



Appeal Decision

Hearing held on 16 September 2025

Site visit made on 16 September 2025

by A Owen MA BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 November 2025

Appeal Ref: APP/A5840/W/25/3363575

257-283 Ilderton Road, Southwark, London SE15 1NS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Phoenix UK PropCo Limited against the decision of the Council of the London Borough of Southwark.
 - The application Ref is 23/AP/1317.
 - The development proposed is demolition of the existing building and mixed use redevelopment of the site comprising Purpose-Built Student Housing including associated amenity and ancillary café and cycle workshop (Use Class Sui Generis), a new self-storage facility (Use Class B8), light industrial workspace / incubator units (Use Class E(g)(iii)) and other associated infrastructure.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of the existing building and mixed use redevelopment of the site comprising Purpose-Built Student Housing including associated amenity and ancillary café and cycle workshop (Use Class Sui Generis), a new self-storage facility (Use Class B8), light industrial workspace / incubator units (Use Class E(g)(iii)) and other associated infrastructure at 257-283 Ilderton Road, London, SE15 1NS in accordance with the terms of the application, Ref 23/AP/1317, subject to the conditions in the attached schedule.

Preliminary Matters

2. The description of development was slightly altered during the Council's determination of the application so that it included explicit reference to the café and cycle workshop. This amended description was used on the decision notice, all parties are content with that description and therefore I have used that in the header and my decision above.
3. At the hearing the Council advised that they did not have the latest versions of some of the drawings, namely the floor plans, and the plans showing the accommodation types, for the 10th to 29th floors, despite the appellant stating they had been submitted before the Council's determination of the application. The alterations show the provision of solar panels on the roof of the self-storage building. Given the minor nature of the amendments, the Council had no objection to me considering these amended versions, and I consider no other interested parties, who may not have had the opportunity to see these plans, would be prejudiced by me accepting them. I have therefore considered the appeal on that basis.

Main Issues

4. The main issues are:

- i) whether a payment in lieu (PIL) to affordable housing, instead of on-site or off-site provision, would be appropriate; and
- ii) whether the proposal contributes to a mixed and inclusive community with regard to the mix of uses proposed, the mix of uses locally including other student accommodation, the proximity to infrastructure, and other development plan priorities.

Reasons

Affordable housing

5. The development would include the provision of 592 units of Purpose Built Student Accommodation (PBSA). It is understood that originally the scheme was to nominate the student accommodation for specific educational institutions, however the current proposal is for the units to be available for market rent.
6. Policy P5 of the Southwark Plan (2022) ('SP') relates to student homes. It says that development for purpose built student housing, where that is to be market let rather than nominated to specific educational institutions, must, as a first priority, provide a minimum of 35%, by habitable room, as conventional affordable housing. The development would not provide any affordable housing on-site.
7. SP policy P1 is consistent with that and clarifies that where affordable units cannot be provided on-site, provision off-site or a PIL will be required. It adds, in its explanatory text, that for major development, only in exceptional circumstances will a PIL or off-site provision be accepted. The newly adopted Affordable Housing Supplementary Planning Document (2025) (SPD) also refers to a PIL only being acceptable in exceptional circumstances. This is generally consistent with paragraph 64 of the National Planning Policy Framework (the 'Framework') which requires, where there is a need, that affordable housing is provided on-site unless off-site provision or a PIL can be robustly justified. Taking these policies together, it is clear that affordable housing should be provided on the site. The appellant sets out a number of reasons why that is not practicable in this case.
8. The appeal site is within the area covered by the draft Old Kent Road Area Action Plan (AAP), and forms part of the OKR 16 site. The AAP sets out the strategy for the area with housing development being identified for two phases. Phase 1 development is to come forward in advance of the Bakerloo Line Extension (BLE), and Phase 2 to come forward after the commencement of the BLE, which is due to be in 2030. It is understood that the quantity of housing proposed for phase 1 has already been accounted for and hence the housing provided by the appeal proposal should only come forward in phase 2. Indeed, as the appeal site does not have planning permission, it is one of the sites identified in OKR 16 to come forward in Phase 2.
9. There is no such constraint on the provision of employment generating floorspace and so there is no reason why the industrial part of the development could not come forward immediately. This is reflected in the fact that the self-storage part of the development is separate from the residential part as shown in the drawings. The appellant suggests it is not possible to stack the residential part above the self-storage part, as appears to have been done at other developments, notably at

Bermondsey Heights which is opposite the site and which I saw at my site visit. This is because to do so, the foundations for the Class B8 part would need to be constructed to be able to support the latter residential part too. The parties agree this would technically implement the residential part so would be contrary to the AAP.

