

GREATER **LONDON** AUTHORITY
Development, Enterprise and Environment

Richard Ward
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LONDON SW1Y 5NQ

Our ref: PDU/1100a
Date: 7 January 2014

**Town & Country Planning Act 1990 (as amended); Greater London
Authority Act 1999 & 2007; Town & Country Planning (Mayor of London)
Order 2008**

GLA Ref. No: PDU/1100a
Southwark Council Planning Ref. No: PA 09/AP/0343
Applicant: Englewood Ltd.

**GRANT OF FULL PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND IN
ACCORDANCE WITH PLANS AND APPLICATION AS REFERENCED BELOW**

The Mayor of London, as the Local Planning Authority, has considered your application and grants planning permission for the following development, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith):

Demolition of existing office building and erection of a 41 storey (128.7m AOD) mixed use building and a separate 8 storey (35.60m AOD) building incorporating 270 private flats (16 x studio, 126 x 1-bed, 92 x 2-bed and 36 x 3-bed), 65 intermediate flats (17 x 1-bed, 44 x 2-bed and 4 x 3-bed), 4,785sq.m of office use (Use Class B1) and 287sq.m retail use (Use Class A1-A5), together with 34 disabled car parking spaces, 44 motorcycle spaces and 411 cycle spaces within 2 basement levels, plus associated servicing facilities (4626sqm) and public realm improvements including creation of a residents' garden and linear park (458sq.m) and University Square (2,768sq.m).

At: Eileen House, 80-94 Newington Causeway, London SE1 6EF

In accordance with the application received on: 23/02/2009

And revisions/amendments received on:

	25/03/2009
	01/07/2009
	27/01/2010
	18/05/2011
	10/08/2011

15/01/2013
30/04/2013
03/07/2013
17/07/2013

Defined terms and expressions within this decision notice:

“Use Class” uses referred to in this permission to relate to the Town and Country Planning (Use Classes) Order 1987 (as amended).

“Development” unless otherwise stated, will exclude demolition, site preparation works, site remediation works, archaeological investigations, formation of accesses and utility works but shall otherwise include works to implement this permission.

“TfL” refers to Transport for London.

“LPA” refers to local planning authority.

Subject to the following 49 conditions:

Time limit for implementing this permission and the approved plans

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Existing plans

519 - 07 - 001 site location plan - as existing 1:1250 P1
519 - 07 - 009 basement plan - as existing/demolitions 1:125 P1
519 - 07 - 010 ground floor plan - as existing/demolitions 1:125 P1
519 - 07 - 011 roof plan - as existing/demolitions 1:125 P1
519 - 07 - 012 north elevation - as existing/demolitions 1:125 P1
519 - 07 - 013 east elevation - as existing/demolitions 1:125 P1
519 - 07 - 014 south elevation - as existing/demolitions 1:125 P1
519 - 07 - 015 west elevation - as existing/demolitions 1:125 P1

Proposed basement, ground and lower floor plans

519 - 07 - 102 Phase One Site Plan 1:250 P3
519 - 07 - 103 Phase Two Site Plan 1:250 P3
519 - 07 - 107 second basement plan 1:125 P4
519 - 07 - 108 first basement plan 1:125 P4
519 - 07 - 109 ground floor plan 1:125 P4
519 - 07 - 110 mezzanine floor plan 1:125 P2

519 - 07 - 111 first floor plan 1:125 P3
519 - 07 - 112 second floor plan 1:125 P3

Proposed typical residential floor plans

519 - 07 - 120 A1 floor plan - level 03 - plan type 1000 D-am 1:125 P5
519 - 07 - 121 A1 floor plan - levels 04 - 07 - plan type 1000 D 1:125 P5
519 - 07 - 122 A1 floor plan - level 08 - plan type 1000 A 1:125 P5
519 - 07 - 123 A1 floor plan - levels 9 - 11 - plan type 950 A, 950 A-s 1:125 P4
519 - 07 - 124 A1 floor plan - levels 12 - 14 - plan type 950 C 1:125 P4
519 - 07 - 125 A1 floor plan - levels 15 - 17 - plan type 850 A 1:125 P4
519 - 07 - 126 A1 floor plan - levels 18 - 21 - plan type 850 A-pl 1:125 P4
519 - 07 - 127 A1 floor plan - levels 22 - 28 - plan type 700 B 1:125 P4
519 - 07 - 128 A1 floor plan - level 29 - plan type 600 B 1:125 P4
519 - 07 - 129 A1 floor plan - levels 30 plan type 600 E 1:125 P5

