

GREATER **LONDON** AUTHORITY

Good Growth

Mr Gareth Fox
Montagu Evans
70 St Mary Axe
London
EC3A 8BE

GLA Reference : GLA/2020/6665
LBS Reference : 18/AP/4171
Date : 26th March 2026

Dear Mr Fox,

Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 and Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 26th March 2026

The Mayor of London, acting 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):

“Redevelopment of the site to include the demolition of existing buildings, retention, refurbishment and use of the warehouse as a retail and community space and the erection of a ground, mezzanine and 18 storey building (with plant at roof) and 3 basement levels, comprising new office space, a medical or research and development space, flexible retail at ground floor and affordable workspace, alongside cycle parking, servicing, refuse and plant areas, soft and hard landscaping, highway improvements and all other associated works.”

AT: LAND BOUNDED BY ST THOMAS STREET, FENNING STREET, VINEGAR YARD AND SNOWFIELDS INCLUDING NOS. 1-7 FENNING STREET AND NO. 9 FENNING STREET, SE1 3QR.

Subject to the following planning conditions and informatives:

Definitions:

“**Medical/R&D Facility Floorspace**” has the meaning given in the Section 106 Agreement:

“**Medical Facility**” has the meaning given in the Section 106 Agreement;

“**Research and Development Facility**” has the meaning given in the Section 106 Agreement;

“**Section 106 Agreement**” means the deed of planning obligations that relates to this planning permission and which is dated on or about the date of this planning permission and any variation thereto provided that such variation relates to this planning permission or a variation pursuant to S96A of the Town and Country Planning Act 1990;

“**S106 Notice**” means the notice that must be served on the London Borough of Southwark pursuant to paragraph 1.1 of Schedule 2 of the Section 106 Agreement to confirm if the Medical/R&D Facility Floorspace will be constructed and used as a Medical Facility or as a Research and Development Facility.

Floor areas and approved drawings																				
1	Quantum of Development – Medical Facility	<p>Subject to condition 6, if the S106 Notice specifies that the Medical/R&D Facility Floorspace will be used as a Medical Facility then the total quantum of built floorspace comprised within the whole development shall be as specified in the table below:</p> <table border="1" data-bbox="512 808 1501 1395"> <thead> <tr> <th>Use</th> <th>Class</th> <th>Total Quantum / Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Option 1</td> </tr> <tr> <td>Medical</td> <td>D1 as per the Use Classes Order in August 2020 E(e) as per the Use Classes Order in September 2020</td> <td>13,669</td> </tr> <tr> <td>Office</td> <td>B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in September 2020</td> <td>10,239</td> </tr> <tr> <td>Retail</td> <td>A1/A2/A3/A4 as per the Use Classes Order in August 2020 E(a)(b)(c) and Sui Generis as per the Use Classes Order in September 2020</td> <td>588</td> </tr> <tr> <td>Community</td> <td>D1 as per the Use Classes Order in August 2020 F2(b) as per the Use Classes Order in September 2020</td> <td>180</td> </tr> </tbody> </table> <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>	Use	Class	Total Quantum / Area (GIA) (Sqm)	Option 1			Medical	D1 as per the Use Classes Order in August 2020 E(e) as per the Use Classes Order in September 2020	13,669	Office	B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in September 2020	10,239	Retail	A1/A2/A3/A4 as per the Use Classes Order in August 2020 E(a)(b)(c) and Sui Generis as per the Use Classes Order in September 2020	588	Community	D1 as per the Use Classes Order in August 2020 F2(b) as per the Use Classes Order in September 2020	180
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2	Quantum of Development – Research and Development Facility	<p>Subject to condition 6, if the S106 Notice specifies that the Medical/R&D Facility Floorspace Floorspace will be used as a Research and Development Facility then the total quantum of built floorspace comprised within the whole development shall be as specified in the table below:</p> <table border="1" data-bbox="512 1697 1501 2040"> <thead> <tr> <th>Use</th> <th>Class</th> <th>Total Quantum / Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Option 2</td> </tr> <tr> <td>Research and development</td> <td>B1(b) as per the Use Classes Order in August 2020 E(g)ii as per the Use Classes Order in September 2020</td> <td>13,999</td> </tr> <tr> <td>Office</td> <td>B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in</td> <td>10,239</td> </tr> </tbody> </table>	Use	Class	Total Quantum / Area (GIA) (Sqm)	Option 2			Research and development	B1(b) as per the Use Classes Order in August 2020 E(g)ii as per the Use Classes Order in September 2020	13,999	Office	B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in	10,239						
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3	Time limit - detailed	<p>The development hereby permitted must be begun not later than the expiration of THREE YEARS from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>																																		
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		Proposed General Arrangement Plan Level 18	PA-118
		Proposed General Arrangement Plan Level 19	PA-119
		Proposed General Arrangement Plan Roof	PA-120
		Proposed Contextual Site Elevations North & East	PA-200
		Proposed Contextual Site Elevations South & West	PA-201
		Proposed North Elevation – D1	PA-210
		Proposed South Elevation	PA-211
		Proposed West Elevation	PA-212
		Proposed East Elevation	PA-213
		Proposed Section AA	PA-250
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		Warehouse Existing Plans – Level 0 & 1	PA-400
		Warehouse Existing Plans – Attic & Roof	PA-401
		Warehouse Existing Elevations – All	PA-405
		Warehouse Demolition Plans – Level 0 & 1	PA-420
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6	Option to be implemented	<p>Where the S106 Notice confirms that the development will be used:</p> <ul style="list-style-type: none"> • as a Medical Facility then conditions 1 and 4 shall apply and conditions 2 and 5 shall no longer apply; or • as a Research and Development Facility then conditions 2 and 5 shall apply and conditions 1 and 4 shall no longer apply. <p>Reason: To dovetail with the obligation in paragraph 1.1 of Schedule 2 of the Section 106 Agreement and confirm which set of conditions should apply</p>																																										