10. The effect of the Building Safety Act, which came into effect in 2023, was discussed at the hearing. The appellant advised this means additional infrastructure, such as a sprinkler system, would be required, and this was suggested as a possible explanation for the arrangement of Class C3 flats above the Class B8 floor area at Bermondsey Heights. I am not convinced therefore that this alone would prevent the vertical stacking of residential units above the self-storage facility. It is understood, however, that the flats at that neighbouring development were not restricted by the phasing of the AAP.
11. In terms of providing affordable units elsewhere on site, it is not disputed that, for management and fire evacuation purposes, student accommodation would need separate stair cores and entrances from Class C3 units. It is also accepted that the long narrow layout of the residential part of the proposal would not be conducive for Class C3 development. Overall, as set out in part 6 of policy P1, I am content that affordable housing could not be provided on site in the proposed development.
12. The Council consider that the amount of Class B8 floorspace is excessive and that that, in part, prevents the provision of affordable housing. However I must primarily consider the scheme as proposed not a possible alternative scheme. In any case, even if only one floor of Class B8 floorspace were provided, which would be more aligned with the requirements for the OKR 16 site set out in the AAP, this would not facilitate more residential units, given the constraints set out above.
13. The 35% affordable housing requirement in policies P1 and P5 is subject to viability. A viability assessment was provided which concluded that the development would generate a surplus of around £1.6M to be available for affordable housing. The assessment considers this amount would only be likely to provide one or two affordable units on site which would not be likely to be manageable by, or attractive to, a registered provider. As such it suggests that the value be used as a PIL. The Council's view, in their response to the viability assessment in September 2024, is that a £20.7M surplus would be likely. This would be equivalent to 35% and is the figure that the appellant has offered. The appellant suggests a PIL of this value is equivalent to 83 affordable units so is far greater than that which could be viably provided on-site. Furthermore, the PIL could go towards the renovation and provision of more affordable units at the nearby Ledbury or Tustin Estates.
14. The appellant explains the reason why the PIL offered is far greater than that recommended by the viability assessment is because, by the time the PBSA part of the proposal comes forward, the value of the development is likely to be higher, though they accept there is an element of risk in that approach and it would be possible to review the viability at that time.
15. In terms of off-site provision the appellants confirm that they do not own any other land, and that most other available land has planning permission for other uses. Although the Council accept it is rare that a developer provides affordable housing off-site, they normally have evidence to demonstrate that that is not feasible. No

such information has been provided in this case. As such, I cannot be wholly satisfied that affordable housing could not be provided off-site. Therefore there would be some conflict with part 6 of policy P1.

16. Overall, although it has been satisfactorily demonstrated that affordable housing could not be provided on site, I have little substantive evidence to demonstrate that it could not be provided off-site elsewhere. As such, there is conflict with part 6 of policy P1 and policy P5, insofar as no affordable housing would be provided on-site or off-site.
17. However, policy P5 refers to on-site provision only as being a first priority, not an absolute necessity, and part 6 of policy P1 allows for cash payments. Moreover, the explanatory text to policy P5 (in paragraph 2) allows for contributions, and the explanatory text to policy P1, and the SPD both allow for contributions in exceptional circumstances. I consider the constraints imposed on delivery by the AAP and the design of the proposal, plus the fact that the value of the PIL would be equivalent to the 35% required by the policies and could secure considerably more affordable units than which could be provided on site, combine to constitute exceptional circumstances. Consequently, the robust justification, as described in the Framework, has also been met.

Mixed and inclusive communities

18. Paragraph 64 of the Framework says that as well as an appropriate financial contribution being required to be robustly justified, it must also contribute to the creation of mixed and balanced communities. This is also reflected in section 3.3 of the SPD, policy H15 of the London Plan (2021), SP policy SP2 and AAP policy AAP 4. Indeed, policy AAP 4 sets out some factors to account for.
19. In respect of the co-location of various uses on the site, the primary use on site would be the 592 units of PBSA, with the self-storage facility comprising about 7,000m², potentially increasing to over 10,000m² with mezzanine floors. In addition there would be around 1,000m² of affordable workshop space, a cycle workshop, exhibition space and a café. The allocation for the OKR 16 site requires Class B8 uses, and the Council recognise the provision of the self-storage use would meet that requirement. The provision of affordable workspace is also of benefit and is explicitly supported by part 2.4 of policy AAP 4.
20. As noted earlier, the Class B8 floor space provision is well in excess of that required by OKR 16. It is understood that the appeal site is within a Locally Significant Industrial Site (LSIS). Indeed the Council advise most of the OKR16 site is a LSIS and that there are two other LSIS and three Strategic Industrial Locations within the wider AAP area. Accordingly, the Council consider any net increase in industrial floorspace is best delivered in other parts of the AAP area, such as sub area 5 which the AAP identifies for nearly 80,000m² of additional floorspace. As such whilst the provision of Class B8 floorspace in the proposal is a benefit which would address the trend of a declining provision of industrial floorspace, I agree with the Council that given other parts of the AAP area are targeted for the required industrial land, the additional provision here is of limited weight.
21. The development would not provide Class C3 uses on site. However as the OKR 16 allocation covers more land than just the appeal site, the failure to provide Class C3 dwellings does not conflict with the policy. Nonetheless, it is likely that, by its nature, the PBSA would primarily accommodate young people of a similar

educational and socio-economic level, and who are likely to be more transient than occupiers of other forms of housing. Although the development could accommodate students from a range of nationalities and some of the rooms are wheelchair accessible, the residential part of the development would not provide a very mixed community. However the other facilities proposed, particularly the café, would allow the wider community to utilise the site. Taken together, the proposed co-location of all the proposed uses on the site would be appropriate.