Proposed upper floors

519 - 07 - 131 A1 floor plan - level 31- plan type upper 01 1:125 P4
519 - 07 - 132 A1 floor plan - level 32 - plan type upper 02 1:125 P4
519 - 07 - 133 A1 floor plan - level 33 - plan type upper 03 1:125 P4
519 - 07 - 134 A1 floor plan - level 34 - plan type upper 04 1:125 P4
519 - 07 - 135 A1 floor plan - level 35 - plan type upper 05 1:125 P4
519 - 07 - 136 A1 floor plan - level 36 - plan type upper 06 1:125 P4
519 - 07 - 137 A1 floor plan - level 37 - plan type upper 07 1:125 P4
519 - 07 - 138 A1 floor plan - level 38 - plan type upper 08 1:125 P5
519 - 07 - 139 A1 floor plan - level 39 - plan type upper 09 1:125 P2
519 - 07 - 140 A1 roof plan 1:125 P2

Proposed sections and elevations

519 - 07 - 150 A1 section AA 1:250 P5
519 - 07 - 151 A1 south-east elevation Newington Causeway 1:250 P3
519 - 07 - 152 A1 south-west elevation Southwark Bridge Road 1:250 P3
519 - 07 - 153 A1 north-west elevation Southwark Bridge Road 1:250 P3
519 - 07 - 154 A1 north-east elevation Gaunt Street 1:250 P3
519 - 07 - 155 A1 west elevation 1:125 P3
519 - 07 - 156 A1 section - resident's garden 1:250 P2

Proposed facade bay studies

519 - 07 - 160 A1 tower baystudy - nw - tower base 1:50 P2
519 - 07 - 161 A1 tower baystudy - nw - top 1:50 P2
519 - 07 - 162 A1 tower baystudy - sw - typical floor 1:50 P2
519 - 07 - 163 A1 tower baystudy - sw - base 1:50 P2
519 - 07 - 164 A1 tower baystudy - nw - top 1:50 P2
519 - 07 - 165 A1 office baystudy - north 1:50 P1
519 - 07 - 166 A1 office baystudy - west 1:50 P1

Proposed public realm

TOWN377 (08) 1001R02
TOWN377 (08) 1004R02
TOWN377 (08) 1005R01
79241/B/12 Rev E (Phase 1)
79241/B/14 Rev F (Phase 2)

Masterplan - Phase 1
Masterplan - Phase 2
Masterplan - Phase 2 (Phase 1 overlay)

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

Pre-commencement conditions - the details required to be submitted for approval by the conditions listed below must be submitted to and approved by the Local Planning Authority before any work in connection with implementing this permission is commenced, excluding any works of demolition and site clearance.

3. No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation, which has been submitted to the Local Planning Authority and approved in writing.

Reason: To ensure that the archaeological operations (programme of archaeological evaluation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived in accordance with Southwark Core Strategy policy 12 'Design and Conservation' and Saved policy 3.19 of the Southwark Plan (2007).

4. No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which has been submitted to the Local Planning Authority and approved in writing.

Reason: To ensure that the archaeological operations (programme of archaeological evaluation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived in accordance with the aims of the NPPF; London Plan Policy 7.8; Southwark Core Strategy policy 12 'Design and Conservation' and Saved policy 3.19 of the Southwark Plan (2007).

5. Within six months of the completion of archaeological site works the applicant will supply an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive and this document has been submitted to the Local Planning Authority and approved in writing.

Reason: To ensure that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived and the project is published in a suitable way in accordance with the aims of the NPPF; London Plan Policy 7.8; Southwark Core Strategy policy 12 'Design and Conservation' and Saved policy 3.19 of the Southwark Plan (July 2007). This will be demonstrated by the production of a document following the guidance of Management of Archaeological Projects II (MAP II assessment report).

6. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground – see also informatives 9 and 10) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater, have been submitted to and approved in writing by the Local Planning Authority (in consultation with London Underground) which:
- Provide details on all structures,
 - accommodate the location of the existing London Underground structures and tunnels,
 - accommodate ground movement arising from the construction thereof,
 - and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan Policies 6.1 and 6.2 and Land for Industry and Transport SPG (2012).

7. Prior to the commencement of any development, details of piling or any other foundation designs using penetrative methods for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent unacceptable risks posed to Controlled Waters by piling into underlying groundwaters where contamination is an issue, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF, Southwark Core Strategy policy 13 High Environmental Standards and policy 3.1 Environmental effects of the Southwark Plan (2007).

8. Before development hereby authorised begins, details of the means by which any existing trees are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials and building plant or other equipment shall be submitted to and approved in writing by the Local Planning Authority and such protection shall be installed and retained throughout the period of the works in accordance with any such approval given.

Once in place, protective fencing shall not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires shall be lit, no materials shall be stacked or stored and no cement mixers or generators shall be used. Within the protected area, no contractor access whatsoever shall be permitted without the explicit written permission of the Local Authority Arboriculturalist and the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation shall be dug by hand and any roots found to be greater than 25mm in diameter shall be retained and worked around.

Prior to submission of tree protection details, Tree number 7 (Dawn Redwood) located on the corner of Newington Causeway and proposed for removal, shall be considered for retention. The site plan shows there may be space for its retention where the car park space is stepped back from the junction. If the tree is to be retained, details should accompany the application for the discharge of this condition. If Tree number 7 is to not be retained then full justification shall be provided as part of the details submitted pursuant to this condition. The tree shall not be removed unless or until these details have been approved in writing by the LPA.

