

GREATER LONDON AUTHORITY

Good Growth

Henry Farrar
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

GLA ref: GLA/3776a/06
Southwark Council ref: 17/AP/4088
Date: 4 June 2020

Dear Mr Farrar,

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

Former Biscuit Factory and Bermondsey Campus

GLA reference: GLA/3776a

Southwark Council reference: 17/AP/4088

Applicant: Southwark GP Nominee 1 Ltd and Southwark GP Nominee 2 Ltd

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 4 JUNE 2020

The Deputy Mayor of London, acting under delegated authority and as the Local Planning Authority, hereby 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):

“Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme providing up to 1,418 residential units, up to 3,436 sq.m. (GEA) of flexible Class A1/A3/A4 floorspace, up to 14,666 sq.m. (GEA) of flexible Class B1 floorspace, up to 869 sq.m. (GEA) of flexible Class D1/D2 floorspace and up to 3,311 sq.m. (GEA) of flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, a new secondary school, in buildings ranging from 5 to 35 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, children’s playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and,

Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed-use scheme, providing up to 130 residential units and up to 780 sq.m. (GEA) of flexible multi-use floorspace (Class A1/A3/A4/D1/Sui Generis), and other associated works.”

At: Tower Bridge Business Complex, 100 Clements Road (aka The Biscuit Factory and Bermondsey Campus Site), Keetons Road, London, SE16 4DG

Subject to the following planning conditions:

Conditions

1) Time limit and approved plans:

Condition 1 - Expiry of Detailed Works

The detailed development to which this permission relates must be commenced no later than four years from the date of this permission.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Condition 2 - Approved Plans and documents

The Detailed Component hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing with the local authority:

| 1. Site and Phasing Plans | |
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| Site Location Plan | 2607-KPF-MPLN-XX-DR-PLN-A-0010_A |
| Hybrid Application Boundary Plan | 2607-KPF-MPLN-XX-DR-PLN-A-0011_C |
| Phasing Plan – All Phases | 2607-KPF-MPLN-XX-DR-PLN-A-0015_A |
| Phasing Plan - Phase 1 | 2607-KPF-MPLN-XX-DR-PLN-A-0016_A |
| Phasing Plan - Phase 2 | 2607-KPF-MPLN-XX-DR-PLN-A-0017_A |
| Phasing Plan - Phase 3 | 2607-KPF-MPLN-XX-DR-PLN-A-0018_A |
| Site Plan - Demolition | 2607-KPF-MPLN-XX-DR-PLN-A-0020_A |
| Block Plan - Existing | 2607-KPF-MPLN-XX-DR-PLN-A-0065_A |
| Site Basement Plan- Existing | 2607-KPF-MPLN-B1-DR-PLN-A-0069_A |
| Site Ground Floor Plan - Existing | 2607-KPF-MPLN-00-DR-PLN-A-0070_A |
| Level 01 Floor Plan - Existing | 2607-KPF-MPLN-01-DR-PLN-A-0071_A |
| Level 02 Floor Plan - Existing | 2607-KPF-MPLN-02-DR-PLN-A-0072_A |
| Level 03 Floor Plan - Existing | 2607-KPF-MPLN-03-DR-PLN-A-0073_A |
| Level 04 Floor Plan - Existing | 2607-KPF-MPLN-04-DR-PLN-A-0074_A |
| Level 05 Floor Plan - Existing | 2607-KPF-MPLN-05-DR-PLN-A-0075_A |
| Site Elevations - Existing | 2607-KPF-MPLN-XX-DR-ELE-A-0080 |
| Site Elevations & Sections – Existing | 2607-KPF-MPLN-XX-DR-SEC-A-0081 |
| Proposed Site Basement Plan- Proposed | 2607-KPF-MPLN-B1-DR-PLN-A-0099_A |
| Site Ground Floor Plan - Proposed | 2607-KPF-MPLN-00-DR-PLN-A-0100_C |
| Site Typical Plan - Proposed | 2607-KPF-MPLN-XX-DR-PLN-A-0140_C |
| Site Roof Plan - Proposed | 2607-KPF-MPLN-RF-DR-PLN-A-0150_C |
| 2. Plot BC-01- Proposed Building BC-6 Compass School Southwark | |
| Site Plan Proposed | 2607-CVA-BC01-00-DR-PLN-A-0100_C |

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| Ground and First Floor Plans Proposed | 2607-CVA-BC01-XX-DR-PLN-A-0101_A |
| 2F/3F Plan as Proposed | 2607-CVA-BC01-XX-DR-PLN-A-0102_A |
| 4F/5F Plan as Proposed | 2607-CVA-BC01-XX-DR-PLN-A-0103_A |
| 6F/ Roof Plans as Proposed | 2607-CVA-BC01-XX-DR-PLN-A-0104_A |
| Street Elevations as Existing: West, South and East | 2607-CVA-BC01-XX-DR-ELE-A-0201 |
| Street Elevations as Proposed West, South and East | 2607-CVA-BC01-XX-DR-ELE-A-0301_A |
| Street Elevations as Proposed West, South and East | 2607-CVA-BC01-XX-DR-ELE-A-0302_A |
| Courtyard Elevations as Proposed | 2607-CVA-BC01-XX-DR-ELE-A-0303_A |
| Sections as Proposed | 2607-CVA-BC01-XX-DR-SEC-A-0304_A |
| Detail Elevation as Proposed: West | 2607-CVA-BC01-XX-DR-DET-A-0401_A |
| Detail Elevation as Proposed: South | 2607-CVA-BC01-XX-DR-DET-A-0402_A |
| Detail Elevation as Proposed: East | 2607-CVA-BC01-XX-DR-DET-A-0403_A |
| 3. Plot BC-02- Proposed Building BC-5 | |
| Ground Floor Plan - Proposed | 2607-KPF-BC02-00-DR-PLN-A-0100_B |
| Upper Ground & Level 01-02 Floor Plan - Proposed | 2607-KPF-BC02-XX-DR-PLN-A-0101_B |
| Level 03 & 04 Floor Plan – Proposed | 2607-KPF-BC02-XX-DR-PLN-A-0103_B |
| Roof Level & Upper Roof Plan - Proposed | 2607-KPF-BC02-RF-DR-PLN-A-0105_A |
| Northwest & Southeast Elevations - Proposed | 2607-KPF-BC02-XX-DR-ELE-A-0201_A |
| Keeton's Road & Southwest Elevations - Proposed | 2607-KPF-BC02-XX-DR-ELE-A-0202_A |
| North-South & East-West Sections - Proposed | 2607-KPF-BC02-XX-DR-SEC-A-0250_A |
| Part Section & Elevation Details - Proposed | 2607-KPF-BC02-XX-DR-DET-A-0301_A |
| 4. Plot BC-03 – Proposed Building BC 1234 | |
| Ground Floor Plan - Proposed | 2607-KPF-BC03-00-DR-PLN-A-0100_D |
| Upper Ground Floor Plan - Proposed | 2607-KPF-BC03-0M-DR-PLN-A-0101_B |
| Level 01 Floor Plan - Proposed | 2607-KPF-BC03-01-DR-PLN-A-0102_B |
| Level 02 Floor Plan - Proposed | 2607-KPF-BC03-02-DR-PLN-A-0103_B |
| Level 03 Floor Plan - Proposed | 2607-KPF-BC03-03-DR-PLN-A-0104_B |
| Level 04 Floor Plan - Proposed | 2607-KPF-BC03-04-DR-PLN-A-0105_A |
| Level 05 Floor Plan - Proposed | 2607-KPF-BC03-05-DR-PLN-A-0106_B |