22. With regard to the mix of uses locally, I saw at my site visit that there are a number of residential flatted developments along Ilderton Road nearby, including at Nos 171-179, Argo House and at Shirley Chisholm Court, as well as the development at Bermondsey Heights. These are all shown, in the Council's Statement of Case, as being purely Class C3 housing. Further south along Ilderton Road is the Tustin Estate which is a large residential estate currently being renovated to provide an additional 470 houses.
23. In terms of other student accommodation, there is a development at Nos 313-349 which incorporates Class C3 units and PBSA. There are planning permissions for other sites along the road including at 79-161 Ilderton Road, 18-22 Penarth Street and at Ilderton Wharf, all of which would provide Class C3 homes with PBSA units or purpose built communal living (PBCL). As such, within proximity of the site, it seems only the scheme at Nos 313-349 has provided student accommodation so far. It was also notable from my site visit that there is a large housing estate, the Winslade Estate, on the east side of the railway lines that mark the eastern boundary of the site. This is in the adjoining Borough but still contributes to the neighbourhood.
24. In the wider area, though still within the area covered by the AAP, there are consents for schemes including PBSA or PBCL at Daisy Business Park and Devonshire Place which would provide over 1600 student rooms between them. Yet, similarly, the wider area could also be seen to include the Ledbury Estate which, like the Tustin Estate, is being renewed to provide nearly an additional 120 houses.
25. From the evidence provided it is apparent that there are more PBSA schemes in the eastern end of the AAP area than the western end. However, of the schemes that have been built, they seem to be well spread out along the Old Kent Road and those that could potentially come forward close to the appeal site would reflect the fact that a new station on the BLE would be located here. Consequently, in my view, the mix and balance of PBSA and other types of housing in the neighbourhood would not be unacceptably disrupted by the development.
26. The parties agree that the site is well located for access to educational institutions, with Kings College, South Bank, and Goldsmiths universities and the University of the Arts all having sites nearby. It is also well located for access to local services and infrastructure, being close to the commercial centre of Old Kent Road South as well as the public transport services that use it, the future route of the BLE, and overground railway services at South Bermondsey station.
27. It is not disputed that there is a policy need for PBSA in the borough and across London. Within Southwark it is accepted that at the time of the 2019 Strategic Housing Market Assessment, there was a gap of around 10,000 between the number of students and the number of bedspaces. Since that time the Council

advise that around 8,000 bed spaces have either been built, consented or have been authorised subject to legal agreements. Using a different assessment, the appellant's evidence shows that there are currently around 6000 bed spaces within 1.5 miles of the site, so includes provision within the London Borough of Lewisham, and around 4000 that are in the pipeline. As such, although it is anticipated student numbers will continue to grow in London, I agree with the Council that there is not a dire shortage of PBSA, though a need remains.

28. Overall I consider the development would provide an appropriate mix of uses on the site, would not lead to an imbalance in the type of accommodation in the neighbourhood, is well located for access to higher education facilities and other services and infrastructure, and would provide some contribution to other plan priorities, including student accommodation, Class B8 floorspace and affordable workspace. It would therefore not conflict with policies AAP 4, H15 and SP2, the guidance in the SPD, and the Framework insofar as they advocate the creation of mixed communities.

Other matters

29. After the hearing was closed, completed legal agreements were provided. There is a bilateral s106 agreement and a unilateral undertaking (UU).
30. The s106 agreement contains a number of obligations including, in Schedule 3, to delay the implementation of the PBSA until the BLE contract has been completed. This reflects the phasing in the AAP. It also purports to secure the provision of the café, cycle workshop and exhibition space for public use, the management of the PBSA, details of the affordable workshops and highway improvements. There are also contributions to compensate for the lack of public open space on the site, towards transport infrastructure and public realm improvements, towards carbon offset, for employment and training, for tree loss, for sustainable drainage, and for monitoring. The provision of a PIL of £20.7M as the maximum viable amount is also included. These obligations all meet Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 insofar as they are reasonable in scale and kind, directly related to the development and are necessary to make the proposal acceptable in planning terms. I therefore take them into account.
31. The UU relates to reviews of the affordable housing contribution closer to the time that the PBSA is able to come forward. It sets out that if substantial implementation of the residential phase of the development has not commenced within five years of the permission being granted, or within five years of the start of the BLE, an early stage viability reassessment will be provided. Likewise, a late stage review would be undertaken shortly after the first occupation of the PBSA. It is not disputed by the parties that, in principle, this is an appropriate mechanism by which to assess the development against market conditions at that time.
32. However, as with the bilateral agreement, for me to be able to take this UU into account it must accord with Regulation 122(2). In this case, whilst the contribution to affordable housing itself is necessary, I do not consider setting out the details of the mechanism for reviewing that at a later date, is necessary to make the development acceptable in planning terms. There are separate powers under s106 of the Act by which the obligations in the bilateral agreement can be amended, if appropriate, at a point which would likely reflect the timescales for the residential

part of the development coming forward. As such, the UU does not meet the tests in Regulation 122(2) and so I have not taken it into account.

Conditions

33. I have considered the suggested conditions as well as the advice in the Framework and the planning practice guidance in the final wording of the conditions.
34. The conditions relating to the commencement of development and the approved plans, are imposed in the interests of certainty.
35. A number of conditions are imposed in the interests of protecting the character and appearance of the area. These are those relating to the submission of section details, finishing materials, hard and soft landscaping, signage, external lighting, tree protection, the use of the self-storage unit and the light industrial workspace, the installation of telecommunications equipment, the installation of roof plant and other appurtenances, additional drawings of the south and east elevations of the employment part of the proposal, and an interim public realm scheme.
36. In order to protect the living conditions of existing nearby residents and provide satisfactory living conditions for future occupiers of the development, conditions are imposed relating to piling, a Construction and Environmental Management Plan, security, digital connectivity, car parking design, potable water, surveillance equipment, blue badge parking, internal noise levels, refuse storage, cycle storage, fire safety, backup generators, commercial extraction equipment, hours of operation of the café and non-residential uses, delivery and servicing hours, plant noise and potential site contamination.
37. In the interests of protecting biodiversity, I have attached conditions relating to the need for a bat survey and provision of bat roosting features, Jersey cudweed, bee bricks, nesting bricks, green roofs, a Landscape and Ecological Management Plan, a Biodiversity Mitigation and Enhancement Monitoring Scheme, urban greening and compliance with the Preliminary Ecological Appraisal.
38. It is necessary to impose conditions in the interests of ensuring the satisfactory drainage of the scheme and mitigating flood risk. These are those relating to the submission of a surface water drainage system, a drainage verification report and a flood warning and evacuation plan.
39. In the interests of maintaining highway safety, a condition is imposed requiring the provision of a Construction Logistics Plan. To promote sustainable travel, conditions requiring the provision of electric vehicle charging points, a Travel Plan and car free marketing are necessary.
40. To support sustainable development, conditions are included relating to post construction carbon monitoring, requiring the development achieves Excellent BREEAM standards, and the provision of a post completion circular economy report.
41. At the hearing it was agreed that the condition relating to unexpected contamination was superfluous and so I have not included it. Also, the references to the café being ancillary to the PBSA was agreed to be inappropriately restrictive, and it was agreed that the servicing hours of the non-residential parts of the development should reflect the hours of operation of those uses. I have made those changes.