Reason: To ensure the protection of the existing trees in accordance with Southwark Core Strategy Policy 12 Design and Conservation and Saved Policies 3.2 Protection of Amenity and 3.28 Biodiversity of the Southwark Plan (2007).

9. Development other than that required to be carried out as part of an approved scheme of remediation shall not commence until condition 10 (a-c) has been complied with. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 10d has been complied with in relation to that contamination.

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 offsite receptors in accordance with Southwark Core Strategy Policy 13 High Environmental Standards and saved policy 3.1 Environmental effects of the Southwark Plan (2007).

10. a) Prior to the commencement of any development, a site investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by suitably qualified persons and a written report of the findings shall be produced, submitted and approved in writing by the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, pets, service lines, pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments; and
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*' and with Environment Agency guidance '*Piling into contaminated sites*'.

- b) In the event that contamination is present and before the development hereby authorised begins, a detailed remediation strategy to bring the site to a condition suitable for the uses hereby permitted by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
- c) Following completion of measures identified in the approved remediation scheme and before development hereby authorised begins, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted and approved in writing by the Local Planning Authority.
- d) In the event that 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. An investigation and risk assessment shall be undertaken and where remediation is necessary in the opinion of the Local Planning Authority, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, in accordance with a-c above. Following completion of measures identified in the remediation scheme approved in accordance with this condition, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

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 offsite receptors in accordance with the NPPF, Southwark Core Strategy policy 13 High Environmental Standards and policy 3.1 Environmental effects of the Southwark Plan (2007).

11. Before any work hereby authorised begins,

- a) A drainage strategy detailing any on and off site drainage works, shall be submitted to, and approved in writing by the Local Planning Authority (in consultation with Thames Water who advise that no discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed); and
- b) Impact studies of the existing water supply infrastructure (including determination of the magnitude of any additional capacity required in the system and a suitable connection point) shall be submitted to, and approved in writing by the Local Planning Authority (in consultation with Thames Water).

Reason: To ensure that sufficient capacity is made available to cope with new development and in order to avoid adverse environmental impacts on the community, and to ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand in accordance with London Plan policy 5.15, Southwark Core Strategy Policy 13 High Environmental Standards and saved policies 3.1, 3.31 and 3.9 of the Southwark Plan (2007).

12. Before any work hereby authorised begins a surface water drainage scheme for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro-geological context of the development shall be submitted to, and approved in writing by the Local Planning Authority. The surface water drainage strategy should seek to implement a Sustainable Drainage System (SuDS) hierarchy which strives to achieve reductions in surface water run-off rates to Greenfield run-off rates, in line with the London Plan (Policy 5.13). As a minimum, the London Plan requires that discharge rates are reduced to 50% of existing rates, if the Greenfield rate is not achievable. The surface water drainage scheme shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the new development does not increase the risk of surface water flooding, in accordance with the NPPF, London Plan policy 5.13, Southwark Core Strategy Policy 13 High Environmental Standards and saved policies 3.1, 3.3 and 3.9 of the Southwark Plan (2007).

13. Before any work, including demolition, hereby authorised begins, details of an Construction Environmental Management Plan (incorporating a construction logistics plan, produced in accordance with the London Freight Plan or successor document) and Code of Practice (which shall oblige the applicant/developer and its contractors to use all reasonable endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL (all construction access routes and access details shall also be approved by TfL). These aforementioned plans shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works (including method and foundation piling) for each phase of development including consideration of construction access routes, uptake of the Freight Operators Recognition Scheme (FORS), environmental impacts and the required remedial measures
- A detailed specification of engineering measures, wheel washing, acoustic screening, sound insulation and other measures required to mitigate or eliminate specific environmental impacts;
- Details of the specification and location of the hoarding and/or other temporary fencing or means of enclosure to be erected or installed on the site during the works
- Details of arrangements for publicity and promotion of the scheme during the works;
- A commitment to adopt and implement the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance
- Details of the arrangements for maintaining the safe and efficient operation of the bus stands on or in the vicinity of the site and the continued use of the Cycle Super Highway 7 (CSH7) and the local cycle route during the development works including

- any temporary relocation of the bus standing or diversion of the CSH7.
- Details of arrangements for maintaining safe and convenient pedestrian, cyclist and vehicular access (including by Blue Badge Holders) to adjoining buildings and sites during the works.

The development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason: To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, manage impacts upon transport infrastructure and operations and ensure sustainable and safe demolition and construction traffic movements in accordance with the NPPF, Southwark Core Strategy policy 2 'Sustainable Transport', Core Strategy policy 13 High Environmental Standards and saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of the Southwark Plan (2007) and London Plan Policies 6.2, 6.3 and 6.14.