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| Level 06 Floor Plan - Proposed | 2607-KPF-BC03-06-DR-PLN-A-0107_B |
| Level 07 Floor Plan - Proposed | 2607-KPF-BC03-07-DR-PLN-A-0108 |
| Level 08 Floor Plan - Proposed | 2607-KPF-BC03-08-DR-PLN-A-0109 |
| Level 09 Floor Plan – Proposed | 2607-KPF-BC03-09-DR-PLN-A-0110 |
| Roof Plan - Proposed | 2607-KPF-BC03-RF-DR-PLN-A-0111_A |
| East Elevation - Proposed | 2607-KPF-BC03-XX-DR-ELE-A-0201_B |
| West Elevation - Proposed | 2607-KPF-BC03-XX-DR-ELE-A-0202_B |
| South Elevation - Proposed | 2607-KPF-BC03-XX-DR-ELE-A-0203_B |
| North Elevation - Proposed | 2607-KPF-BC03-XX-DR-ELE-A-0204_B |
| West Internal Elevation - Proposed | 2607-KPF-BC03-XX-DR-ELE-A-0205_B |
| East Internal Elevation - Proposed | 2607-KPF-BC03-XX-DR-ELE-A-0206_B |
| East-West Section - Proposed | 2607-KPF-BC03-XX-DR-SEC-A-0250_A |
| North-South Section - Proposed | 2607-KPF-BC03-XX-DR-SEC-A-0251_B |
| Part & Section Elevation Details - Proposed | 2607-KPF-BC03-XX-DR-DET-A-0301_B |
| 5. Plot BF-01 – Proposed Building BF-D&E | |
| Ground Floor Plan - Proposed | 2607-KPF-BF01-00-DR-PLN-A-0100_B |
| Mezzanine Plan - Proposed | 2607-KPF-BF01-0M-DR-PLN-A-0101 |
| Level 01 Plan - Proposed | 2607-KPF-BF01-01-DR-PLN-A-0102_A |
| Level 02 Plan - Proposed | 2607-KPF-BF01-02-DR-PLN-A-0103_A |
| Level 03 Plan - Proposed | 2607-KPF-BF01-03-DR-PLN-A-0104_B |
| Level 04-07 Plan - Proposed | 2607-KPF-BF01-04-DR-PLN-A-0105_B |
| Level 08-10 Plan - Proposed | 2608-KPF-BF01-08-DR-PLN-A-0109 |
| Level 11 Plan - Proposed | 2607-KPF-BF01-11-DR-PLN-A-0112 |
| Level 12-18 Plan - Proposed | 2607-KPF-BF01-12-DR-PLN-A-0113_A |
| Roof Level Plan - Proposed | 2607-KPF-BF01-19-DR-PLN-A-0120 |
| Upper Roof Level Plan - Proposed | 2607-KPF-BF01-RF-DR-PLN-A-0121 |
| Southwest Elevation - Proposed | 2607-KPF-BF01-XX-DR-ELE-A-0201_B |
| Clements Road Elevation - Proposed | 2607-KPF-BF01-XX-DR-ELE-A-0202_B |
| Southeast & North-east Elevations - Proposed | 2607-KPF-BF01-XX-DR-ELE-A-0203_C |
| Internal Elevations - Proposed | 2607-KPF-BF01-XX-DR-ELE-A-0204_B |
| Southwest Section - Proposed | 2607-KPF-BF01-XX-DR-SEC-A-0250_A |
| Northwest Section - Proposed | 2607-KPF-BF01-XX-DR-SEC-A-0251_A |
| Part & Section Elevation Details | 2607-KPF-BF01-XX-DR-DET-A-0301_B |
| 6. Plot BF-02 – Proposed Building BF-F | |

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| Ground Floor Plan - Proposed | 2607-KPF-BF02-00-DR-PLN-A-0100_B |
| Mezzanine Plan - Proposed | 2607-KPF-BF02-0M-DR-PLN-A-0101_A |
| Level 01 Floor Plan – Proposed | 2607-KPF-BF02-01-DR-PLN-A-0102_A |
| Level 02 Floor Plan - Proposed | 2607-KPF-BF02-02-DR-PLN-A-0103_B |
| Level 03 Floor Plan - Proposed | 2607-KPF-BF02-03-DR-PLN-A-0104_B |
| Level 04 Floor Plan – Proposed | 2607-KPF-BF02-04-DR-PLN-A-0105_B |
| Level 05 Floor Plan – Proposed | 2607-KPF-BF02-05-DR-PLN-A-0106_B |
| Level 06 Floor Plan - Proposed | 2607-KPF-BF02-06-DR-PLN-A-0107_B |
| Level 07 Floor Plan - Proposed | 2607-KPF-BF02-07-DR-PLN-A-0108_B |
| Level 08 Floor Plan - Proposed | 2607-KPF-BF02-08-DR-PLN-A-0109_A |
| Roof Plan Level - Proposed | 2607-KPF-BF02-09-DR-PLN-A-0110_A |
| Upper Roof Level Plan - Proposed | 2607-KPF-BF02-RF-DR-PLN-A-0111 |
| Southeast Elevation - Proposed | 2607-KPF-BF02-XX-DR-ELE-A-0201_A |
| Southwest Elevation - Proposed | 2607-KPF-BF02-XX-DR-ELE-A-0202_A |
| Clements Road Elevation - Proposed | 2607-KPF-BF02-XX-DR-ELE-A-0203_B |
| Northeast Elevation - Proposed | 2607-KPF-BF02-XX-DR-ELE-A-0204_A |
| Courtyard Elevations 1 - Proposed | 2607-KPF-BF02-XX-DR-ELE-A-0205_A |
| Courtyard Elevation 2 - Proposed | 2607-KPF-BF02-XX-DR-ELE-A-0206_B |
| Lightwell Elevations - Proposed | 2607-KPF-BF02-XX-DR-ELE-A-0207_A |
| North-South Section - Proposed | 2607-KPF-BF02-XX-DR-SEC-A-0250_A |
| East-West Section - Proposed | 2607-KPF-BF02-XX-DR-SEC-A-0251_A |
| Part & Section Elevation Details - Proposed | 2607-KPF-BF02-XX-DR-DET-A-0301_A |
| 7. Plot BF-03 – Proposed Buildings BF-OQ and P | |
| Ground Floor Plan - Proposed | 2607-KPF-BF03-00-DR-PLN-A-0100_C |
| Mezzanine Floor Plan - Proposed | 2607-KPF-BF03-0M-DR-PLN-A-0121 |
| Level 01-L05 Floor Plan - Proposed | 2607-KPF-BF03-01-DR-PLN-A-0101_B |
| Level 06 Plan - Proposed | 2607-KPF-BF03-06-DR-PLN-A-0106_C |
| Level 07 Plan - Proposed | 2607-KPF-BF03-07-DR-PLN-A-0107_C |
| Level 08 Plan - Proposed | 2607-KPF-BF03-08-DR-PLN-A-0108_C |
| Level 09-12 Floor Plan - Proposed | 2607-KPF-BF03-09-DR-PLN-A-0109_C |
| Roof Level Plan - Proposed | 2607-KPF-BF03-13-DR-PLN-A-0113_C |
| BF-OQ - Southeast Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0201_B |
| BF-Q - Southwest Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0202_C |

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| BF-OQ - Northwest Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0203_C |
| BF-O - Northeast Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0204_B |
| BF-Q - Northeast Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0205_C |
| BF-O - Southwest Elevation- Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0206_B |
| BF-P Southeast Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0207_C |
| BF-P - Southwest Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0208_B |
| BF-P - Northwest Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0209_C |
| BF-P - Northeast Elevation - Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0210_B |
| BF-P - Northeast Elevation – Proposed | 2607-KPF-BF03-XX-DR-ELE-A-0211_B |
| BF-O&Q - Eastwest Section - Proposed | 2607-KPF-BF03-XX-DR-SEC-A-0250_B |
| BF-P - Eastwest Section - Proposed | 2607-KPF-BF03-XX-DR-SEC-A-0251_C |
| Part Section & Elevation Details | 2607-KPF-BF03-XX-DR-DET-A-0301_B |
| 8. Plot BF-04 – Proposed Building BF-RST | |
| Basement Plan - Proposed | 2607-KPF-BF04-B1-DR-PLN-A-0099_A |
| Ground Floor Plan - Proposed | 2607-KPF-BF04-00-DR-PLN-A-0100_B |
| Mezzanine Floor Plan - Proposed | 2607-KPF-BF04-0M-DR-PLN-A-0101_A |
| Level 01 Floor Plan - Proposed | 2607-KPF-BF04-01-DR-PLN-A-0102_C |
| L02-03 Floor Plan - Proposed | 2607-KPF-BF04-02-DR-PLN-A-0103_C |
| L04 Floor Plan - Proposed | 2607-KPF-BF04-04-DR-PLN-A-0105_C |
| L05 Floor Plan - Proposed | 2607-KPF-BF04-05-DR-PLN-A-0106_C |
| L06-08 Floor Plan - Proposed | 2607-KPF-BF04-06-DR-PLN-A-0107_C |
| L09 Floor Plan - Proposed | 2607-KPF-BF04-09-DR-PLN-A-0110_C |
| L10-16 Floor Plan - Proposed | 2607-KPF-BF04-10-DR-PLN-A-0111_C |
| L17 Floor Plan - Proposed | 2607-KPF-BF04-17-DR-PLN-A-0118_C |
| L18 Floor Plan - Proposed | 2607-KPF-BF04-18-DR-PLN-A-0119_C |
| L19 Floor Plan - Proposed | 2607-KPF-BF04-19-DR-PLN-A-0120_C |
| L20 Floor Plan - Proposed | 2607-KPF-MPLN-20-DR-PLN-A-0121_C |
| L21 Floor Plan - Proposed | 2607-KPF-BF04-21-DR-PLN-A-0122_C |
| L22 Floor Plan - Proposed | 2607-KPF-BF04-22-DR-PLN-A-0123_C |
| L23 Floor Plan - Proposed | 2608-KPF-BF05-23-DR-PLN-A-0124_C |
| L24 Floor Plan - Proposed | 2607-KPF-BF04-24-DR-PLN-A-0125_C |
| L25 Floor Plan - Proposed | 2608-KPF-BF04-25-DR-PLN-A-0126_C |

