: the National Planning Policy Framework 2019, Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

16. Prior to the commencement of use, full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities 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 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 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

17. Prior to the occupation of the hotel hereby approved, the applicant shall provide a hotel management plan that will demonstrate what measures shall be undertaken in order to manage noise from the guests from the hotel.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from guests of the hotel, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

18. Before the first occupation of the building, the cycle storage facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such 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:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

19. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The facilities provided 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 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

20. The rooms 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

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 2019.

21. Any deliveries, unloading and loading to the commercial unit hereby approved shall only be between the following hours: Monday to Friday - 08:00 to 20:00.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

22. The flood resiliency details as outlined within paragraph 4.2 of the submitted flood risk assessment ref:A18282 rev 09 dated January 2020 shall be employed and retained thereafter unless otherwise agreed with the Local Planning Authority.

Reason

To prevent the increased risk of flooding in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

23. 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.

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

Permission is subject to the following Special Condition(s)

24. 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, in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

25. 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 for, 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 (the site is located above a Secondary Aquifer), in accordance with saved policy 3.2 'Protection of amenity', 3.9 'Water' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019."

26. Within six months of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with 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 2019.

27. 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, in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

Informatives

- 1 Advertisement consent would be required for any advertisement proposed on the building.