		as regards the land use of the Medical/R&D Facility Floorspace of the development.
Heritage and archaeology		
7	Archaeological Evaluation	<p>Prior to the commencement of development, the applicant shall submit a programme of archaeological evaluation works, including a geoarchaeological evaluation, in accordance with a written scheme of investigation to the Local Planning Authority for written approval. The approved programme of archaeological evaluation works, including the geoarchaeological evaluation shall be fully implemented prior to commencement of development below ground level to the satisfaction of the Local Planning Authority.</p> <p>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 Southwark Plan (2022) Policy P23 Archaeology.</p>
8	Archaeological mitigation	<p>Prior to the commencement of development (excluding archaeological evaluation) the applicant shall if required as a result of the archaeological evaluation secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to commencement of development to the satisfaction of the Local Planning Authority.</p> <p>Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology.</p>
9	Archaeological Public Engagement Programme	<p>To the extent that extensive archaeological mitigation works are required:</p> <p>a) Prior to commencement of such works, a Public Engagement Programme shall be submitted to the Local Planning Authority for its written approval and it shall be implemented in accordance with the approved programme. The Public Engagement Programme shall set out:</p> <ol style="list-style-type: none"> 1) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations; 2) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding; 3) Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event); <p>b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the Local Planning Authority approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.</p> <p>c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.</p>

		<p>d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved shall be submitted for the written approval of the Local Planning Authority. The approved display case or signage shall be installed in accordance with the approval prior to first occupation of any part of the development to the satisfaction of the Local Planning Authority and shall not be replaced other than with a display case or signage of similar specification and bearing the same information and as agreed in writing by the Local Planning Authority.</p> <p>Reason: To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with Southwark Plan (2022) Policy P23 Archaeology.</p>
10	Archaeological reporting	<p>Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the reports/findings and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works in full.</p> <p>Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology</p>
11	Warehouse building survey	<p>Prior to the commencement of the development of the warehouse forming part of the development hereby approved, a RICS Building Survey shall be submitted to the Local Planning Authority for approval in writing, demonstrating in detail, the condition of the warehouse and what construction methods/techniques will be required to protect the important elements that are to be retained as part of the conversion. The development shall be completed in accordance with the approved details.</p> <p>Reason: To ensure adequate protection of the relevant elements of this non-designated heritage asset in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework; Policy HC 1 (Heritage conservation and growth) of the London Plan (2021) and Policy P20 (Conservation areas) of the Southwark Plan (2022).</p>
Flood Risk / Water		
12	Detailed Basement Impact Assessment	<p>Prior to the commencement of development (excluding demolition, site clearance, archaeology and ground investigations) a detailed Basement Impact Assessment (BIA) for all basements on the site (prepared following guidance in Southwark's Strategic Flood Risk Assessment 2017 or any replacement thereof) shall be submitted to the Local Planning Authority for approval in writing identifying existing groundwater levels, flows and fluctuations and, if appropriate, demonstrating that appropriate mitigation</p>

		<p>measures are integrated into the basement design to prevent groundwater flooding.</p> <p>The development shall proceed in accordance with any BIA approval given and any mitigation measures shall be retained and maintained in perpetuity to the satisfaction of the Local Planning Authority.</p> <p>Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Southwark's SFRA, London Plan (2021) Policy SI 12 Flood risk management and Southwark Plan (2022) Policy P68 Reducing flood risk</p>
13	Flood warning and evacuation plan	<p>Prior to first occupation of the development, a Flood Warning and Evacuation Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding. The development shall be implemented/occupied in accordance with the approved details.</p> <p>Reason: To protect against the risk of flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).</p>
14	Piling Method Statement	<p>Prior to the commencement of development (excluding demolition, site clearance, archaeology and ground investigations), details of the proposed piling method and foundation design shall be submitted to the Local Planning Authority for approval in writing (in consultation with the Environment Agency and Thames Water) to demonstrate that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.</p> <p>Reason: Piling can create pathways for contaminants, and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with the National Planning Policy Framework and Southwark Plan (2022) Policy P64 Contaminated land and hazardous substances.</p>
15	Detailed drainage strategy	<p>Prior to the commencement of development (excluding demolition, site clearance, archaeology and ground investigations) full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) shall be submitted to the Local Planning Authority for approval, including detailed design, size and location of attenuation units and details of flow control measures. The strategy shall achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment November 2021 and Drainage Assessment Report October 2021 prepared by AKT II . It must be demonstrated that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The development shall be carried out in accordance with the approved details and thereafter maintained to the satisfaction of the Local Planning Authority.</p> <p>Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment</p>