Conclusion

42. The development would not provide affordable housing on-site and it has not been demonstrated that off-site provision is not possible. However for the reasons given above, I consider that exceptional circumstances have been demonstrated that allow for the provision of a PIL to accord with policies P1 and P5, the SPD and the Framework. There would be conflict with London Plan policy H15 insofar as it only allows for nominated student housing, but the parties agree little weight should be afforded to that given the SP policies post-date the London Plan. Also the proposal would be supported by draft policy AAP 4 of the AAP in that it would contribute to a mixed and balanced community.
43. Therefore I consider the proposal would accord with the development plan taken as a whole. The appeal is therefore allowed.

A Owen

INSPECTOR

Schedule of conditions

- 1) The self-storage phase of the development hereby permitted shall begin not later than three years from the date of this decision.

- 2) The development hereby permitted shall be carried out in accordance with drawing nos:
 - 3192-ACA-XX-00-DR-A-1801 Site Location Plan
 - 3192-ACA-XX-00-DR-A-1802 Existing Ground and First Floor Plan
 - 3192-ACA-XX-XX-DR-A-2801 Existing North & South Elevation
 - 3192-ACA-XX-XX-DR-A-2802 Existing East Elevation
 - 3192-ACA-XX-XX-DR-A-2803 Existing West Elevation
 - 3192-ACA-XX-ZZ-DR-A-1051 Student Cluster Flat Types
 - 3192-ACA-XX-ZZ-DR-A-1052 Student Cluster Flat Types
 - 3192-ACA-XX-ZZ-DR-A-1053 Student Cluster Flat Types
 - 3192-ACA-XX-ZZ-DR-A-1054 Studio Types
 - 3192-ACA-XX-00-DR-A-1110 Ground Floor Plan (Rev: REV P8)
 - 3192-ACA-XX-01-DR-A-1111 First Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-02-DR-A-1112 Second Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-03-DR-A-1113 Third Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-04-DR-A-1114 Fourth Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-05-DR-A-1115 Fifth Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-06-DR-A-1116 Sixth Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-07-DR-A-1117 Seventh Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-08-DR-A-1118 Eighth Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-09-DR-A-1119 Ninth Floor Plan (Rev: REV P6)
 - 3192-ACA-XX-10-DR-A-1120 Tenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-11-DR-A-1121 Eleventh Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-12-DR-A-1122 Twelfth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-13-DR-A-1123 Thirteenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-14-DR-A-1124 Fourteenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-15-DR-A-1125 Fifteenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-16-DR-A-1126 Sixteenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-17-DR-A-1127 Seventeenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-18-DR-A-1128 Eighteenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-19-DR-A-1129 Nineteenth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-20-DR-A-1130 Twentieth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-21-DR-A-1131 Twenty First Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-22-DR-A-1132 Twenty Second Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-23-DR-A-1133 Twenty Third Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-24-DR-A-1134 Twentieth Fourth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-25-DR-A-1135 Twenty Fifth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-26-DR-A-1136 Twenty Sixth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-27-DR-A-1137 Twenty Seventh Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-28-DR-A-1138 Twenty Eighth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-29-DR-A-1139 Twenty Ninth Floor Plan (Rev: REV P7)
 - 3192-ACA-XX-30-DR-A-1140 Thirtieth Floor Plan (Rev: REV P6)