14. Before any work hereby authorised begins, details (scale drawings at 1:50) of the car and cycle parking to be provided as part of the development to accommodate at least 34 car parking spaces for use by Blue Badge holders only and 411 cycle spaces shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London.

The submitted details shall inter alia demonstrate that the layout of the parking and the specification of the spaces is suitable for use by Blue Badge holders, that each car parking space shall have access to or be equipped with an electric vehicle charging point, and that facilities to be provided for the storage or parking of cycles for commercial and residential occupiers and for visitors to the development are safe, secure and convenient.

Unless otherwise agreed in writing by the Local Planning Authority no part of the development shall be occupied until any such facilities as may have been approved pursuant to this condition have been provided. Thereafter the car parking spaces provided shall be permanently retained for use solely by Blue Badge holders and the cycle parking facilities provided shall be permanently retained and the spaces should not be used for any other purpose without the prior written consent of the Local Planning Authority.

Reasons: To safeguard the amenity of occupiers in the vicinity, to promote safety and free flow of traffic and pedestrians across the adjoining highway and to ensure compliance with the NPPF; London Plan policies 6.3, 6.13 and 6.14; Strategic Policy 2 Sustainable Transport of the Southwark Core Strategy 2011 and saved policy 5.2 (transport impacts) of the Southwark Plan (2007). In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Southwark Core Strategy policy 2 'Sustainable Transport', Saved Policy 5.3 of the Southwark Plan (2007) and London Plan Policy 6.9. To encourage more sustainable travel in accordance with Strategic Policy 2 – Sustainable transport of the Southwark Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport impacts of the Southwark Plan (2007) and London Plan Policy 6.13.

Commencement of works above grade - the details required to be submitted for approval by the conditions listed below must be submitted to and approved by the Local Planning Authority before any work above grade is commenced. The term 'above grade' here means any works at or above ground level.

15. Before any work to the superstructure above 1st floor slab (excluding the core) hereby authorised begins, samples of all external facing materials to be used in the carrying out of the development hereby permitted demonstrating how the proposal makes a contextual response in terms of materials, as well as a full-scale mock-up of one of the Newington Causeway tower's window-bays incorporating the cladding, shall be submitted/presented 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 that the Local Planning Authority may be satisfied as to the quality of the design, details and materials to ensure that the external appearance of the building is satisfactory and that it contributes positively to the character and appearance of the area in accordance with Part 7 of the NPPF, Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design of the Southwark Plan (2007).

16. Before any work to the superstructure above 1st floor slab hereby authorised begins, 1:5 section detail-drawings through all principal elements/details of the Gaunt Street office building to be used in the carrying out of this permission (including all openings, edges, soffits, corners, parapets and louvres) 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 that the Local Planning Authority may be satisfied as to the quality of the design, details and materials in order to ensure that the external appearance of the building is contributing positively to the streetscape and public realm; in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan (2007).

17. Before any work to the superstructure above 1st floor slab (excluding the core) hereby authorised begins, 1:5 section detail-drawings through all principal elements/details of the Newington Causeway tower to be used in the carrying out of this permission (including the window-bay module, balconies, soffits, corners, plinths, parapets, louvres and exposed structural elements) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design, details and materials in order to ensure that the external appearance of the building is contributing positively to the streetscape and public realm; in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan (2007).

18. Before any work to the superstructure above 1st floor slab (excluding the core) hereby authorised begins, a report shall be submitted to and approved in writing by the Local

Planning Authority demonstrating that within rooms (with windows closed) the following internal noise levels are not exceeded as a result of environmental (transport) noise sources:

Bedrooms- 30dB $L_{Aeq,T}^*$ and 45dB L_{Amax}

Living rooms- 35dB $L_{Aeq,T}^*$

*T: Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

The development shall not be carried out other than in accordance with the details so approved and the building shall not be occupied unless and until the approved construction including the specific agreed glazing systems have been installed. A test shall be carried out after completion, but prior to occupation, to show that the above criteria have been met and the results submitted to the Local Planning Authority for approval in writing. The building shall not be occupied until the results of the test demonstrating that the above criteria have been met have been approved in writing by the Local Planning Authority. The specific agreed glazing systems shall be thereafter retained and maintained in accordance with the submitted details and plans.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental (transport) noise sources in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, London Plan Policy 7.15 and the National Planning Policy Framework, March 2012.

19. Before any work to the superstructure above 1st floor slab (excluding the core) hereby authorised begins, a report demonstrating that the following internal noise levels are not exceeded within bedrooms (with windows and doors closed) as a result of entertainment (music) noise sources from the Ministry of Sound shall be submitted to and approved in writing by the Local Planning Authority:

	Octave band centre frequency (Hz)									dB(A)
	31.5	63	125	250	500	1k	2k	4k	8k	
L_{SMax} (dB)	60	47	38	26	19	15	12	9	7	27

The report shall include details of laboratory tests including tests on a full scale mock-up confirming the assumed sound insulation performance of the relevant elements of the building façade. The development shall not be carried out other than in accordance with the details so approved and the building shall not be occupied unless and until the approved construction including the specific agreed wintergardens, windows, doors and cladding have been installed. The specific agreed wintergardens, windows, doors and cladding shall be thereafter retained and maintained in accordance with the submitted details and plans.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity and avoid significant adverse impact on health and quality of life by reason of excess noise from the Ministry of Sound in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007, London Plan Policy 7.15 and the National Planning Policy Framework, March 2012.