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| L26 Floor Plan - Proposed | 2607-KPF-BF04-26-DR-PLN-A-0127_C |
| L27 Floor Plan - Proposed | 2607-KPF-BF04-27-DR-PLN-A-0128_B |
| L28 Floor Plan - Proposed | 2607-KPF-BF04-28-DR-PLN-A-0129 |
| L29 Floor Plan - Proposed | 2607-KPF-BF04-29-DR-PLN-A-0130 |
| L30 Floor Plan - Proposed | 2607-KPF-BF04-30-DR-PLN-A-0131 |
| L31 Floor Plan - Proposed | 2607-KPF-BF04-31-DR-PLN-A-0132 |
| L32 Floor Plan - Proposed | 2607-KPF-BF04-32-DR-PLN-A-0133 |
| L33 Floor Plan - Proposed | 2607-KPF-BF04-33-DR-PLN-A-0134 |
| L34 Floor Plan - Proposed | 2607-KPF-BF04-34-DR-PLN-A-0135 |
| Roof Plan - Proposed | 2607-KPF-BF04-RF-DR-PLN-A-0136 |
| Southwest Elevation and Courtyard - Proposed | 2607-KPF-BF04-XX-DR-ELE-A-0201_C |
| Northwest Elevation and Courtyard – Proposed | 2607-KPF-BF04-XX-DR-ELE-A-0202_C |
| Northeast Elevation and Courtyard – Proposed | 2607-KPF-BF04-XX-DR-ELE-A-0203_C |
| Southeast Elevation and Courtyard – Proposed | 2607-KPF-BF04-XX-DR-ELE-A-0204_C |
| Internal Courtyard Elevations - Proposed | 2607-KPF-BF04-XX-DR-ELE-A-0205 |
| North-South Section | 2597-KPF-BF04-XX-DR-SEC-A-0250_A |
| East-West Section | 2607-KPF-BF04-XX-DR-SEC-A-0251_A |
| Part Section & Elevation Details | 2607-KPF-BF04-XX-DR-DET-A-0301_C |
| 10. Plot BF-07 Proposed Building BF-W | |
| Ground Floor Plan - Proposed | 2607-KPF-BF07-00-DR-PLN-A-0100_C |
| Mezzanine & L01 Floor Plans - Proposed | 2607-KPF-BF07-XX-DR-PLN-A-0101_C |
| L02-04 & L05-14 & L15 Floor Plans - Proposed | 2607-KPF-BF07-XX-DR-PLN-A-0103_B |
| Roof Level & Upper Roof Plan - Proposed | 2607-KPF-BF07-RF-DR-PLN-A-0113_B |
| Southwest Elevation - Proposed | 2607-KPF-BF07-XX-DR-ELE-A-0201_B |
| North & Northwest Elevations - Proposed | 2607-KPF-BF07-XX-DR-ELE-A-0202_B |
| Northeast & Southeast Elevations - Proposed | 2607-KPF-BF07-XX-DR-ELE-A-0203_B |
| North-South Section - Proposed | 2607-KPF-BF07-XX-DR-SEC-A-0250_B |
| East-West Section - Proposed | 2607-KPF-BF07-XX-DR-SEC-A-0251_B |
| Part Section & Elevation Details - Proposed | 2607-KPF-BF07-XX-DR-DET-A-0301_B |
| 11. Landscape General Arrangement Plans | |

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| General Arrangement Key Plan | LA-DR-100-P05 |
| General Arrangement Plan | LA-DR-101-P05 |
| General Arrangement Plan | LA-DR-102-P05 |
| General Arrangement Plan | LA-DR-103-P05 |
| General Arrangement Plan | LA-DR-104-P05 |
| General Arrangement Plan | LA-DR-105-P05 |
| General Arrangement Plan | LA-DR-106-P05 |
| General Arrangement Plan | LA-DR-107-P05 |
| General Arrangement Plan | LA-DR-108-P05 |
| General Arrangement Plan | LA-DR-109-P05 |
| General Arrangement Plan | LA-DR-110-P05 |
| General Arrangement Plan | LA-DR-111-P05 |
| 12. Supporting Documents | |
| Planning Statement (October 2017) | |
| Planning Statement Addendum (September 2019) | |
| Design and Access Statement Volume 1 & 2 (September 2019) | |
| Environmental Statement Volume 1 (Main Text) (October 2017) | |
| Environmental Statement Volume 1 Addendum (Main Text) (September 2019) | |
| Environmental Statement Volume 2 (Townscape, Visual, and Built Heritage Assessment) (September 2019) | |
| Environmental Statement Volume 3a Addendum (Technical Appendices) (October 2017) | |
| Environmental Statement Volume 3a Addendum (Technical Appendices) (September 2019) | |
| Environmental Statement Volume 3b (Transport Assessment) (October 2017) | |
| Environmental Statement Volume 3b (Transport Assessment Addendum) (September 2019) | |
| Environmental Statement Non-Technical Summary (September 2019) | |
| Transport Assessment (October 2017) | |
| Transport Assessment Addendum (September 2019) | |
| Financial Viability Assessment (September 2019) | |
| Affordable Housing Statement (September 2019) | |
| Energy Assessment (including Overheating Report) (October 2017) | |
| Energy Assessment Addendum (including Overheating Report) (September 2019) | |
| Sustainability Statement (October 2017) | |
| Sustainability Statement Addendum (September 2019) | |
| Internal Daylight, Sunlight and Overshadowing Assessment (October 2017) | |
| Internal Daylight, Sunlight and Overshadowing Assessment Addendum (September 2019) | |

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| Daylight and Sunlight Assessment (October 2017) |
| Daylight and Sunlight Assessment Addendum (September 2019) |
| Retail and Leisure Assessment (October 2017) |
| Retail and Leisure Assessment (September 2019) |
| Health Impact Assessment (October 2017) |
| Equalities Statement (October 2017) |
| Equalities Statement Addendum (September 2019) |
| Acoustic Report (October 2017) |
| Acoustic Report Addendum (September 2019) |
| Utilities Statement (October 2017) |
| Utilities Statement Addendum (September 2019) |
| Waste Management Strategy (October 2017) |
| Draft Construction Management Plan (October 2017) |
| Draft Construction Management Plan Addendum (September 2019) |
| Arboricultural Impact Assessment (June 2018) |
| Arboricultural Impact Assessment Addendum (September 2019) |
| Statement of Community Involvement (October 2017) |
| Statement of Community Involvement Addendum (January 2020) |
| Structural Impact Assessment (October 2017) |
| Structural Impact Assessment Addendum (September 2019) |
| Basement Impact Assessment (October 2017) |
| Local Legacy Strategy (October 2017) |
| Fire Strategy Summary Report (February 2020) |

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

Condition 3 - Reserved Matters to be Submitted

Details of scale, access, appearance, layout, and landscaping, (hereinafter called "the reserved matters") for the part of the site identified within the green outline on Drawing A-0011 Revision C (Hybrid Application Boundary Plan) as forming the outline component of the application shall be submitted to and approved in writing by the Local Planning Authority before any development within the Outline Component begins and the development shall be carried out as approved.

Reason - The part of the application is in outline only, and these details remain to be submitted and approved.

Condition 4 - Compliance with Approved Plans and Documents

Applications for reserved matters must be developed in accordance with the following drawings and documents:

| Parameter Plans - Proposed Buildings BF-U and BF-V | |
|---|-----------------------------------|
| Development Building Zones | 2607-KPF-BF06-XX-DR-PLN-A-0012_B |
| Horizontal Limits | 2607-KPF-BF06-XX-DR-PLN-A-0013_B |
| Vertical Limits | 2607-KPF-BF06-XX-DR-PLN-A-0014_B |
| Access Arrangements | 2607-KPF-BF06-XX-DR-PLN-A-0015_B |
| Landscape & Public Realm | 2607-KPF-BF06-XX-DR-PLN-A-0016_B |
| Land Uses at Ground Floor Proposed | 2607-KPF-BF06-XX-DR-PLN-A-0017_B |
| Land Uses Above Ground Proposed | 2607-KPF-BF06-XX-DR-PLN-A-0018_B |
| Canopy | 2607-KPF-BF06-XX-DR-PLN-A-0019_B. |

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

Condition 5 - Timing of Reserved Matters Submission

Applications for approval of the reserved matters must be made to the Local Planning authority before or on seven years from the date of the outline permission.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Condition 6 - Expiry of Reserved Matters Commencement

Development of the Outline Component to which this permission relates must be begun not later than the expiration of three years from the approval of the final reserved matter(s), unless otherwise agreed.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) Pre-commencement Conditions:

Condition 7 – School Phasing

Before any work or demolition hereby authorised begins within Phase 1 of the development, a School Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority, demonstrating the continuity of the school operation during the demolition and construction phase. The development shall be implemented/occupied in accordance with the approved plan(s).