		(2017) and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).
16	Waste Water (Thames Water)	<p>No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Prior to occupation the agreed water strategy shall be submitted and agreed by the Local Planning Authority and retained thereafter.</p> <p>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.</p>
17	Surface water drainage	<p>Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF). Infiltrating water has the potential to cause remobilization of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.</p>
18	Thames Water – no construction within 5 metres of water main	<p>No construction shall take place within 5m of the water main without the prior approval of Thames Water. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.</p> <p>Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure</p>
19	Free drinking water	<p>Prior to the commencement of above ground works (excluding site clearance, demolition, ground investigations and archaeological works) plans and details shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with the approved plans and details, and drinking water made available to the public for free in accordance with the approved plans and details prior to occupation of the development, and thereafter in perpetuity.</p>

		Reason: To ensure sustainable provision of free drinking water and to minimise plastic waste.
20	Water efficiency	<p>Prior to first occupation of the development, evidence (schedule of fittings and manufacturer's literature) that the development shall achieve a minimum 45% reduction in water consumption over the BREEAM baseline performance. The baseline component specification is equivalent to the water efficiency of industry standard components steered by the minimum levels required by the Water Supply (Water Fitting) Regulations. This exceeds the minimum BREEAM Excellent standards and shall be submitted to and approved in writing by the local planning authority in consultation with the GLA. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>Reason: In the interests of sustainable development.</p>
During demolition / construction		
21	Demolition and Construction Logistics Plan	<p>Prior to the commencement of the development (excluding archaeological or ground investigations), a Demolition and Construction Logistics Plan shall be submitted to the Local Planning Authority for written approval in consultation with TfL. The Plan shall include details of: (a) loading and unloading of plant and materials including vehicle turning areas; (b) storage of plant and materials; (c) sourcing of materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (f) hours of operation; (g) means to prevent deposition of mud on the highway (h) location and height of cranes and scaffolding (i) a Construction workers' Sustainable Travel Plan including details of strategies to promote sustainable travel by construction staff and details of Blue Badge holder accessible parking (j) construction traffic routing (k) measures to protect vulnerable road users (l) coordination with other construction programmes for the St Thomas Street cluster of developments (m) measures to reduced number of construction motorised vehicle movements and use of electric/zero emission vehicles, cargo bikes and the river (n) 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; and (o) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the Local Planning Authority), in order to identify and address potential cumulative highway effects during the demolition and construction phase.</p> <p>The approved Blue Badge parking areas shall be marked out and visible for use at all times. There shall be no use of such areas for general parking including by staff wishing to travel to/from work by car unless they are holders of Blue Badges. The approved construction staff travel plan measures shall be put in place prior to commencement of the relevant works, retained and continually monitored for the duration of these works.</p> <p>The plan shall be implemented as approved and periodically reviewed following audits of its implementation. Results of these audits will be made available to the Local Planning Authority upon request.</p> <p>Reason: To ensure that the construction does not prejudice the ability of neighbouring occupier's reasonable enjoyment of their properties. in accordance with the mitigation measures identified in the Environmental</p>

		Impact Assessment and in the interests of highway safety. This condition is required to be pre-commencement to protect neighbouring occupiers and to mitigate environmental impact.
22	Demolition and Construction Environmental Management Plan	<p>No demolition shall take place until a written Demolition Environmental Management Plan (DEMP) for the development has been submitted and approved in writing by the Local Planning Authority.</p> <p>No development (excluding demolition, site clearance, ground or archaeological investigations) shall take place for a Building of the development, until a written construction environmental management plan (CEMP) for the relevant Building has been submitted and approved in writing by the Local Planning Authority.</p> <p>The DEMP and CEMP(s) shall include full details of the following information and a copy of the DEMP and CEMP(s) (as applicable) shall be available on site at all times:</p> <ul style="list-style-type: none"> • A detailed specification of demolition and construction works (as applicable) including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise, vibration and airborne particulates; • Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, pollution, location of specific activities on site, etc. measures that will be put in place to prevent idling of all construction and operative vehicles both within and outside the site, • 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; • Pre-commencement checks/surveys for protected species and notable species, with subsequent mitigations as deemed appropriate; • appropriate working practices and safeguards for other wildlife, flora and fauna that are to be employed whilst works take place on site; • measures to ensure adequate drainage and control surface water runoff from the Site; and • monitoring and audit processes. <p>The approved DEMP and CEMP(s) shall be implemented for the entire period of the works relating to the Development to the reasonable satisfaction of the Local Planning Authority.</p> <p>Reason: The DEMP and CEMP(s) are required to safeguard the public, the amenities of the area and the environment.</p>
23	Demolition and construction waste management plan	<p>No demolition associated with the development hereby permitted shall be commenced until a Demolition Waste Management Plan for the development has been submitted to and approved in writing by the Local Planning Authority.</p> <p>No construction works associated with the development hereby permitted shall be commenced until a Construction Waste Management Plan for that</p>