20. Before any work to the superstructure above 1st floor slab (excluding the core) hereby authorised begins, a report detailing the proposed alternative means of ventilation shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The background sound produced by the ventilation system shall be designed as far as reasonably practicable to contribute to the masking of residual noise break-in from outside.

The proposed means of ventilation shall be thereafter retained and maintained in accordance with the submitted details and plans and the building shall not be occupied without this ventilation system being fully operational and available to future residents.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, London Plan Policy 7.15 and the National Planning Policy Framework, March 2012.

21. Before any work to the superstructure above 1st floor slab (excluding the core) hereby authorised begins, a report detailing steps to minimise the development's future occupiers' exposure to air pollution (indicating how the scheme will mitigate the effects of NO2 and PM10 through filtration and include a management scheme for the maintenance of the filtration system thereafter) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. Any scheme approved is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: To ensure the proposal minimises its impact on air quality in accordance with the Southwark Core Strategy Policy 13 High Environmental Standards and saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan (2007).

22. Before any work above grade hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 3 or equivalent Code Level rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Reason: To ensure the proposal complies with Southwark Core Strategy Policy 13 High Environmental Standards and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

23. Before any above grade work hereby authorised begins, details of security measures to minimise the risk of crime and to meet the specific security needs of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The Counter Terrorism Unit of the Metropolitan Police shall be consulted by the developer prior to submission of the details for approval by the Local Planning Authority and subsequently consulted by the Local Planning authority prior to determination of the application.

Unless otherwise agreed in writing by the Local Planning Authority before the first occupation of the development hereby permitted, any security measures shall be implemented in compliance with this condition and the developer shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason: In pursuance of the Council'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 Southwark Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out Crime) of the Southwark Plan (2007).

24. Before any work on the facade as hereby authorised begins, details of a facade cleaning and maintenance strategy shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of the area, and to ensure that such cleaning and maintenance does not impact upon bus operations, the use of the public highway and on pedestrian and cyclists going through or visiting the site in accordance with Southwark Core Strategy Policy 12 Design and Conservation and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design of the Southwark Plan (2007) and London Plan Policies 6.7, 6.9, 6.10 and 6.11.

Pre-occupation conditions - the details required to be submitted for approval by the conditions listed below must be submitted to and approved by the Local Planning Authority before the buildings hereby permitted are occupied or the use hereby permitted is commenced.

25. No later than twelve months prior to occupation, a programme for the landscaping works and detailed drawings (1:50, 1:10 and 1:5 scale) of a hard and soft landscaping scheme for each phase identified in the programme (plus material samples of the hard landscaping) showing the treatment of all parts of the site not covered by buildings (layouts, materials and edge details) and including proposals for the Linear Park and University Square (including any public art, children's play equipment, the pavilion structure, seating etc.), retention, replacement or altered bus standing and any associated facilities, retention/relocation of CSH7 and any proposed Cycle Hire docking station site, together with the proposed arrangements for maintenance and management of the implemented scheme for each phase identified, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London (Transport for London shall approve in writing the design of the CSH7, bus standing and location of any on-site Cycle Hire Docking Station). The landscaping shall not be carried out otherwise than in accordance with any such approval given to the programme and the details.

The planting, seeding and/or turfing shall be carried out no later than the first planting season following first occupation of any part of the development or in accordance with the approved landscaping programme. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of 5 years from when first planted shall be replaced in the next planting season with others of similar size and species. All other works shall be completed in accordance with the approved details prior to first occupation of any

part of the development or if different in accordance with the approved landscaping programme. Subsequently the landscaping for a particular phase shall be maintained and managed in accordance with the maintenance and management arrangements approved for each phase.

Security Measures in accordance with those details required under Condition 23 should be incorporated into the design where relevant, and in consultation with the Counter Terrorism Unit of the Metropolitan Police.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design, details and materials of the open areas and that it contributes positively to the streetscape, public realm and sustainable transport choices; in accordance with Core Strategy policy 2 'Sustainable Transport', Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan (2007) and London Plan Policy 6.7 and Policy 6.9. To ensure continued provision of bus services in accordance with Core Strategy policy 2 'Sustainable Transport' and Saved Policy 5.2 Transport Impacts of the Southwark Plan (2007) and London Plan Policy 6.2 and Policy 6.7.

26. No later than twelve months prior to first occupation, landscaping plans/ details at scale 1:20/5 of all planting, structural framing and watering systems (including a specification and maintenance plan) of the proposed planted living wall/ vertical garden to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with Core Strategy policy 12 'Design and Conservation and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan (2007).