Reason - To protect and maintain the learning environment throughout the demolition and construction phases, in accordance with in accordance with London Plan Policies 3.16 and 3.18 and saved Policies 2.2 and 2.4 of the Southwark Plan.

Condition 8 – Demolition and Construction Environmental Management Plan

- (a) No demolition shall take place for a Phase or Building of the development until a written Demolition Environmental Management Plan (DEMP) for the relevant Phase or Building has been submitted and approved in writing by the Local Planning Authority.
- (b) No development (excluding demolition, site clearance, groundworks, ground investigations) shall take place in a Phase or Building of the development, until a written construction environmental management plan (CEMP) for the relevant Phase or Building has been submitted and approved in writing by the Local Planning Authority.

The DEMP and CEMP for any relevant Building or Phase shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts and to maintain safety of all public highway users. A copy of the DEMP and CEMP (as applicable) shall be available on site at all times and shall include the following information:

- A detailed specification of demolition and construction works (as applicable) at the relevant Phase or Building of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- A commitment to adopt and implement the ICE Demolition Protocol and Considerate Contractor Scheme;
- vehicular accesses, a commitment to use FORS silver (minimum) or similar registered haulage contractors and a commitment to use haulage contractors whose heavy vehicles meet Direct Vision Standard 2-star rating as a minimum.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- S61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings.
- Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings – vibration sources other than blasting,
- Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.
- Transport for London's Construction Logistics Plan Guidance, available from <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/freight>

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

Reason - To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, and safety of users of the public highway is maintained, in accordance with London Plan Policies 6.1, 6.3 and 6.14, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.2 of the Southwark Plan.

Condition 9 - Land Contamination, Verification Report

- (a) Prior to the commencement of any development (excluding above-ground demolition) for a Phase or Building, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and be submitted to the Local Planning Authority for approval
- i. The Phase 1 report (desk study, site categorisation, sampling strategy etc) shall be submitted to the Local Planning Authority for approval before the commencement of any investigations.
 - ii. Any subsequent Phase 2 activities (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- (b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms as part of the development . The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- (c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- (d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011), policy 5.21 of the London Plan and the National Planning Policy Framework 2019.

Condition 10 - Archaeology Building Recording

No development shall take place within any Phase or Building of the development, including demolition, until the applicant has secured the implementation of a programme of archaeological building recording for that Phase or Building in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with London Plan Policy 7.8, Strategic Policy 12 of the Southwark Core Strategy and saved Southwark 3.19 of the Southwark Plan.

Condition 11 - Archaeological Foundation Design

Before any work hereby authorised begins within any Phase or Building of the development, excluding demolition, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works for that relevant Phase or Building shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason - In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, London Plan Policy 7.8, Strategic Policy 12 of the Southwark Core Strategy and saved Policy 3.19 of the Southwark Plan.

Condition 12 - Archaeological Evaluation

Before any work hereby authorised begins within each Phase or Building of development, excluding above-ground demolition, the applicant shall secure the implementation of a programme of archaeological evaluation works for that Phase or Building in accordance with a written scheme of investigation to be submitted to and approved in writing by the Local Planning Authority.

Reason - In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, London Plan Policy 7.8, Strategic Policy 12 of the Southwark Core Strategy and saved Policy 3.19 of the Southwark Plan.

Condition 13 - Archaeological Mitigation

Before any work hereby authorised begins within each Phase or Building of development, excluding demolition, the applicant shall submit a written scheme of investigation for a programme of archaeological recording for that Phase or Building, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason - In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, London Plan Policy 7.8, Strategic Policy 12 of the Southwark Core Strategy 2011 and saved Policy 3.19 of the Southwark Plan.

Condition 14 - Surface Water Drainage Strategy

No Phase or Building of the development (with the exception for ground investigations, groundworks, demolition and site clearance) shall be commenced until a detailed surface water drainage scheme for that Phase or Building based on Sustainable Urban Drainage Systems (SUDS) and including a finalised drainage layout plan that details pipe levels, diameters, asset locations and long and cross sections of each SUDS element, has been submitted to and approved in writing by the relevant Local Planning Authority. 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 drainage strategy shall include a restriction in run-off to greenfield discharge rates along with details of surface water storage on site. The scheme shall subsequently be implemented in accordance with the approved details before the development in the relevant Phase or Building is occupied.

Reason - SUDS must be identified prior to the commencement of development to prevent flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, in accordance with London Plan Policy 5.14., Strategic Policy 13 of the Southwark Core Strategy, saved Policy 3.9 of the Southwark Plan and the Sustainable Design and Construction SPD (2009).

Condition 15 - Foundations, Piling and Ground Structures

Construction of any ground floor structures, foundations, basement or any other below ground structure including piling or ground improvements for Buildings BC-1234 and BC-5, shall not commence within each relevant Building until detailed design and piling method statements have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Bazalgette Tunnel Limited and Thames Water. The submitted details shall demonstrate how the relevant Buildings:

- (a) accommodate the proposed location of the Thames Tideway Tunnel structures, shafts and tunnels; and,
- (b) accommodate ground movement arising from the construction of the Thames Tideway Tunnel.

The method statements to be submitted under this condition shall include arrangements to ensure that, for any period when construction of the relevant Buildings hereby permitted, and construction of the Thames Tideway Tunnel infrastructure are concurrent:

- (a) the construction of the Thames Tideway Tunnel infrastructure will not be impeded
- (b) the relevant Buildings will be undertaken in accordance with the design statements and method statements approved by the local planning authority who will consult with Bazalgette Tunnel Limited regarding their acceptability.

Reason - To protect the underground water utility infrastructure, including the Thames Tideway Tunnel in accordance with London Plan Policy 5.14.

Condition 16 - Construction Logistics and Management Plan

Prior to the commencement of each relevant Phase or Building (excluding demolition, site clearance, groundworks, ground investigations), a detailed Construction Logistics and Management Plan (CLMP) shall be submitted and approved in writing by the Local Planning Authority. The CLMP should include measures to dissuade construction workers from parking in the vicinity of the development and use active and sustainable modes of travel; and measures at each Phase of development to ensure pedestrian and cyclist safety and personal security and efficient movement via a step free route(s). It should identify measures to be undertaken during construction, including consolidation of trips and secure, off-street loading and drop-off facilities

The CLMP shall in all respects be implemented for each relevant Phase or Building of development in accordance with the details approved pursuant to this condition.

Reason - In order to safeguard residential amenity; pedestrian, cyclist and traffic safety; and to minimise the impact of the works on the adjacent railway line, Station and on the public

highway and users thereof; to ensure compliance with Policy 6.3, 7.14 and 7.15 of the London Plan (2016) and Strategic Policy 2 of the Southwark Core Strategy.

Condition 17 - Demolition and Construction Waste Management Plan

- (a) No groundworks or demolition associated with a Phase or Building of the development hereby permitted shall be commenced until a Demolition Waste Management Plan for that Phase or Building has been submitted to and approved in writing by the Local Planning Authority for each relevant Phase or Building.
- (b) No construction works associated with a Phase or Building of the development hereby permitted shall be commenced until Construction Waste Management Plan for that Phase or Building has been submitted to and approved in writing by the Local Planning Authority for each relevant Phase or Building.

The Demolition and Construction Waste Management Plans shall include full details of the following:

- (a) Identification of the likely types and quantities of demolition and construction waste likely to be generated (including waste acceptance criteria testing to assist in confirming appropriate waste disposal options for any contaminated materials);
- (b) Identification of waste management options in consideration of the waste hierarchy, on and offsite options, and the arrangements for identifying and managing any hazardous wastes produced;
- (c) A plan for efficient materials and waste handling taking into account constraints imposed by the application site;
- (d) Targets for the diversion of waste from landfill;
- (e) Identification of waste management sites and contractors for all wastes, ensuring that contracts are in place and emphasising compliance with legal responsibilities;
- (f) Details of transportation arrangements for the removal of waste from the site and
- (g) A commitment to undertaking waste audits to monitor the amount and type of waste generated and to determine if the targets set out in the SWMP have been achieved.

The demolition and construction operations associated with each Phase of the development hereby permitted shall be carried out in accordance with the approved Demolition and Construction Waste Management Plan for that Phase.

Reason - To encourage the re-use and recycling materials, in accordance with Policy 5.18 of the London Plan (2016), Strategic Policy 13 of the Core Strategy 2011 and Saved Policy 3.7 ' of The Southwark Plan 2007.