3192-ACA-XX-31-DR-A-1141 Roof Plan (Rev: REV P7)
3192-ACA-XX-00-DR-A-1210 Ground Floor Plan (Accommodation Type) (Rev: REV P8)
3192-ACA-XX-01-DR-A-1211 First Floor (Accommodation Type) (Rev: REV P7)
3192-ACA-XX-ZZ-DR-A-1212 Second to Fourth Floor (Accommodation Type) (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-1215 Fifth to Sixth Floor (Accommodation Type) (Rev: REV P6)
3192-ACA-XX-07-DR-A-1217 Seventh Floor Plan (Accommodation Type) (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-1218 Eighth & Ninth Floor Plan (Accommodation Type) (Rev: REV P6)
3192-ACA-XX-10-DR-A-1220 Tenth Floor Plan (Accommodation Type) (Rev: REV P7)
3192-ACA-XX-11-DR-A-1221 Eleventh Floor Plan (Accommodation Type) (Rev: REV P7)
3192-ACA-XX-22-DR-A-1222 Twelfth to Eighteenth Floor Plan (Accom Type) (Rev: REV P7)
3192-ACA-XX-ZZ-DR-A-1229 Nineteenth to Twenty Fifth Floor (Accom Type) (Rev: REV P7)
3192-ACA-XX-ZZ-DR-A-1236 Twenty Sixth to Twenty Seventh Floor (Accom Type) (REV P7)
3192-ACA-XX-ZZ-DR-A-1238 Twenty Eighth Floor (Accom Type) (REV P7)
3192-ACA-XX-29-DR-A-1239 Twenty Ninth and Thirtieth Floor (Accom Type) (Rev: REV P7)
3192-ACA-XX-ZZ-DR-A-3001 Long Sections (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-3002 Long Sections (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-3101 Short Section Looking East (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-3102 Short Section Looking East (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-3103 Short Section Looking East (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-3104 Short Section Looking North (Rev: REV P6)
3192-ACA-XX-ZZ-DR-A-2110 North Elevation (Rev: REV P7)
3192-ACA-XX-ZZ-DR-A-2111 South Elevation (Rev: REV P7)
3192-ACA-XX-ZZ-DR-A-2112 East Elevation (Rev: REV P7)
3192-ACA-XX-ZZ-DR-A-2113 West Elevation (Rev: REV P7)
3192-ACA-XX-00-DR-A-1510 Ground Floor Cycle Store (PBSA) (Rev: REV P6)
3192-ACA-XX-01-DR-A-1511 First Floor Cycle Store (PBSA) (Rev: REV P7)
3192-ACA-XX-02-DR-A-1512 Second Floor Cycle Store (PBSA) (Rev: REV P6)
3192-ACA-XX-03-DR-A-1513 Third Floor Cycle Store (PBSA) (Rev: REV P6)
3192-ACA-XX-04-DR-A-1514 Fourth Floor Cycle Store (PBSA) (Rev: REV P6)
3192-ACA-XX-05-DR-A-1515 Fifth Floor Cycle Store (PBSA) (Rev: REV P6)
3192-ACA-XX-06-DR-A-1516 Sixth Floor Cycle Store (PBSA) (Rev: REV P6)
3192-ACA-XX-07-DR-A-1517 Seventh Floor Cycle Store (PBSA) (Rev: REV P6)
22004GA_D_001 Site Plan as Proposed (Fab Labs and Self-Storage) (Rev: REV H)
22004GA_D_002 Ground Floor as Proposed (Fab Labs and Self-Storage) (Rev: REV J)

22004GA_D_003 Ground Floor Mezz as Proposed (Fab Labs and Self-Storage)
(Rev: REV F)
22004GA_D_004 Level 01 Floor Plan as Proposed (Fab Labs and Self-Storage)
(Rev: REV F)
22004GA_D_005 Level 02 Floor Plan as Proposed (Fab Labs and Self-Storage)
(Rev: REV E)
22004GA_D_006 Level 03 Floor Plan as Proposed (Fab Labs and Self-Storage)
(Rev: REV E)
22004GA_D_007 Level 04 Floor Plan as Proposed (Fab Labs and Self-Storage)
(Rev: REV E)
22004GA_D_008 Level 05 Floor Plan as Proposed (Fab Labs and Self-Storage)
(Rev: REV E)
22004GA_D_009 Roof Plan as Proposed (Fab Labs and Self-Storage) (Rev: REV
H)
22004GA_D_010 Building Section and Areas (Fab Labs and Self-Storage) (Rev:
REV B)
22004GA_D_011 Elevations as Proposed (Fab Labs and Self-Storage) (Rev: REV
H)
22004GA_D_014 Bicycle Information
22004GA_D_020 Indicative Elevation Details (Fab Labs and Self-Storage)
3192-ACA-XX-XX-DR-A-2205 South Elevation Tower Bay Study (Rev: REV P7)
3192-ACA-XX-XX-DR-A-2206 South Elevation Tower Bay Study (Rev: REV P7)
3192-ACA-XX-XX-DR-A-2207 Tower Bay Study Ribbed Brick (Rev: REV P7)
3192-ACA-XX-XX-DR-A-2208 West Elevation Shoulder Bay Study (Rev: REV P7)
3192-ACA-XX-XX-DR-A-9301 Two Tier Bike Section (PBSA) (Rev: REV P1)

- 3) No piling on any phase of the development, as shown on the approved phasing plan, shall take place until the local planning authority have provided written approval of a Piling Method Statement, in consultation with Thames Water. The Piling Method Statement shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water and sewerage infrastructure, and the programme for the works. Any piling shall be undertaken in accordance with the terms of the approved Piling Method Statement.
- 4) No works (excluding demolition and site clearance) on any phase of the development, as shown on the approved phasing plan, shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the local planning authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy prepared by Will Rudd Davidson (Glasgow) Ltd (dated 15/05/2024). It must be demonstrated that the site is safe in the event of

blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed in accordance with the approved details.

- 5) If more than one season passes between the most recent bat survey and the commencement of demolition and/or tree works, an updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the local planning authority prior to the commencement of demolition and/or tree works.
- 6) No development shall take place, including any works of demolition, on any phase of the development, as shown on the approved phasing plan, until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall oblige the developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
 - a) A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - b) Site perimeter continuous automated noise, dust and vibration monitoring;
 - c) Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - d) Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
 - e) A commitment to adopt and implement the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of inbound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - f) Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and
 - g) A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

And to follow current best construction practice, including the following:

- h) Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;
- i) Section 61 of Control of Pollution Act 1974;
- j) The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';

- k) 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';
- l) BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- m) BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- n) BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- o) BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and
- p) Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>).