		<p>Phase or Building has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The Demolition and Construction Waste Management Plans shall include full details of the following:</p> <ol style="list-style-type: none"> i. 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); ii. 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; iii. A plan for efficient materials and waste handling taking into account constraints imposed by the application site; iv. Targets for the diversion of waste from landfill; v. Identification of waste management sites and contractors for all wastes, ensuring that contracts are in place and emphasising compliance with legal responsibilities; vi. Details of transportation arrangements for the removal of waste from the site approved in consultation with TfL; and vii. A commitment to undertaking waste audits to monitor the amount and type of waste generated and to determine if the targets set out have been achieved. <p>The demolition and construction operations associated with the development hereby permitted shall be carried out in accordance with the approved Demolition and Construction Waste Management Plan.</p> <p>Reason: To encourage the re-use and recycling of materials and in the interests of highway safety. It is necessary for this condition to be pre-commencement because the timing of compliance is fundamental to the decision to grant planning permission and to protect the local environment/neighbours.</p>
Landscaping, Trees and Biodiversity		
24	Arboricultural method statement	<p>Prior to the commencement of any development, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include:</p> <ol style="list-style-type: none"> a) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant. b) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. <p>The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the</p>

		<p>recommendations contained in the approved method statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.</p> <p>If within the expiration of 5 years from the date of the occupation of the development any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p>Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and Policy P60 (Trees) or the Southwark Plan 2022.</p>
25	Ecological and biodiversity management/enhancement	<p>Prior to the occupation of the development hereby permitted, a Habitat and Ecological Management Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:</p> <ol style="list-style-type: none"> a) No Net Loss and Net Gain calculations in accordance with the government's Biodiversity Net Gain requirements. b) The recommendations and wildlife enhancements as per the Preliminary Ecological Appraisal (December 2018) and updated Desk Study and Ecological Walkover Survey (November 2020). c) Details of the enhancements (where relevant) to include specifications, location, positions, aspect, etc. d) Details of any further surveys required. e) Timetable for implementation. f) Details of the long-term ecological objectives, maintenance schedules, management and monitoring. g) Details of bird and/or bat nesting boxes / bricks. No less than 10 internal nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. h) A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification. <p>The development shall not be occupied until the approved scheme for the development is implemented in full and shall thereafter be retained to the satisfaction of the Local Planning Authority.</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.</p>
26	Landscaping	<p>Prior to any above ground works (excluding demolition, site clearance, archaeology and ground investigations) a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The scheme must include all areas of ground level public realm and areas of roof terrace.</p> <p>The detailed plan shall include the following details (where relevant):</p>

		<ul style="list-style-type: none"> 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 boundary planting between the proposed buildings and neighbouring properties; f. hard landscaping, including ground surface materials, kerbs, edges, ridged and flexible pavements, unit paving, steps and if applicable any synthetic surfaces; g. street furniture, including type, materials and manufacturer's specification, if appropriate; h. 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; i. Any bollards to the site's frontage if required; j. a calculation of the site's Urban Greening Factor, demonstrating the 0.3 score required by London Plan Policy G5; k. Details of the east-west pedestrian route through the site specifically designed to encourage pedestrian use with level access, automatic doors, signage indicating a route through the Site and an innovative design to encourage use; l. The details shall, where necessary, also be consistent with any mitigation measures necessary to ensure acceptable wind and microclimate conditions; and m. The landscaping and tree planting shall have a five-year maintenance and watering provision following planting. Details of the intended maintenance regime for all hard landscape features including street furniture and play equipment shall be provided. <p>The approved landscaping scheme shall be completed/ planted during the first planting season following practical completion of the development, unless an alternative programme is agreed in writing with the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter to the satisfaction of the Local Planning Authority.</p> <p>Reason: So that the Local Planning Authority may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) and G7 (Trees and Woodlands) of the London Plan 2021; Policies P13 (Design of places), P14 (Design quality) P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022 and TfL Streetscape Guidance for the frontage of St Thomas Street.</p>
27	Planting of trees on St Thomas Street	Prior to the commencement of above ground works (excluding demolition, site clearance, archaeology and ground investigations), full details of all proposed planting of trees on the approved drawings as part of the proposals and landscaping condition shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting

		<p>and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times as approved by the Local Planning Authority in writing. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the Local Planning Authority gives its written consent to any variation.</p> <p>Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) and G7 (Trees and Woodlands) of the London Plan 2021; Policies P13 (Design of places), P14 (Design quality) P60 (Biodiversity) and P61 (Trees) or the Southwark Plan 2022.</p>
28	Biodiverse roof	<p>Prior to commencing the relevant part of the development , details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> * biodiversity based with extensive substrate base (depth 80-150mm); * laid out in accordance with agreed plans; and * planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage). <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter to the satisfaction of the Local Planning Authority. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification. The approved details shall thereafter be retained to the satisfaction of the Local Planning Authority.</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.</p>