3) Prior to the commencement of Superstructure:

Condition 18 - Wind mitigation measures

Prior to the commencement of Superstructure works for each relevant Phase or Building, details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. The wind mitigation measures shall be implemented in accordance with the approved details within the Design and Access Statement – Volume III Addendum Plot A1 (October 2018) and Pedestrian Level Wind

Microclimate Assessment in the Environmental Statement Addendum (October 2018), and must be completed prior to the first occupation of the relevant Phase/Building

Reason - In order to ensure that the roof terraces provide a useable, high quality amenity for residents of the building in accordance with London Plan Policy 7.6, Strategic Policy 12 of the Southwark Core Strategy and saved Policies 3.12 and 4.2 of the Southwark Plan.

Condition 19 - Water Efficiency

(a) All dwellings shall be constructed in order to achieve the following requirements:

- i. a minimum 35% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations (utilising SAP 2012 Carbon Factors);
- ii. and a reduction in potable water demand to a maximum of 105 litres per person per day.

(b) Prior to the commencement of Superstructure works of the relevant Phase or Building of the development a Design Stage Standard Assessment Procedure (SAP) Assessment and Water Efficiency calculations, prepared by suitably qualified assessors, shall have been submitted to and approved in writing by the local planning authority to demonstrate that the detailed design of each dwelling is in compliance with part (a).

(c) The development shall be carried out including the measures to achieve compliance with part (a) as approved under part (b).

(d) Within 3 months of occupation of any of the residential units hereby approved (unless an extension is agreed in writing with the Local Planning Authority), an As Built SAP Assessment and post-construction stage Water Efficiency Calculations, prepared by suitably qualified assessors, shall be submitted to the Local Planning Authority for approval in writing to demonstrate full compliance with part (a) for each unit.

Reason - To comply with London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.15 and Strategic Policy 13 of the Southwark Core Strategy.

Condition 20 - Internal Noise Levels within residential Units

(a) Prior to the commencement of Superstructure works of a Phase or Building of the development commencing, a detailed scheme of noise attenuation measures for that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall, in line with the Environmental Statement and Addendum to the Acoustics report (September 2019), ensure that internal noise levels within habitable rooms of all residential units within the development shall achieve the following targets:

- Bedrooms (23:00-07:00 hrs) - 30dB LAeq 8hour
- Bedrooms (23:00-07:00 hrs) - 45dB LAFmax 5min (value should not be exceeded more than 10 times a night)
- Bedrooms (07:00-23:00 hrs) - 35dB LAeq 16hour
- Living Rooms (07:00-23:00 hrs) - 35dB LAeq 16hour
- Dining rooms (07:00-23:00 hrs) - 40dB LAeq 16hour

The scheme shall specify the detailed design and construction measures to reduce noise intrusion into residential units including the specification of acoustic double glazing,

balconies balustrades, Mechanical Ventilation Heat Recovery (MVHR) systems and sound insulation.

The sound insulation mitigation measures as approved under this condition shall be implemented in their entirety in accordance with the approved details prior to the first occupation of residential units or any non-residential ground floor use and retained thereafter in working order for the duration of the use and occupation of the development.

- (b) Following completion of each Building and prior to occupation, a validation test shall be carried out on an agreed representative sample on the worst affected facades, and the results of this testing shall be submitted to the Local Planning Authority for approval in writing.

Reason - To avoid unacceptable adverse noise impacts on health or quality of life, in accordance with London Plan Policy 7.15, Strategic Policy 13 of the Southwark Core Strategy and saved Policies 3.2, 4.2 of the Southwark Plan.

Condition 21 - Mechanical Ventilation Heat Recovery System

Prior to the commencement of the Mechanical Heat Recovery (MVHR) installation for a Phase or Building of the development, a detailed scheme for the proposed MVHR system for that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify:

- (a) air intake locations and demonstrate that they shall be in areas which are not expected to exceed UK air quality objective limits for levels of NO₂ concentration (40 µg/m³) and are not proposed close to any chimney/boiler flues.
- (b) measures to prevent summer overheating and minimise energy usage, including details of thermal control (cooling) within individual residential units.
- (c) details of mechanical purge ventilation function (for removing internally generated pollutants within residential units).
- (d) details of the overall efficiency of the system which shall at least meet the details set out in the energy strategy.
- (e) detailed management plan for the Mechanical Ventilation Heat Recovery system (MVHR) covering maintenance and cleaning, management responsibilities and a response plan in the event of system failures or complaints.

The approved MVHRS for each Phase or Building shall then be fully implemented prior to the occupation or use of the relevant Phase or Building and retained permanently thereafter in working order for the duration of the use and occupation of the development, in accordance with the approved details.

Reason - To ensure an acceptable standard of residential amenity is provided in terms of air quality and overheating, in accordance with London Plan Policies 7.14 and 5.9, Strategic Policies 12 and 13 of the Southwark Core Strategy and saved Policies 3.2 and 4.2 of the Southwark Plan.

Condition 22 - Protection from Vibration and re-radiated noise

Prior to the Superstructure works commencing for Building BF-W, a detailed scheme for vibration and re-radiation noise mitigation for that Building shall be submitted to and approved in writing by the Local Planning Authority. Building BF-W must be designed to ensure that habitable rooms in the residential element of Building BF-W are not exposed to

vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 35dB LASmax.

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 London Plan Policy 6.1, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.2 of the Southwark Plan.

Condition 23 - Operational waste management and recycling strategy

Prior to the Superstructure works commencing for each Phase or Building of development, a waste and recycling strategy for that Phase or Building shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse and recycling stores, details of the separation and collection of waste, storage of bulky waste and any chute systems or waste compactors. The waste and recycling strategy shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, the waste management facilities made available for use prior to the first occupation of the relevant Phase or Building, and managed and operated in accordance with the approved strategy in perpetuity.

Reason - To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with London Plan Policy 5.15, Strategic Policy 13 of the Southwark Core Strategy and saved Policies 3.2 and 3.7 of the Southwark Plan.

Condition 24 - External Materials and Sample Panels

Prior to commencement of Superstructure works for each relevant Phase or Building, sample panels (no less than 1 metre x 1 metre) of all external facing materials to be used in the construction of the building(s) within an individual Building of each Phase shall be presented on site (or an alternative location agreed with the local planning authority) and a detailed schedule of such materials submitted to the local planning authority for approval in writing.

The development shall not proceed other than in accordance with any such approval given.

Reason - In order that the local planning authority can be satisfied that the consented development will be delivered to a high quality and makes an appropriate contextual response to the site in accordance with London Plan Policies 7.4 and 7.6, Strategic Policy 12 of the Southwark Core Strategy and saved Policy 3.12 of the Southwark Plan.

Condition 25 - Detailed elevations, balconies, winter gardens and privacy screens

Prior to the commencement of Superstructure works within each relevant Phase or Building, typical section drawings at a scale of 1:5/1:10 through the following building elements (where relevant) shall be submitted for that Phase or Building to the local planning authority for approval in writing:

- (a) The facades
- (b) Shopfronts – including details of glazing, placing of advertisements and security measures
- (c) Parapets and roof edges
- (d) Balconies – including privacy screens where approved
- (e) Entrances to internal servicing yards

- (f) Windows – including glazing specification and depth of window reveals
- (g) Acoustic panels and means of enclosure serving rooftop level communal amenity spaces

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

Reason - In order that the Local Planning Authority may be satisfied that the consented buildings will be constructed with the necessary level of technical expertise to achieve the high-quality architecture presented in the application material in accordance with London Plan Policies 7.4 and 7.6, Strategic Policy 12 of the Southwark Core Strategy and saved Policy 3.12 of the Southwark Plan.

Condition 26 - Solar glare

Prior to the Superstructure works commencing for a Phase or Building of the development, a solar glare assessment shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. The scheme shall set out how the solar glare impacts identified within the ES addendum have been mitigated. The buildings shall be constructed and completed in accordance with the approved details.

Reason - To ensure the safe operation of the National Railway and avoid motorists being distracted by any glint or glare arising from solar reflection from building facades, in accordance with London Plan Policies 6.1 and 6.3.

Condition 27 – Landscaping and public realm

A landscaping and public realm scheme for the Public Realm within each relevant Phase or Building of development shall be submitted to and approved in writing by the Local Planning Authority, prior to any Superstructure works for that Phase or Building. Each scheme must include all areas of public realm, children’s playspace and residents’ communal amenity authorised for the relevant Phase or Building.

The detailed plan shall include the following details (where relevant):

- (a) the overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- (b) the location, species and sizes of proposed trees and tree pit design
- (c) details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- (d) enclosures including type, dimensions and treatments of any boundary walls, fences, screen walls, barriers, railings and hedges;
- (e) appropriate privacy buffer between communal amenity areas and private residential units;
- (f) appropriate boundary planting between the proposed buildings and neighbouring residential properties;
- (g) hard landscaping, including ground surface materials, kerbs, edges, ridged and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- (h) street furniture, including type, materials and manufacturer’s specification, if appropriate;

- (i) details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- (j) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;
- (k) details of gates to BF-RST central courtyard.