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

- 7) Prior to any demolition or construction works which would impact on Jersey cudweed, a European Protected Species (EPS) licence shall be obtained from Natural England. No demolition or construction works, which would impact on Jersey cudweed, shall be undertaken until the evidence of obtaining an EPS licence has been submitted to and approved in writing by the local planning authority.
- 8) No demolition or construction works for any phase of the development, as shown on the approved phasing plan, shall begin until a Construction Logistics Plan for the relevant phase, to manage all freight vehicle movements to and from the site, has been submitted to and approved in writing by the local planning authority in consultation with Transport for London. The Construction Logistics Plans shall cumulatively cover the Purpose Built Student Accommodation and the Self Storage and light industrial units. The Construction Logistics Plans shall identify all efficiency and sustainability measures that will be taken during construction of the development including details of the measures to ensure the nearby bus stop will remain open and operational. The development shall not be carried out otherwise than in accordance Construction Logistics Plans.
- 9) Prior to the commencement of any above grade works (excluding demolition and site clearance) on any phase of the development, as shown on the approved phasing plan, section detail-drawings for each building at a scale of 1:5 together with 1:50 scale context drawings of the following details of the relevant phase of the proposal to be constructed, shall be submitted to and approved in writing by the local planning authority:
 - a) Facades (reveals, soffits etc.) including:

- The various bricks and panelled treatments;
 - Canopies/awnings;
 - Junctions of exposed structural elements (columns, beams and floors);
 - Head, cills and jambs of openings;
 - Parapets and roof edges;
 - Rooftop balustrades and crowns;
- b) Entrances (including any access sashes, security gates, entrance portals and awnings);
 - c) Typical windows;
 - d) Plant screening/ enclosure;
 - e) Commercial units and the Large-scale Purpose-built Student Accommodation foyers;
 - f) Signage zones; and
 - g) Gates and fencing to all external spaces;

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

- 10) Prior to the commencement of any above grade works (excluding demolition and site clearance) on any phase of the development, as shown on the approved phasing plan:
- a) the specification of each facing materials to be used for each building within that phase hereby approved shall be submitted as part of a Material Schedule to, and approved in writing by, the local planning authority; and
 - b) unless otherwise agreed in writing by the local planning authority, full scale mock-ups of the facades shall be presented on site (or near to the site) for each building within that phase and approved in writing by the local planning authority (the detailed scope of mock up requirements to have been agreed with the local planning authority in advance of them being constructed and presented on site).

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

- 11) Before any above grade work hereby consented (with the exception of demolition) begins for the relevant phase of the development, as shown on the approved phasing plan, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of access, pavements and edgings, boundary treatments and seating and details of any planters and greening of plant enclosures) shall be submitted to and approved in writing by the local planning authority. The planting shall be carried out in the first planting season following completion of building works. Any trees or significant shrubs that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works or five years of the carrying out of the

landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Works shall comply with:

- 'BS: 4428 Code of practice for general landscaping operations';
- 'BS: 5837 (2012) Trees in relation to demolition, design and construction'; and
- 'BS 7370-4:1993 Grounds maintenance: Recommendations for maintenance of soft landscape (other than amenity turf)'.

- 12) Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on the relevant phase of the development, as shown on the approved phasing plan. No less than two Bee bricks and/or invertebrate hotels shall be provided, and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.
- 13) Details of integral nesting bricks shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on the relevant phase of the development, as shown on the approved phasing plan. No less than 10 Swift nesting bricks shall be provided, and the details shall include the exact location, specification and design of the bricks. The bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting bricks shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.
- 14) Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on the relevant phase of the development, as shown on the approved phasing plan. No less than five bat tubes, bricks or boxes shall be provided, and the details shall include the exact location, specification and design of the habitats. The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The bat tubes, bricks or boxes shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.
- 15) Details of the biodiverse (green/brown) roof(s) shall be submitted to and approved in writing by the local planning authority prior to any superstructure works commencing on the relevant phase of the development, as shown on the approved phasing plan. The biodiverse (green/brown) roof(s) shall be:
 - a) Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm or extensive green roof with substrate of minimum settled

depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO Code 2014;

- b) laid out in accordance with roof plans hereby approved; and
- c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiverse (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiverse roof(s) shall be provided strictly in accordance with the details so approved and shall be maintained as such thereafter.

- 16) Prior to the commencement of the relevant phase of the development, as shown on the approved phasing plan, a landscape management plan, including long - term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following elements: green roofs, soft landscaping, trees and ecological features. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.
- 17) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground development and shall be implemented in accordance with the approved details prior to occupation. Prior to first occupation of the relevant phase of the development, as shown on the approved phasing plan, a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved in writing by the local planning authority.
- 18) Prior to the commencement of any works (with the exception of demolition to ground level and archaeological investigations) on each phase of the development, as shown on the approved phasing plan, 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 the approved plans and maintained as such for the lifetime of the development.
- 19) Before any above grade work hereby authorised commences for the relevant phase, as shown on the approved phasing plan, a Car Parking Design and Management Plan shall be submitted to and approved in writing by the local

planning authority for each building. The Car Parking Design and Management Plan shall set out a strategy explaining:

- a) how the wheelchair accessible parking spaces are to be allocated on the basis of need (reflecting the fact that not every owner and/or occupier of a wheelchair dwelling may own a vehicle and not every disabled driver will require a wheelchair dwelling); and
- b) how, in the event that there is demand from the residential occupiers of the development, additional wheelchair accessible parking spaces to serve the wheelchair accessible residential units could be provided (including timeframe commitments for the delivery such additional spaces).

All wheelchair accessible parking spaces on-site shall be safeguarded for future use by occupiers of the wheelchair accessible units.

- 20) Before the occupation of the 101st residential property (or equivalent in student accommodation units), evidence to confirm that either:

- a) all water network upgrades, if required, to accommodate the additional potable water flows to serve the development have been completed; or
- b) a Development and Infrastructure Phasing Plan has been agreed with Thames Water to enable the development to be occupied;

shall be submitted to and approved in writing by the local planning authority (in liaison with Thames Water).