Contamination

29	Contamination	<p>a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises based on the 'Revised Geo Environmental Study' by Ramboll (Geo-environmental Desk Study, dated 10 December 2021, ref.1620011046 rev.04) shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and a conceptual model of the site with conclusion and recommendations as to whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval in writing before the commencement of any intrusive investigations.</p> <p>b) If the phase 1 site investigation reveals the potential presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of any below ground level development, an intrusive site investigation and associated risk assessment shall be completed to characterise the nature and extent of any contamination of soils and ground water on the site.</p> <p>c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall thereafter be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The strategy shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA 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 prior to occupation and implemented as part of the development.</p> <p>d) 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, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved to the satisfaction of the Local Planning Authority.</p> <p>e) 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 thereafter be submitted to the Local Planning Authority for approval in writing, in accordance with paragraphs a-d above and the approved details carried out prior to occupation to the satisfaction of the Local Planning Authority.</p>
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		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 Southwark Plan 2022 Policy P64 (contaminated land and hazardous substances) and the National Planning Policy Framework. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.
Air Quality and ventilation		
30	Air quality positive	<p>Prior to the commencement of the development (excluding archaeology and ground investigations), an Air Quality Positive Statement (AQPS) shall be submitted to and approved in writing by the Local Planning Authority. The AQPS shall set out measures that can be implemented across the development that improve local air quality as part of an air quality positive approach, in line with the latest GLA Air Quality Positive Guidance. The measures set out with the AQPS for the development shall be implemented in accordance with the details so approved, and thereafter retained to the satisfaction of the Local Planning Authority.</p> <p>Reason: To protect and improve local air quality. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
31	Basement ventilation	<p>Prior to commencement of above ground works (excluding site clearance, demolition and ground and archaeological investigations) details of a scheme of mechanical ventilation for the basement, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing.</p> <p>The scheme of ventilation shall be installed prior to the first occupation of the relevant Building containing the basement and maintained for the duration of the consented uses in accordance with the approved scheme.</p> <p>Reason: To ensure that basement ventilation systems do not adversely impact the amenity of adjoining uses and/or the quality of the public realm by way of noise and/or odour in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and P66 Reducing noise pollution and enhancing soundscapes.</p>
32	Ventilation strategy	<p>Prior to occupation of the development, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <ul style="list-style-type: none"> - Details of extraction rate and efflux velocity of extracted air; - Full details of particle and odour abatement plant; - The location and orientation of the extraction ductwork and discharge terminal; and - A management servicing plan for maintenance of the extraction system. <p>The development shall not be carried out otherwise than in accordance with the approval details.</p>

		Reason In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with Southwark Plan (2022) Policy P14 Design or P56 Residential amenity.
33	Cooking restriction	<p>Prior to the installation of any extraction system, full details shall be submitted to and agreed in writing with the Local Planning Authority. The submission shall include, where applicable, details of:</p> <ol style="list-style-type: none"> Full details, with calculations, of the proposed extraction system; Compliance with the risk assessment approach outlined within the Council's SPG Planning Guidance for Food and Drink Establishments. The odour abatement measures installed must correspond to the outcome of the risk assessment. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018; The extract fan, silencers, anti-vibration mounts, high velocity cowl, filters, odour abatement and any other items of plant; The velocity of the air at final discharge and duct termination height and location; The retention time of gases in the carbon filters (where applicable); A maintenance schedule and details how maintenance will be recorded, so this can be requested by the Local Planning Authority at any time. <p>The approved extraction system shall be installed on site in accordance with the approved details and prior to any primary cooking taking place within one of the flexible commercial units. The extraction system shall thereafter be retained and maintained as approved to the satisfaction of the Local Planning Authority until the primary cooking ceases. Any variations thereafter shall be submitted to and agreed in writing by the Local Planning Authority prior to any amendments.</p> <p>REASON: To safeguard the amenities of neighbours and future occupiers and to ensure a satisfactory design is achieved.</p>
Fire		
34	Fire evacuation lift	<p>Prior to commencement of above ground works (excluding demolition, site clearance, archaeology and ground investigations), details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall not be implemented or occupied other than in accordance with the approved details.</p> <p>Reason: To ensure the safe and inclusive emergency evacuation of residents in accordance with London Plan (2021) Policy D12 (Fire safety).</p>

35	Fire Safety	<p>Prior to the commencement of above ground works (excluding demolition, site clearance, archaeology and ground investigations), an updated Fire Strategy Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the necessary strategy for the development and the site wide strategy. The development shall not be implemented or occupied other than in accordance with the approved details.</p> <p>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the London Plan Policies D5 and D12.</p>
Materials		
36	Samples of all external surfaces	<p>Prior to the commencement of any above ground works (excluding site clearance, demolition and archaeological works), the following shall be submitted to the Local Planning Authority for their written approval:</p> <ol style="list-style-type: none"> a. A full-scale representative mock-up of one bay of the building (element to be agreed) and sample panels of all external facing materials, and surface finishes at the ground floor to be used in the carrying out of the development shall be presented on site and approved by the Local Planning Authority before any above-grade work in connection with this permission is carried out; b. Samples of bricks, mortar and pointing, joints and cladding and any other external elevational treatment, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) and the samples shall be retained on site until the details are approved; c. External windows, communal entrances, duplex entrances, doors, screen, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority). The details shall, where necessary, reflect any mitigation measures necessary to ensure acceptable wind and microclimate conditions); d. Cross section through façade and typical bay showing depth of window reveals, frames, cills, headers, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority); e. Shop fronts, entrances and openings (annotated plans / sections at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) showing window reveals, frames, fascias, cills and headers); f. Surface materials for pedestrian and cycle routes, accesses, any shared spaces and associated circulation spaces; g. Rooftop plant and boundary treatment; h. Gates, railing and other forms of enclosure; i. details and specification (including screening) of balconies and communal terraces, at a scale of 1:20; j. details on how the proposed materials will limit and reduce solar glare. <p>The development shall not be carried out otherwise than in accordance with any such approval given and retained thereafter.</p> <p>Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance Policies D4 Delivering good design; and D9 - Tall buildings of the London Plan (2021) and Policies: P13 - Design of places; P14 - Design quality and P17 - Tall buildings of the Southwark Plan (2022).</p>