The approved landscaping scheme shall be completed/ planted during the first planting season following practical completion of the relevant Phase or Building of the development. The landscaping and tree planting shall have a two-year maintenance and watering provision following planting.

Any plants, shrubs or trees required as part of the implementation of the landscaping reserved matters and/ or associated with any Building and/ or plot that die or are removed, damaged or become diseased within a period of FIVE years from the substantial completion of the relevant Phase or Building shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent for a variation.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason - In the interest of biodiversity, public safety, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity and the safe movement of pedestrians in accordance with London Plan Policies 6.10, 7.3, 7.4 and 7.5, Strategic Policies 2, 12 and 13 of the Southwark Core Strategy and saved Policies 3.2, 3.12, 3.13, 3.28, 5.2 and 5.3 of the Southwark Plan.

Condition 28 - Green/brown Roofs

Before any Superstructure works within each relevant Phase or Building are carried out, detailed specifications for any green/brown/biodiverse roofs and/or walls for that Phase or Building shall be submitted to the local planning authority for approval in writing. Details shall demonstrate:

- (a) the depth of substrate (to be between 80mm and 200mm for biodiverse roofs)
- (b) an appropriate planting mix that prioritises native species;
- (c) an appropriate irrigation system for any green walls;
- (d) that an appropriate management and maintenance regime is in place

Green roofs shall be planted in the first planting season following practical completion of building works of the relevant Phase or Building. Green roofs will not be used as recreational spaces and access will be limited to essential maintenance or escape in the case of emergency.

Reason - To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with London Plan Policies 5.10 and 5.11, Strategic Policy 11 of the Southwark Core Strategy and saved Policy 3.28 of the Southwark Plan.

Condition 29 - Biodiversity, habitat and ecology

Prior to the commencement of Superstructure works for any Phase of development, an environmental action plan shall (based on the biodiversity enhancements set out in the Design and Access Statement – Volume II)

be submitted to the local planning authority for approval in writing setting out the measures that will be implemented/integrated within the relevant Phase to maximise its habitat value. Details shall include, but not be limited to:

- (a) provision of bat bricks/boxes;
- (b) provision of bird boxes;
- (c) provision of bespoke insect habitat;
- (d) appropriate native planting; and
- (e) rain gardens and/or other sustainable drainage features offering biodiversity value.

These measures shall seek to maximise the biodiversity of the development, having regard to the Urban Greening Factor described in the London Plan. Any such measures shall be installed/implemented, retained and maintained thereafter.

Reason - To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with London Plan Policies 5.10 and 5.11 and Strategic Policy 11 of the Southwark Core Strategy.

Condition 30 - Secured by Design

Prior to the commencement of Superstructure works for each relevant Phase or Building, details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. The Secured by Design measures shall be implemented in accordance with the approved details, completed prior to the first occupation of the relevant Phase or Building and retained for the lifetime of the development.

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 London Plan Policy 7.3, Strategic Policy 12 of the Southwark Core Strategy and saved Policy 3.14 of the Southwark Plan.

Condition 31 - Cycle Parking FULL

Prior to the commencement of Superstructure works of each Phase or Building of the detailed component of the development, full details of the cycle parking facilities and a management plan shall be submitted to and approved by the Local Planning Authority for each Phase or Building. Provision shall be made for a minimum of 3,240 spaces across all Phases, as detailed within the Transport Assessment prepared by WSP.

The submitted details shall include details of the layout of the spaces and specification for cycle stands for residential uses, as shown on the approved plans and in the Transport Assessment. The cycle parking for each Phase or Building shall be provided prior to occupation of the relevant Phase or Building and made available for use throughout the lifetime of the development.

Reason - To promote sustainable travel and to ensure compliance with London Plan Policy 6.9, London Cycling Design Standards, Strategic Policy 2 of the Southwark Core Strategy and saved Policy 5.3 of the Southwark Plan.

Condition 32 - Cycle Parking OUTLINE

Prior to the commencement of superstructure works of the Outline Component (Buildings BF-V and BF-U), full details of the cycle parking facilities and a management plan shall be submitted to and approved by the Local Planning Authority.

The submitted details shall include details of the layout of the spaces and specification for cycle stands for residential and commercial uses. The cycle parking shall be provided prior to occupation of the relevant Phase or Building and made available for use throughout the lifetime of the development.

Reason - To promote sustainable travel and to ensure compliance London Plan Policy 6.9, London Cycling Design Standards, Strategic Policy 2 of the Southwark Core Strategy and saved Policy 5.3 of the Southwark Plan.

Condition 33 - Access Routes

Prior to the Superstructure works commencing for a Phase or Building of the development, details of the layout and design of any vehicular route, footway or cycleway relevant to that Phase or Building (with the exception of the Railway Arch Links), shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building,. The submitted details shall show (where relevant) the alignment, widths, gradients, surfacing arrangements, kerbs, forward visibility sight lines and vision splays, speed restraint measures, turning heads, emergency vehicle and service vehicle access and gradients in respect of the relevant part of the development. Each Phase or Building of the development shall then be constructed in accordance with the approved details.

Reason - To ensure that the detailed design provides sufficient vehicle manoeuvring in the interest of public safety and to ensure that the detailed design of the vehicular routes, footways, pedestrian routes and public squares would avoid vehicle/pedestrian conflict in accordance with and London Plan Policies 6.9, 6.10, 6.11 and 6.13, Strategic Policy 2 of the Southwark Core Strategy and saved Policy 5.2 of the Southwark Plan.

Condition 34 - On-site Renewable Energy Technologies

Prior to commencement of Superstructure works on-site for the relevant Phase or Building the applicant must submit to the local planning authority an updated roof layout drawing to demonstrate that PV generation has been maximised across the development. This should include the provision of bio-solar PV on green roof areas that are not for communal access purposes. The development shall be implemented in accordance with the approved details.

Reason - In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7, Strategic Policy 13 of the Southwark Core Strategy and saved Policies 3.3 and 3.4 of the Southwark Plan.

4) Prior to Occupation or Fit-out:

Condition 35 - Site wide travel plan

No Phase or Building of the development (excluding the School) hereby approved shall be occupied until a site-wide travel plan has been submitted for that relevant Phase or Building, and approved in writing by, the local planning authority. The travel plan shall be monitored and reviewed in accordance with any targets within the plan, and such record made available upon request by the local planning authority.

Reason - To ensure the safe and sustainable movement of traffic on neighbouring highways, in accordance with London Plan Policy 6.3.

Condition 36 - School travel plan

Prior to first occupation of the School, a School travel plan shall be submitted to and approved in writing by, the local planning authority. The travel plan shall be monitored and reviewed in accordance with any targets within the plan, and such record made available upon request by the local planning authority.

Reason - To ensure the safe and sustainable movement of traffic on neighbouring highways, in accordance with London Plan Policy 6.3.

Condition 37 - Community Use Scheme

Prior to first occupation of the School, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- (a) a detailed plan and / or schedule of the Community Use Facilities within the School;
- (b) the days and times of availability of the Community Use Facilities;
- (c) the access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the School;
- (d) the management, maintenance and cost for use of the Community Use Facilities, which should be offered at a reasonable charge (having regard to the financial sustainability of the School);
- (e) a mechanism for review of the Community Use Scheme

The approved Community Use Scheme shall be implemented upon occupation of the School and retained/maintained for the existence of the School.

Reason - to secure community use of School facilities in accordance with Saved Policy 2.3 Enhancement of Educational Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity is satisfactorily protected with regards to Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and London Plan Policy 3.18.

Condition 38 - Flood Warning and Evacuation Plan

Prior to first occupation of each relevant Phase or Building, a Flood Warning and Evacuation Plan for that Phase or Building shall be submitted to and approved in writing by the relevant Local Planning Authority. The development shall be implemented/occupied in accordance with the approved plan(s).

Reason - To protect against the risk of flooding, in accordance with in accordance with London Plan Policy 5.14, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.9 of the Southwark Plan.

Condition 39 – Waste (Thames Water)

Prior to the occupation of the residential development within each relevant Phase or Building, confirmation must be provided that either:

- (a) all combined water network upgrades required to accommodate the additional flows from the development have been completed; or
- (b) a housing and infrastructure phasing plan (waste water) has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

Condition 40 – Water (Thames Water)

Prior to the occupation of the residential development within each relevant Phase or Building, confirmation must be provided that either:

- (a) all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
- (b) a housing and infrastructure phasing plan (water supply) has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development” The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning

Condition 41 - Kitchen extract systems

All commercial kitchen extract systems shall be designed and operated in accordance with – the EMAQ Document “Control of Odour and Noise from Commercial Kitchen Exhaust Systems” dated 05-09-2018

Prior to the commencement of use of any commercial kitchen, full particulars and details of a scheme for the ventilation of the kitchen (as per Appendix 2 of aforementioned document) 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.