27. No later than six months prior to the expected practical completion of any part of the development hereby permitted, a Travel Plan (in compliance with Transport for London's travel plan guidance 'Travel Planning for new development in London' or successor document) setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all occupiers of and visitors to the development shall be submitted for approval in writing by the Local Planning Authority in consultation with Transport for London and subsequent occupation of the development shall not take place until the Travel Plan has been approved in writing and all measures have been put in place in accordance with any such approval given.

Reason: In order that the use of non-car based travel is encouraged in accordance with London Plan policy 6.3, Southwark Core Strategy policy 2 'Sustainable Transport' and Saved policies 5.2 and 5.3 of the Southwark Plan (2007).

28. No later than six months prior to the expected practical completion of any part of the development hereby permitted, a Delivery and Servicing Plan/Service Management Plan, produced in accordance with the London Freight Plan (or successor document) and

coordinated with the Travel Plan, detailing how all elements of the site are to be serviced and uptake of FORS, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London. The measures in the approved Plan shall be implemented prior to first occupation of the development and the development shall be occupied only in accordance with the approved Plan or such successor Plan approved in writing with the Local Planning Authority thereafter.

Reason: To ensure compliance with Southwark Core Strategy policy 2 "Sustainable Transport," Saved policy 5.2 of the Southwark Plan (2007) and London Plan Policies 6.3 and 6.14.

29. Prior to first occupation of any part of the development, a Car Park Management Plan be shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London. The plan shall include arrangements for, and details of, access to and egress from the car park to the street for cars, cycles and motorcycles, details of the security arrangements and how users, in particular disabled people and cyclists, will access the car park safely and conveniently from both the street and the development. The plan shall demonstrate how the different users and uses of the car park will interact safely and conveniently.

Reasons: To safeguard the amenity of occupiers in the vicinity, to promote safety and free flow of traffic and pedestrians across the adjoining highway and to ensure compliance with the NPPF; London Plan policies 6.3, 6.13 and 6.14; Strategic Policy 2 Sustainable Transport of the Southwark Core Strategy 2011 and saved policy 5.2 (transport impacts) of the Southwark Plan (2007). In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Southwark Core Strategy policy 2 'Sustainable Transport', Saved Policy 5.3 of the Southwark Plan (2007) and London Plan Policy 6.9. To encourage more sustainable travel in accordance with Strategic Policy 2 – Sustainable transport of the Southwark Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport impacts of the Southwark Plan (2007) and London Plan Policy 6.13.

30. Prior to first occupation of the commercial element of the development, details of showering, changing and locker facilities for cyclists for all commercial units over 250sq.m of B1, A1, A2, A3, A4 and/or A5 floorspace shall be submitted to and approved in writing by the Local Planning Authority. Any such facilities as may have been approved for a particular unit shall be provided, prior to first occupation of that unit. Thereafter the facilities shall be retained and the space should not be used for any other purpose without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel in accordance with Core Strategy policy 2 'Sustainable Transport' and Saved Policies 5.2 and 5.3 of the Southwark Plan (2007) and London Plan Policy 6.9.

31. Dwelling houses, flats and rooms for residential purposes sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 (Leq, 5min) is not exceeded in residential premises due to noise from the

commercial premises. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results submitted to the Local Planning Authority for approval in writing.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

32. Residential developments must be designed and constructed to ensure the following Vibration Dose Values are not exceeded due to vibration from road, rail or industry, in accordance with BS6472-1: 2008 Guide to evaluation of human exposure to vibration in buildings (Residential Buildings, 1Hz to 80 Hz): 16hr (0700-2300) day - 0.2 to 0.4 ms^{-1.75} and 8hr (2300-0700) night - 0.1 to 0.2 ms^{-1.75}.

A test shall be carried out after completion but prior to occupation to show the criteria above have been met and the results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, London Plan Policy 7.15 and the National Planning Policy Framework, March 2012.

33. Before the first occupation of the residential building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed in writing by the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at condition 22 have been met.

Reason: To ensure the proposal complies with Southwark Core Strategy Policy 13 High Environmental Standards and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

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

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

Reason: To ensure the proposal complies with Core Strategy Policy 13 High Environmental Standards and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007)

35. Prior to the first occupation of any part of the development, proposals shall be submitted to the Local Planning Authority demonstrating the measures to be undertaken to ensure that no waste receptacles other than litter bins and other receptacles approved in writing by the Local Planning Authority are left on the highway. The approved measures shall be implemented prior to first occupation of the development or at such other time as may be approved in writing by the Local Planning Authority and retained permanently thereafter.

Reason: In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance, in accordance with Core Strategy policy 13 High Environmental Standards and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007).

36. The refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the proposed development prior to occupation and the facilities and space allocated for refuse storage shall thereafter be retained and shall not be used for any other purpose without the prior written consent of the Local Planning Authority.

Reason: In order that the Council may be satisfied 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 Southwark Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 of the Southwark Plan (2007).