Where a Development and Infrastructure Phasing Plan is required, occupation of the development shall not take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

- 21) Prior to the occupation of each building within each phase of the development, as shown on the approved phasing plan, 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.

- 22) Before the first occupation of any part of the ground floor units of each phase of the development hereby consented, as shown on the approved phasing plan, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the local planning authority. The Flood Warning and Evacuation Plan shall:

- a) state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services;

- b) state how occupants will be made aware of the plan itself;
- c) provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood;
- d) state the measures that will be implemented to provide appropriate refuge, as well as safe and efficient evacuation for occupiers, in a flood event; and
- e) provide details of any flood mitigation and resilience measures designed into the scheme post-permission additional to those secured at planning application approval stage.

The approved Flood Warning and Evacuation Plan shall be implemented on first occupation of the ground floor premises hereby approved and carried out in accordance with the approved details for the lifetime of the development.

- 23) The relevant phase of the development hereby approved, as shown on the approved phasing plan, shall not be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the local planning authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications as detailed in the Drainage Strategy by Will Rudd Davidson (Glasgow) Ltd (dated 15/05/2024), and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.
- 24) Prior to occupation of the relevant phase (as shown on the approved phasing plan) or building, a Signage Strategy detailing the design code(s) for the proposed frontages of the non-residential units at the base of the building shall be submitted to and approved in writing by the local planning authority. Thereafter, all installed signage (including any new/replacement signage) shall be implemented in accordance with the approved Signage Strategy.
- The Signage Strategy design code(s) shall include details of:
- dimensions and locations of the advertisement zones;
 - materials;
 - awnings (if any);
 - mode and level of any illumination; and
 - any ways in which the proposed signage designs differ from those in the planning application stage drawings.
- 25) Before the first occupation of any part of the relevant building or phase (as shown on the approved phasing plan) hereby consented, details of any external lighting (including: design; power and position of luminaries; light intensity contours; a 3D plan of the illumination level if required) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved in writing by the local planning authority. The lighting

plans shall demonstrate compliance with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021). The lighting specification shall be LED's (at 3 lux) and the spectrum shall be 80% amber and 20% white with a clear view, no UV, horizontal light spread less than 70° and a timer. A 3D plan of the illumination level shall also be submitted to illustrate the potential impact on protected species. The development shall not be carried out otherwise than in accordance with any such approval given.

- 26) Before the first occupation of any part of the relevant phase (as shown on the approved phasing plan) or building hereby consented, a Final Security Surveillance Equipment Strategy shall be submitted to and approved in writing by the local planning authority for each building. The Strategy shall provide details of the security surveillance equipment to be installed on the building and within all external areas at all levels of the building. The development shall be carried out in accordance with the approved Strategy.
- 27) Before the first occupation of the relevant phase (as shown on the approved phasing plan) of the development hereby approved, details of the installation (including location, type and commissioning certificate) of electric vehicle charger points for the parking space(s) within that phase shall be submitted to and approved in writing by the local planning authority and the electric vehicle charger points shall be installed prior to occupation of the development and retained in perpetuity.
- 28) Before the first occupation of the relevant phase (as shown on the approved phasing plan) of the development hereby approved, the Blue Badge parking arrangements (compliant to current Southwark design standards) as shown on the drawing: General Arrangement Ground Floor Plan (dwg ref: 3192-ACA-XX-00-DR-A-1110 Rev P8) hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity. Each of the spaces shall be fitted with an electric vehicle charging point which shall be maintained in good working order thereafter.
- 29) Before the first occupation of the relevant phase (as shown on the approved phasing plan) of the development hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the local planning authority a Travel Plan written in accordance with TfL best guidance at the time of submission, setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors. At the start of the second year of operation of the approved Travel Plan, a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the local planning authority and the development shall not be carried out otherwise in accordance with any such approval given. At the start of the fifth year of operation of the approved Travel Plan a detailed survey

showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the local planning authority and the development shall not be carried out otherwise in accordance with any such approval given.

- 30) The student accommodation hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

- Bedrooms: 35dB LAeq T#, 30 dB LAeq T*, 45dB LAFmax T *
- Living rooms: 35dB LAeq T #
- Dining room: 40dB LAeq T #

[* refers to night time - 8 hours between 23:00-07:00; # refers to day time - 16 hours between 07:00-23:00]

When assessing mitigation measures to ensure the above standards are met, the tenth highest individual LAMax event measured shall be used, not a time-averaged LAMax. Following completion of the development and before the first occupation of the student accommodation units, a Validation Test shall be carried out on a relevant sample of premises (10% of the dwellings, unless otherwise agreed with the local planning authority), and the Validation Test shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be permanently maintained as such thereafter.

- 31) Party walls, floors and ceilings between the commercial premises and PBSA shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr. Prior to first occupation of the student accommodation, the following shall be submitted to and approved in writing by the local planning authority:

- a) results of testing of the separating partition for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014; and
- b) details of the specification of the partition together with full results of the sound transmission testing.

Once approved the partition(s) shall be permanently maintained thereafter.

- 32) Before the first occupation of the relevant phase (as shown on the approved phasing plan) of the development hereby consented, an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor shall be submitted to and approved in writing by the local planning authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the commercial and PBSA elements of the development hereby approved will, once completed, achieve the agreed 'Excellent' BREEAM Standards. Within six months of first occupation of the relevant phase (as shown on the approved phasing plan) of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority)

shall be submitted to and approved in writing by the local planning authority, confirming that the agreed 'Excellent' BREEAM standards have been met.