Condition 42 – Estate Management Strategy

Prior to the occupation of any residential or commercial units with a particular Phase or Building, a detailed Estate Management Strategy for each Phase or Building (as relevant) of the development shall be submitted to and approved in writing by the Local Planning Authority for that Phase. The strategy should include details of the following:

- (a) on-site security measures including the location of security/concierge office, the location and details of CCTV;

- (b) arrangements for the receipt, management and distribution of post and parcels to the residential units and commercial/community uses;
- (c) details of any controlled/restricted areas of the development and details of those who will have access to each of the identified zones;
- (d) details of access control systems serving communal and residential building entrances;
- (e) management and maintenance framework for internal communal circulation areas and lifts;
- (f) confirmation of disabled access arrangements; and
- (g) vehicle access points and how these will be controlled and managed.

The site shall be managed in accordance with the approved management strategy.

***Reason** - In order that the local authority may be satisfied with the ongoing management of the development, to maintain safe and well-designed public spaces, and to ensure compliance with London Plan Policies 3.5 and 7.6 and the Mayor's Housing SPG (2016).*

Condition 43 - Lighting strategy

Prior to the occupation of any Building within a relevant Phase, details of external lighting (including design, specification, power) to be installed within any Public Realm or to be affixed to the Buildings(s) within that Phase, shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

The approved details shall be completed prior to occupation of the relevant Phase of the development and shall thereafter be permanently retained.

***Reason** - In order that the council may be satisfied that external lighting is appropriately designed and located to balance the safe illumination of the Public Realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with London Plan Policies 7.3, 7.5, 7.6, Strategic Policies 10, 12 and 13 of the Southwark Core Strategy and saved Policies 3.2, 3.14 and 3.28 of the Southwark Plan.*

Condition 44 - Car parking management plan

Prior to the first occupation of each Phase or Building of the development, a Car Parking Management Plan for that Phase or Building shall be submitted to and approved in writing by the relevant Local Planning Authority, and must include at least the following details:

- (a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays.
- (b) the provision of Electric Vehicle Charging Points (EVCP) including both active and passive provision for both the residential and office parking areas in accordance with adopted London Plan.

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason - Car parking management must be identified prior to the commencement of development to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with London Plan Policies 6.1 and 6.13, Strategic Policy 2 of the Southwark Core Strategy and saved Policy 5.6 of the Southwark Plan.

Condition 45 - Delivery and servicing plan

Prior to occupation of a Phase or Building of the development, a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority for that Phase or Building. The DSP shall cover both residential and non-residential land uses and include the following items:

- (a) strategy for deliveries and collections (both commercial and residential);
- (b) number of servicing trips (including maintenance);
- (c) details for management and receipt of deliveries for the residential properties;
- (d) measures to minimise the number of servicing trips overall;
- (e) measures to encourage deliveries and servicing by electric vehicle, cycle, foot and other non-private vehicular means;
- (f) cleaning and waste removal, including arrangements for refuse collection; and
- (g) monitoring and review of operations.

The DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

Reason - To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with London Plan Policies 6.3, 6.14 and Strategic Policy 2 of the Southwark Core Strategy.

Condition 46 - BREEAM (non-residential uses)

Prior to the commencement of the fit out of the non-residential units of the relevant Phase or Building of the development, a design Stage Assessment (under BREEAM) shall be carried out and a copy of the summary score sheet and interim BREEAM Certificate submitted to and approved in writing by, the Local Planning Authority. The assessment shall include measures to be undertaken to seek to achieve a rating of BREEAM Excellent for the office use and BREEAM Very Good for the retail, leisure and School uses.

Within 3 months of first occupation of the relevant non-residential units, a copy of the summary score sheet and Post-Construction Review Certificate (under BREEAM) shall be submitted to, the Local Planning Authority for approval in writing, verifying that the agreed standards have been met.

Reason - In the interests of addressing climate change and to secure sustainable development and to comply with London Plan Policy 5.3 Strategic Policy 13 of the Southwark Core Strategy and saved Policies 3.3 and 3.4 of the Southwark Plan.

Condition 47 – MUGA Lighting

Full details and specification of lighting to the MUGA shall be submitted to and approved by the Local Planning Authority prior to the use of the MUGA commencing and once approved shall be permanently maintained as approved thereafter.

Reason - in order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

Condition 48 – MUGA fencing

Details of measures to reduce noise from the MUGA shall be submitted to and approved by the Local Planning Authority prior to the use of the MUGA commencing. Any chain link fencing surrounding the playing surface shall be effectively supported vertical twin wire anti-rattle fencing.

Reason - to ensure that 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.

5) Other conditions – to be complied with and discharged in accordance with the specified requirements:

Condition 49 - Tree Protection Plan

Whilst each Phase is being developed, within the area of land covered by the relevant Phase:

- (a) all existing trees shall be protected by secure, stout exclusion fencing as shown on the tree protection plans 150903-P-12-01, 150903-P-12-02 and 150903-P-12-03 set out in the Arboricultural Impact Assessment and in accordance with BS:5837.
- (b) the management and protection of trees on the site shall be in accordance with an Arboricultural Method Statement to be submitted and approved by the local authority detailing areas of specialist construction, site supervision and a schedule of site monitoring in accordance with section 6.1 of British Standard BS 5837 2012: Trees in Relation to Design, Demolition and Construction

Reason - To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with London Plan Policy 7.21, Strategic Policies 12 and 13 of the Southwark Core Strategy and saved Policies 3.2, 3.12, 3.13 and 3.28 of the Southwark Plan.

Condition 50 – Archaeological Reporting

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

Reason - In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, London Plan Policy 7.8, Strategic Policy 12 of the Southwark Core Strategy 2011 and saved Policy 3.19 of the Southwark Plan.

6) Compliance Conditions:

Condition 51 - Environmental Statement Mitigation Measures

The development hereby approved shall be carried out in accordance with the mitigation measures set out in the Environmental Statement (October 2017) and the Environmental Statement Addendum and Appendices (September 2019) and whenever the Local Planning Authority is requested to approve a variation to those mitigation measures or minor material amendment as provided by planning procedures, it shall do so only if satisfied that the proposed variation or amendment would not have any significant environmental effects which have not been assessed in the Environmental Statement. This will not be necessary for non-material amendments.

Reason - In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.

Condition 52 – Phasing Plan

With the exception of the Railway Arch Links (which are subject to necessary consents), the development shall be carried out in accordance with the Phasing Plan- All Phases (DWG No: A-0015 rev A) and Phasing Plans - Phase 1-3 (DWG Nos: A-0016 rev A; A-0017 rev A; A-0018 rev A) approved by the Local Planning Authority unless a further plan(s) is subsequently submitted to and approved by the Local Planning Authority.

Reason - To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended, the Reason for Grant and also for the avoidance of doubt and in the interests of proper planning.

Condition 53 - Partial Discharge

Where any application is made to discharge a condition on a partial basis (i.e. in relation to a Building or Phase or part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous Phases, or part of, the details of which have already been determined, and subsequent Buildings/Phases as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to the Local Planning Authority as part of any partial or phased discharge of planning conditions

Reason - To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with London Plan Policy 1.1

Condition 54 – Quantum of Development (outline)

The total quantum of built floorspace across the Outline Component shall not exceed the figures specific below in GEA and sqm:

| | |
|--|--------|
| Residential (Class C3) | 13,103 |
| Multi-use floorspace (Class A1/A3/A4/DI/sui-Generis) | 780 |

Reason - to ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the development.

Condition 55 - Retail Controls

At its completion, the proposed development (Detailed Component and Outline Component) must not exceed the following controls:

- A maximum of 6,567 sq.m. (GIA) of Class A1-A4 floorspace;
- A maximum of 5,929 sq.m. (GIA) of Class A1 floorspace;
- A maximum of 6,129 sq.m. (GIA) of Class A3 and A4 floorspace;
- No class A1 unit outside Building BF-F to exceed 500 sq.m. GIA;
- No national multiple food store should be provided;
- Building BF-F shall not be used as a single A1 shop unit; and,
- No betting shops, pawnbrokers or payday loan shops (sui generis)

Reason - to ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the quantum of retail floorspace would not have a detrimental impact on the viability of surrounding local retail provision, in accordance with London Plan Policies 4.7 and 4.8.

Condition 56 - Satellite Dishes - Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the north/south/east/west elevations or the roof of any Building, unless otherwise agreed in writing with the Local Planning Authority.

Reason - In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 7.6 of the London Plan (2016).

Condition 57 - Demolition and Construction Hours

Unless otherwise agreed in writing with the Local Planning Authority, demolition and construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 09:00-14:00 Saturday with no work on Sundays or public holidays other than internal works not audible outside the site boundary. Driven piling or ground improvement work which will generate perceptible offsite ground borne vibration is only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

Reason - To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with London Plan Policy 6.1, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.2 of the Southwark Plan.