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

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

38. Before the first occupation of the building hereby permitted, an Environmental Action Plan detailing proposed ecological mitigation measures, including proposals for bat and bird boxes, shall be submitted to and approved in writing by the Local Planning Authority

and the measures pursuant to this condition shall be carried out and thereafter maintained in accordance with any such approval given.

Reason: To ensure the proposal protects and enhances biodiversity in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policy 3.28 Biodiversity of the Southwark Plan (July 2007).

39. Before the first occupation of each of the buildings hereby permitted, details of a communal satellite system to be placed on the top of each of the buildings to serve all residents or occupiers of those buildings shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure that the elevations remain free from unsightly satellite dishes in accordance with Southwark Core Strategy policy 12 'Design and Conservation' and Saved policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

40. Before the first occupation of the building hereby permitted, details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building 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 and the external lighting and security surveillance equipment shall be permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Southwark Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out Crime) of the Southwark Plan (2007).

41. Before the use of any commercial kitchen exhaust system hereby permitted begins, a scheme detailing a method to control odour from the kitchen exhaust system shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The approved method of controlling odour from the kitchen exhaust system shall be permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of odour nuisance in accordance with the Southwark Core Strategy policy 13 High Environmental Standards and saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007).

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

42. The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises. The method of assessment shall be carried out in accordance with BS4142:1997 'Method for rating industrial noise affecting mixed residential and industrial areas'. The equipment shall

be installed and constructed in accordance with an approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, a supplementary acoustic report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements shall be submitted to and approved in writing by the Local Planning Authority. The supplementary acoustic report must include:

- i.) A schedule of all plant and equipment installed;
- ii.) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii.) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv.) The location of all most affected noise sensitive receptor locations and the most affected windows;
- v.) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- vi.) The lowest existing $L_{A90,T}$ measurement as already established.
- vii.) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, London Plan Policy 7.15 and the National Planning Policy Framework, March 2012.

43. The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10 dB(A) or more below the lowest measured external ambient $L_{Aeq,T}^*$ on areas of public realm. The equipment shall be installed and constructed in accordance with an approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment a supplementary acoustic report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements shall be submitted to and approved in writing by the Local Planning Authority. The supplementary acoustic report must include:

- i.) A schedule of all plant and equipment installed;
- ii.) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii.) Manufacturer specifications of sound emissions in octave or third octave detail;

- iv.) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- v.) The lowest existing $L_{Aeq, T}$ measurement as already established.
- vi.) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason: To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.1 'Environmental Effects' of the Southwark Plan 2007.

* $L_{Aeq, T}$. T= 1 hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

44. The wheelchair accessible units hereby approved shall be constructed and fitted out in accordance with the South East London Wheelchair Design Guide.

Reason: To ensure the wheelchair units approved are delivered to the relevant standard in accordance with saved policies 3.12, 3.13 and 4.4 of the Southwark Plan (2007) and Policy 3.8 of the London Plan (2011).

45. Unless otherwise agreed in writing by the Local Planning Authority no deliveries or unloading and loading of goods and waste materials associated with commercial uses shall take place other than between 08.00 and 18.00 on Mondays to Saturdays and no such servicing shall take place on Sundays and Bank and Public Holidays.

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 and to minimise traffic servicing the site during peak hours in accordance with Southwark Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 of the Southwark Plan (2007) and London Plan policy 6.11 .

46. The window glazing of any non-residential ground floor unit to any public space shall not be painted or otherwise obscured and shall be permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the appearance and character of the development and to maintain vitality at ground floor level within the public square in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policy 3.12 Quality in Design of the Southwark Plan (2007).

47. Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning (General Permitted Development) Order 1995 (as amended or re-enacted) unless otherwise approved in writing by the Local Planning Authority no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason: In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area

is installed on the roof of the building in accordance with Southwark Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.13 (Urban Design) of the Southwark Plan (2007).

48. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), document reference 493159/LERP0002, dated February 2009.

Reason: To ensure the development is designed safely in reference to flood risk and to prevent the increased risk of flooding and to improve water quality, in accordance with the NPPF and Southwark Core Strategy Policy 13 High Environmental Standards.

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

Reason: To prevent infiltration of water which could cause remobilisation of contaminants present in shallow soil or made ground and which could ultimately cause pollution of groundwater.

Informatives

1. At least 6 months before the occupation of the new buildings or units of accommodation hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the development.
2. The planning permission granted includes alterations and amendments to areas of public highway which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), Environment and Housing, Public Realm (chris.johnson@southwark.gov.uk / 020 75252 2063) and Area Manager East, TfL Borough Planning (boroughplanning@tfl.gov.uk / (020) 3054 7035) at least 4 months prior to any works commencing on the public highway.
3. You are advised that under Section 80 of the Building Act 1984 you are required to give the Council a minimum of six weeks notice of your intention to carry out any works of demolition of the whole or part of a building. You should submit your notice of intended demolition to the Council's Building Control Service. For further advice on submitting your notice and details of the few exemptions that apply please contact the Building Control Service by telephone on 020 7525 5500 or email at building.control@southwark.gov.uk.
4. In addition to the completed application form and fee the details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
 - the LBS Reference Number which appears at the top of this decision notice;

- the full address of the application site;
- which condition(s) you seek to discharge; and
- a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.