37	Blast Mitigation Impact Assessment	<p>Prior to the commencement of above ground works (excluding demolition, site clearance, archaeology and ground investigations), details of the specifications for the building structure, façade and glazing, including a consultation with a suitably qualified Structural Blast Engineer shall be submitted to and approved in writing by the local planning authority. Above ground development of that building shall not be commenced until the details have been approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development is suitably designed to minimise the impact of an external blast.</p>												
38	External lighting strategy	<p>Prior to the occupation of the development hereby approved, details of external lighting (including design, specification, power) to be installed within any public realm or to be affixed to the buildings(s), 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 details submitted shall prevent obtrusive light within 5 lux after the hours of 2300.</p> <p>No external lighting shall be installed other than that approved by this condition. The external lighting shall be implemented in accordance with the approved details and thereafter retained to the satisfaction of the Local Planning Authority.</p> <p>Reason: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts of light pollution on the highway and public transport networks and London City Airport's flight operations.</p>												
39	Public Art	<p>Prior to the first occupation of the development details of public art to be provided on the site in substitution for the existing mural being lost shall be submitted to the Local Planning Authority for approval in writing. Such details shall include: (a) the artist selection and commissioning process; (b) materials and location; (c) the timetable for provision; and (d) proposed maintenance. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to replace the existing mural to be removed from the site.</p>												
Transport / Refuse & Recycling														
40	Cycle Parking Provision	<p>a) The total minimum quantum of cycle parking across the development shall not be less than the figures specified below:</p> <table border="1" data-bbox="608 1789 1441 1917" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Short Stay</th> <th>Long Stay</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Option 1 or Option 2</td> <td>173</td> <td>292</td> <td>465</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>b) Prior to the first occupation of the development, a Cycle Parking Management Plan shall be submitted to and approved by the local planning authority in consultation with TfL. The CPMP should include details of the</p>		Short Stay	Long Stay	Total	Option 1 or Option 2	173	292	465				
	Short Stay	Long Stay	Total											
Option 1 or Option 2	173	292	465											

		<p>allocation of cycle spaces to each of the land uses; details on how these cycle spaces and access including lifts/access to cycle stores will be managed and enforced; details of the design and materials of cycle stands/storage; details of shower, changing area and locker facilities provision and, details on CCTV and lighting for the cycle storage area. The approved allocations and details are to be completed prior to occupation of the development and shall be retained thereafter.</p> <p>c) A minimum of 5% of long stay cycle spaces and their accesses are to be designed to be large enough to accommodate adapted cycles, cargo and other types of larger cycles.</p> <p>d) The development shall not be occupied until the relevant amount of cycle parking spaces have been installed and ready for use in accordance with the approved details and the approved CPMP has been implemented in full. Such spaces shall be retained thereafter for this use only by users and visitors to the development only and solely in accordance with the approved CPMP.</p> <p>Reason: In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative sustainable means of transport to the development and to reduce reliance on the use of the private car in accordance with London Plan (2021) Policy T5 Cycling and Southwark Plan (2022) Policy P53 Cycling.</p>
41	Automated cycle parking facility.	<p>Prior to commencement of above ground works (excluding demolition, site clearance, archaeology and ground / site investigations) details of the automated cycle parking facility including a management, monitoring and maintenance strategy along with precise specifications and drawings shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. Monitoring reports should be provided to the Council and TfL in years 1, 3 and 5 following completion. The development shall be constructed in accordance with the approved details (which may be amended from time to time following the monitoring reports) and thereafter retained to the satisfaction of the Local Planning Authority.</p> <p>Reason: In order to ensure that satisfactory safe and secure cycle parking are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative sustainable means of transport to the development and to reduce reliance on the use of the private car in accordance with London Plan (2021) Policy T5 Cycling and Southwark Plan (2022) Policy P53 Cycling.</p>
42	Vehicle Dynamic Assessment & Hostile Vehicle Mitigation	<p>Prior to the commencement of above ground works (excluding demolition, site clearance, archaeology and ground / site investigations), a Vehicle Dynamics Assessment shall be submitted to the Local Planning Authority for approval in writing in consultation with TfL where it may affect the TLRN. This should include, but not be limited to, hostile vehicle mitigation measures and anti-terrorism mitigation measures and shall be integrated with the wider design of the public realm for the scheme. Once approved, the measures shall be implemented on site prior to occupation of the development and retained thereafter for the lifetime of the development.</p> <p>Reason: In the interest of security and public safety.</p>