Condition 58 – Flood Risk Assessment

The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment, Flood Risk Assessment Addendum and Technical Note and the following mitigation measures:

- Finished floor levels for sleeping accommodation shall be set no lower than the maximum likely water level (MLWL) of 3.18 metres above Ordinance Datum (mAOD).

Reason - to reduce the risk of flooding to the proposed development and future occupants, in accordance with London Plan Policy 5.12, Strategic Policy 13 of the Southwark Core Strategy and the Southwark Sustainable Design and Construction SPD (2009).

Condition 59 – Noise: non-residential units

The combined rating level of the noise from any single commercial unit shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology

and procedures presented in BS4142:2014, or any such standard replacing or revoking BS4142:2014 with or without modification.

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 (2019), London Plan Policy 7.15, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.2 of the Southwark Plan.

Condition 60 – Noise: School

The design of the School hereby permitted are to be such that:

- (a) As far as practicable the School design shall seek to ensure that noise emissions from school activities (excluding the use of external play and recreation spaces) do not exceed 55 dB LAeq,16 hour at any existing or proposed dwelling;
- (b) Where this is not possible, noise emissions from school activities shall not exceed 65 dB LAeq,16 hour at any existing or proposed dwelling;
- (c) Noise from sources external to the School do not exceed 65 dB LAeq,30 minute within formal and informal outdoor teaching areas.

Reason - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with the National Planning Policy Framework (2019), London Plan Policy 7.15, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.2 of the Southwark Plan.

Condition 61 - External amplified music from commercial unit/s

A scheme of sound insulation shall be designed to ensure that the $L_{A10,5min}$ sound from amplified and non-amplified music and amplified speech shall not exceed the lowest $L_{90,5min}$ 1m from the facade of any sensitive premises at all octave bands between 63Hz and 8kHz. A report including details of the scheme of insulation shall be submitted to and approved by the local planning authority prior to the use commencing and the approved scheme shall be permanently maintained thereafter.

Reason - to ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the National Planning Policy Framework 2012, London Plan Policy 7.15, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Condition 62 - Noise: Fixed Plant and Equipment

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

Reason - to ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and

machinery in accordance with the National Planning Policy Framework 2012, London Plan Policy 7.15, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Condition 63 - Hours of Operation: Non-Residential

The non-residential uses hereby permitted shall only be open to members of the public between the hours of 07:00 to 23:00. Deliveries to and collections from the non-residential uses shall only take place between the hours of 07:00 and 21:00. The handling of bottles and movement of bins and rubbish is not permitted to take place outside the premises between the hours of 23:00 on one day and 07:00 the following day.

Reason - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with London Plan Policy 6.1, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.2 of the Southwark Plan.

Condition 64 - Hours of Operation: Outdoor Sports

The outdoor sports facilities and amenity areas within the School grounds to be made available to the public, shall not be illuminated or used outside the hours of 07:00 and 21:00 Mondays to Saturdays and after 19:00 on Sundays.

Reason - To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with London Plan Policy 6.1, Strategic Policy 13 of the Southwark Core Strategy and saved Policy 3.2 of the Southwark Plan.

Condition 65 - Accessible housing DETAILED

A minimum of 144 dwellings within the Detailed Component hereby consented (1,418 units) shall be delivered as M4(3)(2)(a) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations and the remaining units shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard, with the exception of with the exception of 26 units on levels 2 and 3 of Building BF-F which shall be designed to achieve M4(1).

Reason - In order to ensure that new housing can be easily adapted to meet the changing needs of occupiers and that a suitable proportion of units conform to the specific needs of wheelchair users in accordance with London Plan Policy 7.8 and 3.8m, Strategic Policy 5 of the Southwark Core Strategy and saved Policy 4.3 of the Southwark Plan.

Condition 66 - Accessible housing OUTLINE

A minimum of 16 dwellings hereby consented within the Outline Component (Buildings BF-U and BF-V) shall be delivered as M4(3) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations and the remaining units, shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard.

Reason - In order to ensure that new housing can be easily adapted to meet the changing needs of occupiers and that a suitable proportion of units conform to the specific needs of wheelchair users in accordance with London Plan Policy 7.8 and 3.8m, Strategic Policy 5 of the Southwark Core Strategy and saved Policy 4.3 of the Southwark Plan.

Condition 67 - Architect Retention

The existing architects or other such architects as approved in writing by the Local Planning Authority, acting reasonably, shall undertake the Developed Design of the project (RIBA Stage 3).

Reason - In order to retain the design quality of the development in the interest of the visual amenity of the area, in accordance with London Plan policies 7.4 and 7.6, Policy 12 of Southwark Core Strategy and saves Policies 3.13 and 3.20 of the Southwark Plan.

7) Informatives:

1. S106 agreement

It should be noted that there is a separate legal agreement which relates to the development for which this permission is granted.

2. Water Mains - You are advised that there are water mains crossing or close to the development. Thames Water does NOT permit the building over or construction within 3 metres of water mains. If you are planning significant works near the mains (within 3 metres), you will need to check that your development does not reduce capacity, limit repair of maintenance activities during and after construction, or inhibit services Thames Water provide in any other way. You are advised by Thames water to read the guide to working near or diverting pipes at: <https://www.thameswater.co.uk/sitecore/content/Developer-Services/Building-and-developing/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

3. Thames Tideway – the site to which the application relates falls within the zone of influence for the Thames Tideway Tunnel, a nationally significant infrastructure project. Any development on this site must therefore be carried out under the direction of the Guidelines for Developers and Local Authorities prepared by Tideway (<https://www.tideway.london/media/1934/guidelines-for-developers-and-local-planning-authorities.pdf>). Tideway requires assurance that there would be no likely adverse effect on the consented Thames Tideway Tunnel and the applicant is advised to consult with Tideway prior to submitting any application to discharge planning condition 15 concerning details of foundations, piling and below ground structures

4. Environment Agency - the use of flood proofing and resilience measures is strongly encouraged. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, the applicant must contact the building control department/equivalent department. In the meantime, if the applicant would like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> □ Department for Communities and Local Government: Improving the flood performance of new buildings: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

5. Network Rail infrastructure protection – Where proposed works will affect Network Rail infrastructure/assets, the developer shall seek to agree appropriate arrangements with Network Rail to ensure that the works do not affect the safety, operation or integrity of the railway infrastructure.

6. CIL phasing - this planning permission is as a 'Phased Planning Permission' for the purposes of the CIL Regulations 2010 (as amended). 'Phased Planning Permission' has the meaning defined in the interpretation section of the Regulations at 2(1). Regulation 9(4) of the CIL Regulations 2010 (as amended) states that in the case of a grant of Phased Planning Permission, each CIL Phase of the development is a separate chargeable

development and will in turn attract its own CIL Liability. Notwithstanding the Phasing Plans referred to in Condition 52, The CIL Phases are to be defined by a separate CIL Phasing Plan submitted to the Local Planning Authority.

7. Pre-commencement conditions – The pre-commencement conditions attached to this decision notice (number 7-17) are considered necessary to be dealt with as pre-commencement conditions because the relevant information was not available for consideration during the assessment.

8. EIA Regulations – The environmental information for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 has been taken into account in the consideration of this case.

8) Definitions:

“Superstructure” – means that part of a Building above its foundations (excluding core(s)). For the avoidance of doubt this does not include foundations, piling, or other sub-structure works.

“Phase” – means separate development phases shown on approved plans A-0015 Rev A; A-0016 Rev A; A-0017 Rev A; and A-0018 Rev A – or subsequently approved phasing plans and excluding the Railway Arch Links (which are subject to necessary consents).

“Outline Component” – means the part of the Development outlined green on approved plan A-0011 Revision C (Hybrid Application Boundary Plan)

“Detailed Component” – means the development shown within the red-line boundary on approved plan A-0011 Revision C (Hybrid Application Boundary Plan), except for the portion outlined green, which is the Outline Component.

“Public Realm” – has the same meaning as that in the S106 Agreement accompanying this planning permission and which means the publicly accessible landscaped areas to be provided as part of the Development but which excludes the Railway Arch Links, Publicly Accessible Roof Terrace and Publicly Accessible Roof Terrace Lift.

Railway Arch Links” – has the same meaning as that in the S106 Agreement accompanying this planning permission.

“Building(s)” – means the relevant individual building(s) within the Development as identified on approved plan A—0015 Revision A (Phasing Plan – All Phases)

“School” – means proposed building BC-6 as identified on approved plan A—0015 Revision A (Phasing Plan – All Phases)

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, acting under delegated authority and as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/3776a/03. The Deputy Mayor has, therefore, worked in a positive, proactive and creative 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 2015

and paragraph 38 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.

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

John Finlayson
Head of Development Management

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.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.