All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.

5. You are reminded that one of the uses hereby permitted falls within Class B1 of the Town and Country Planning (Use Classes) Order 1987 which is restricted to office, research and development, or light industrial activities (other than professional or financial services) that can be carried out without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
6. During demolition and construction on site:
 - The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site;
 - The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 0800 – 1800 Mondays-Fridays, 0800 -1300 Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority;
 - Vehicular access to adjoining and opposite premises shall not be impeded;
 - Operation of the bus stands or cycle superhighway shall not be impeded UNLESS prior approval from the LPA and TfL is given AND suitable alternative arrangements are available;
 - All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only;
 - No waste or other material shall be burnt on application site;
 - A barrier shall be constructed around the site, to be erected prior to demolition; and
 - A suitable and sufficient means of suppressing dust must be provided and maintained.
7. The Archaeology Officer can, on request, provide an archaeological brief detailing the methodology of the archaeological programme and can also provide information on concerning archaeological organisations who work frequently within the Borough and who may be able to carry out the works.
8. Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:
 - i) Duty of Care Regulations 1991
 - ii) Hazardous Waste (England and Wales) Regulations 2005
 - iii) Environmental Permitting (England & Wales) Regulations 2010

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

9. London Underground (LU) has no objection to this planning application in principle but advise that there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. It must be demonstrated to the satisfaction of LU engineers that:
- the development will not have any detrimental effect on the tunnels either in the short or long term, and
 - the design must be such that the loading imposed on the tunnel structure is not increased or removed.

As such LU require full details on the work to be undertaken, including load calculations and foundation plans. You are advised to contact locationenquiries@tube.tfl.gov.uk at the earliest opportunity. See also condition 6.

10. The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition, excavation, construction methods, security, boundary treatment, safety barriers, landscaping and lighting. See also condition 6.
11. There are both large diameter trunk water mains and smaller distribution mains located adjacent to and within the proposed development boundary in Southwark Bridge Road, Gaunt Street, Ontario Street and Newington Causeway. Thames Water will not allow any building within 5 metres of its trunk mains or 3 metres of its distribution mains and will require 24 hour access for maintenance purposes. Thames Water advise that they aim to provide customers with a minimum pressure of 10, head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes, which should be reflected in the design of the proposed development.
12. Sustainable Drainage Systems (SuDS) are endorsed by the Environment Agency. The collection and dispersal of clean surface water to ground to recharge aquifer units and prevent localised drainage or surface systems flooding in heavy rainfall is encouraged. However, dispersal into the ground through soakaways will always require a site specific investigation and risk assessment. Generally, we would accept roof drainage going to soakaway, but other surface drainage may need to go through treatment systems or to foul main (for example, vehicle parking). Surface drainage from car parking for less than 20 private cars is normally acceptable, provided there are suitable pollution prevention measures in the system prior to the discharge point and the groundwater is greater than 10 metres below final discharge level. The detailed design at any site can be negotiated on a site specific basis dependant on environmental setting and drainage design proposals.
13. London City Airport (LCA) advise that in the interests of safety, the following comments will apply:
- In the event that cranes or construction equipment is required at a higher elevation than that of the proposed development, then their use must be subject to separate

- consultation with the airport.
- All landscaping plans and all plantations should be considered in view of making them unattractive to birds so as not to have an adverse effect on the safety of operations at the Airport by encouraging bird feeding/roosting and thereby presenting a bird strike threat to aircraft operating at the Airport. Expert advice should be sought on trees and shrubs that discourage bird activity as described above.
 - Also in the interests of reducing the potential for bird strike hazards at LCA, in accordance with the LCA Safeguarding 5PG and CAP 722 Bird Strike Risk Management for Aerodromes, the following waste management measures should be considered:
 - I. Details regarding refuse/recycling facilities to ensure that these do not provide a source of food for wildlife; and
 - II. Provision for the proper disposal of food wrappers and other rubbish at the site to be provided to prevent the attraction of birds.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London, as the local planning authority, has engaged with the applicant to identify minor amendments necessary to ensure that the proposed development would be acceptable. These amendments were duly submitted by the applicant, and having considered the application against all relevant national, regional and local planning policy, the Mayor has decided to grant planning permission in accordance with the recommendation within GLA Representation Hearing report PDU/1100a/03.

The Mayor has, therefore, worked in a positive and proactive manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Signed,



Stewart Murray
Assistant Director – Planning

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

The Mayor has noted that Southwark Council will be responsible for the decision on all subsequent approval of details pursuant to conditions set out in this decision notice.