43	Delivery and Servicing Plan	<p>Prior to occupation of the development, a delivery and servicing plan (DSP) in consultation with TfL shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall include the following items:</p> <ul style="list-style-type: none"> a) strategy for deliveries and collections, including no deliveries/collections between 7:30-9:30, 12:00-14:00, and 16:30-18:30; b) number of servicing trips (including maintenance), with a maximum cap to 40 inbound and 40 outbound motorised vehicle trips per day; 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. <p>The DSP as approved shall be implemented once any part of the development is occupied and shall remain in place thereafter.</p> <p>Reason: To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated.</p>
44	CPZ exclusion	<p>No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.</p> <p>Reason: To ensure compliance with Southwark Plan 2022 Policy P54 (car parking)</p>
45	Refuse and recycling	<p>Before the first occupation of the development details of the arrangements for the storage, compaction and collection of refuse and recycling shall be submitted to the Local Planning Authority for approval in writing. Thereafter, the approved refuse and recycling storage facilities shall be provided and made available for use by the occupiers of the premises and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.</p> <p>Reason: To ensure that all forms of refuse will be appropriately stored within the site and located to facilitate convenient collection thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Southwark Plan (2022) Policy P56 Residential amenity.</p>
46	Disabled Parking Spaces	<p>Prior to occupation of the development hereby approved, the two disabled parking spaces including Electric Vehicle Charging (as indicated on Accessible Parking Plan (SK006 Rev C) shall be provided and be clearly marked as disabled bays (at all times) and shall not be used for any purposes other than disabled parking bays, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure inclusive access, that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.</p>

Sustainability		
47	Circular economy post-completion report	<p>Prior to occupation, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation.</p> <p>Reason: To ensure that the proposal responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan (2021) Policy SI7 Reducing waste and supporting the circular economy and SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy</p>
48	Whole life carbon post-construction monitoring	<p>Prior to the occupation of the development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the relevant building.</p> <p>Reason: To ensure that the proposal responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan (2021) Policy SI7 Reducing waste and supporting the circular economy and SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy.</p>
49	BREEAM Design Stage Certificate - major non-residential	<p>a) Prior to commencement of fit out works of any Building hereby approved, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) in relation to the relevant Building demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM 'Excellent' rating shall be submitted to the Local Planning Authority for approval in writing and the development of the relevant Building shall be carried in accordance with the approved details;</p> <p>b) Before the first occupation of the relevant Building, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.</p> <p>Reason: To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance with Southwark Plan Policy P69 Sustainability standards.</p>

50	PV Panels	<p>Prior to occupation of the development hereby approved, a scheme (and accompanying statement) demonstrating the maximum reasonable use of PV panels including details of the siting, design, gradient and number of pv panels to be installed and implementation programme shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved and thereafter maintained to the satisfaction of the Local Planning Authority.</p> <p>REASON: To minimise future carbon dioxide emissions, mitigate climate change, and to comply with London Plan Policy SI 2.</p>
Use class / PD restrictions		
51	Restrictions on changes of use- offices	<p>Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 or the General Permitted Development Order (as amended or any re-enactment thereof), no extension nor alteration of the office floorspace hereby approved shall be carried out pursuant to those provisions.</p> <p>Reason: To safeguard the character and the amenities of the premises and adjoining properties in accordance with Southwark Plan (2022) Policy P14 Design quality.</p>
52	Restrictions on changes of - medical and R&D facility	<p>Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 or the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended and any statutory instrument revoking, re-enacting or modifying either order), no alteration or extension of the Medical Facility or Research and Development Facility hereby permitted on levels 1 to 10 of the main building hereby approved shall be carried out pursuant to those provisions. If Option 1 (as set out in condition 1) is implemented for the Medical/R&D Facility Floorspace this shall only be used for the purposes as a Medical Facility not for the purposes of an in-patient facility, for accident or emergency purposes or other uses that may otherwise be permitted under Class D1 (or any equivalent class in any order that may replace it) as specified in the schedule to the Use Classes Order on 31 August 2020.</p> <p>Reason: To ensure that the Development is carried out in accordance with the plans hereby approved and the impacts arising from the development are in accordance with those assessed pursuant to the Environmental Impact Assessment which related specifically to the medical use as an outpatient facility.</p>
53	Restrictions on changes of use of community Use	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the community floorspace of the development hereby permitted shall only be used for a multi-functional community space and not for any other purposes, including any other uses that may otherwise be permitted under Class D1 (or any equivalent class in any order that may replace it) as specified in the schedule to the Use Classes Order as that applied on 31 August 2020.</p>

		Reason: To ensure that the proposal meets the needs of the community and protects the community facilities within the development in accordance with Site Allocation 54 of the Southwark Plan 2022.
54	Restriction on ground floor retail/cafe uses	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the ground floor retail / café uses of the development hereby permitted shall only be used for A1, A2, A3 and A4 uses as specified in the schedule to the Use Classes Order as that applied on 31 August 2020.</p> <p>Reason: To ensure that the Development is carried out in accordance with the plans and documents hereby approved and the impacts arising from the development are in accordance with those assessed pursuant to the Environmental Impact Assessment.</p>
55	Restricted roof plant	<p>No roof plant, equipment or other structures other than as shown on the plans hereby approved or approved pursuant to a condition of this planning permission shall be placed on a roof or be permitted to project above the roofline of any part of the Building(s) as shown on elevational drawings or shall be permitted to extend outside of any roof plant enclosure(s) of any Building(s) without the prior written consent of the Local Planning Authority.</p> <p>Reason: In order to ensure that roof top plant does not detract from the appearance of the buildings hereby consented and does not detract from the visual amenity of the area in accordance with Southwark Plan (2022) Policy P14 Design quality</p>
56	Telecommunications equipment – removal of permitted development allowance	<p>Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no telecommunications equipment shall be erected on or attached to the building hereby approved without separate permission from the Local Planning Authority.</p> <p>REASON: To preserve the character, appearance and setting of the site, listed buildings and conservation area in general and the amenities of nearby residents.</p>
Hours of use / operation		
57	Terrace use	<p>Other than for maintenance purposes, repair purposes or means of escape, the terraces shall not be used outside of the following hours: 08:00 - 21:00 on each day.</p> <p>Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Southwark Plan 2022 Policy p56 (residential amenity).</p>
58	Hours of operation of specified uses	<p>The retail/café ground floor uses hereby permitted for Class A1, A2, A3 and A4 purposes shall not be carried on outside the hours of: 07:00 - 23:30 on Monday to Saturday and 08:00 - 23:00 on Sundays and Bank Holidays. The community uses hereby permitted for Class D1 purposes shall not be carried on outside the hours of: 07:00- 23:30 on Monday to Saturday and 08:00 - 23:00 on Sundays and Bank Holidays.</p>

		Reason: To safeguard the amenities of neighbouring residential properties.
59	Advertisements	<p>Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 no advertisements shall be displayed without the prior written express consent from the Local Planning Authority.</p> <p>Reason: To safeguard the visual amenities and public safety the site and area in general.</p>
Noise and wind		
60	Noise	<p>The machinery, plant or equipment installed or operated in connection with the carrying out of the development shall be so enclosed and/or attenuated that noise from there does not, at any time, increase the ambient equivalent noise level when the plant, etc. is in use as measured at any adjoining or nearby premises in separate occupation or (in the case of any adjoining or nearby residential premises) as measured outside those premises and shall be retained for the lifetime of the development to the reasonable satisfaction of the Local Planning Authority.</p> <p>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 Southwark Plan (2022) Policy P56 Protection of amenity and Policy P66 Reducing noise pollution and enhancing soundscapes.</p>
61	Plant noise	<p>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+A1:2019.</p> <p>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.</p>
62	Wind mitigation measures	<p>Prior to commencement of above ground works (excluding demolition, site clearance, archaeology and ground investigations) full details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The wind mitigation measures must appropriately respond to the potential for adverse effects identified within the Environmental Assessment. The wind mitigation measures shall be implemented in accordance with the approved details, be completed prior to first occupation of the relevant building and thereafter retained as such to the reasonable satisfaction of the Local Planning Authority.</p> <p>Reason: To ensure that as part of the detailed design appropriate pedestrian comfort levels can be achieved in accordance with the Environmental Assessment submitted with this application and to comply with London Plan (2021) Policy D9 Tall buildings and Southwark Plan (2022) Policy P17 Tall buildings.</p>

Other		
63	Digital infrastructure	<p>Prior to commencement of above ground works (excluding demolition, site clearance, archaeology and ground investigations) detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans (or further details approved by the local planning authority) and maintained as such in perpetuity.</p> <p>Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy S16 of the London Plan (2021).</p>
64	Secure by design	<p>Prior to any above ground work (excluding site clearance, site investigation demolition and archaeological works), details of security measures (which shall seek to demonstrate that the development has been designed to comply with Secure by Design Principles as far as practically possible) shall be submitted to and approved in writing by the Local Planning Authority. Any such security measures approved as part of this condition shall be implemented prior to first occupation and thereafter retained.</p> <p>Reason: In the interests of securing well designed, safe and secure buildings and neighbourhoods in accordance with Southwark Plan (2022) Policy P16 Designing out crime.</p>

Informatives

1	S106 agreement	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).
2	Pre-commencement conditions	The pre-commencement conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.
3	CIL payment and liability notice	<p>The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the London Borough of Southwark. Please note that penalty surcharges could be added to contributions should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at:</p> <p>https://www.gov.uk/guidance/community-infrastructure-levy. CIL forms can be found at:</p> <p>https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5</p>
4	Deemed discharge	All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.

5	Designing out crime	The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) prior to occupation of the development and notify this office of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via Telephone: 0208 217 3813.
6	Licensing	It is possible that some of the premises may need a licence under the Licensing Act 2003 for regulated entertainment (music, dancing etc.), supply of alcohol and the provision of late night refreshment. Any grant of the planning approval is without prejudice to the Council's right as Licensing Authority to either grant or refuse any application under the Licensing Act 2003.
7	Thames Water underground assets	The proposed development is located within 15 metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure your workings are in line with the necessary processes if working above or near Thames Water pipes or other structures: https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes . Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
8	EIA Regulations	The environmental information for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) has been taken into account in the consideration of this case.
9	Demolition and Construction Environmental Management Plan	<p>The DEMP and CEMP should follow current best construction practice and guidance contained within the following:</p> <ul style="list-style-type: none"> • 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 Mayor's 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

10	Thames Water consents & permits	<p>A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section. As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent. Applications should be made at https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.</p>
11	TfL Technical Approval	<p>As the development is adjacent to the TLRN (Transport for London Road Network), the developer is required to secure technical approval from TfL as the TAA (Technical Approval Authority) in accordance with National Standards (CG 300 -Technical approval of highway structures). This process involves both the acceptance of proposals via AIP (Approval in Principal) submission and TAA acceptance of design and check Certificates for as outlined in the standard.</p>
12	Stopping-up	<p>The development requires the stopping-up of some areas of public highway for which a Stopping-Up Order is required from the local highway authority.</p>

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London, acting 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 and update report GLA/2020/6665.

The Mayor for London 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 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 to the right.

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 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 of 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.