- 33) Before the first occupation of any part of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the local planning authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed UGF score of 0.4. Within six months of first occupation of the final building hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (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 UGF score of 0.4 has been met.
- 34) Before the first occupation of any part of the relevant phase (as shown on the approved phasing plan) of the development hereby consented, a 'Biodiversity Mitigation and Enhancement Monitoring Scheme' shall be submitted to and approved by the local planning authority for each phase. The Scheme shall include (but not necessarily be limited to):
- a) Description and evaluation of the features to be monitored (including the following elements: green roofs, green walls, soft landscaping, trees and ecological features);
 - b) Conformity with the approved Ecological and Landscape Management Plan;
 - c) Conformity with the approved Biodiversity Net Gain targets;
 - d) Details of the monitoring needed to measure the effectiveness of management;
 - e) Details of the timetable for each element of the monitoring programme;
 - f) Details of the persons responsible for the implementation and monitoring; and
 - g) Mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets.

Following approval of the Scheme, and following first occupation of the development, the monitoring shall be carried out in accordance with the approved Scheme. Surveys shall be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30 after the first occupation of the development.

A monitoring report shall be submitted to the local planning authority within three months of each survey for approval in accordance with the approved Scheme for a period of 30 years, and the evidence submitted to the Council for discharge in years 1, 3, 5, 7, 10, 15, 20, 25 and 30.

Species results shall also be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

- 35) The development hereby approved shall not be carried out other than in accordance with the refuse storage facilities (individual bin stores, routes to bin

stores, bin collection locations, levels and gradients to and from the store, bulky waste storage) as shown on the drawings hereby approved. Thereafter, such facilities shall be retained and maintained unless otherwise approved by the local planning authority.

- 36) The development hereby approved shall not be carried out other than in accordance with the cycle parking facilities (spaces, stand types, layout and access arrangements) as shown on the drawings hereby approved. Thereafter, such facilities shall be retained and maintained in perpetuity unless otherwise approved by the local planning authority.
- 37) The development hereby approved shall be carried out in accordance with the recommendations of the Planning Gateway One Fire Statement dated 28th April 2023 (ref: 2023OF-000799-FSS-01), London Plan Fire Statement dated 28th April 2023 (ref: 2023OF-000799-LFS-01), Fire Strategy Levels 03 to 05 (dwg no: 22004GA_D_013 Rev C), Fire Strategy - Site & GF to Level 2 floor plans (dwg no: 22004GA_D_012 Rev D) and Response to HSE comments dated 16th January 2024 (ref: OF-000799-LET-01) unless a revised Fire Statement is submitted to and approved in writing by the local planning authority prior to the relevant works being carried out.
- 38) 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 recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Report dated August 2024. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the local planning authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use 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.
- 39) The backup generator(s) shall only be used for emergency use and operational testing. The backup generators shall not be used more than 50 hours per year unless otherwise agreed in writing by the local planning authority, or if no other energy source or network is available.
- 40) All components of any commercial kitchen extraction system shall be cleaned, serviced, maintained and replaced at sufficient intervals to prevent degradation in performance of the system's components affecting surrounding amenity, and fully in accordance with manufacturer's recommendations. Suitable documentary evidence shall be kept and made available to the local planning authority upon request.

- 41) The materials/details used to market all of the for-rental student homes hereby consented shall clearly identify the development as car free (excluding the permitted designated blue badge spaces).
- 42) Prior to the first occupation of the purpose-built student housing hereby permitted, the self-storage facility (Use Class B8) and light Industrial workspace / incubator units (Use Class E(g)(iii)) hereby permitted shall be completed in full.
- 43) The Café at Level 00 of the PBSA Building for which consent is hereby granted, shall not be open outside of the following hours:
 - 07:00hrs to 23:00hrs on Mondays to Saturdays; and
 - 09:00hrs to 22:00hrs on Sundays (including Bank Holidays).
- 44) The self-storage facility (Use Class B8) and light Industrial workspace / incubator units (Use Class E(g)(iii)) hereby permitted shall not be open outside of the hours 07:00hrs to 23:00hrs on any day.
- 45) Notwithstanding the details contained in any delivery and servicing plans or documents approved as part of any condition attached to this decision notice, all deliveries or collections to the non-residential parts of the development hereby approved shall only be between the hours of 07:00hrs to 23:00hrs on any day, unless otherwise approved in writing by the local planning authority.
- 46) The development hereby approved shall not be carried out other than in accordance with the recommendations of the approved Preliminary Ecological Appraisal, which comprises the following documents unless otherwise amended by other conditions in this decision notice, or superseded by any later documents in agreement with the local planning authority:
 - 'Ecological and Biodiversity Assessment ' - Version 2.0 - Dated March 2024
Produced by Bakerwell
 - 'Biodiversity Net Gain Letter Report' - Dated 02.02.24 - Produced by Bakerwell
 - 'Biodiversity Metric 4.0 Calculation Tool' - Dated 02.02.24 - Produced by Bakerwell.
- 47) 6,947 sqm of the Class B8 floorspace hereby approved shall be used for use Class B8 purposes only unless otherwise agreed by way of a formal application for planning permission.
- 48) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) 1,030 sqm of the Class E(g)(iii) floorspace hereby

approved shall be used for Class E (g) (iii) purposes only unless otherwise agreed by way of a formal application for planning permission, excepting such use as is required to meet the approved provision of temporary exhibition space.

- 49) Notwithstanding the provisions of Schedule 2, Part 16 of the Town & Country Planning (General Permitted Development) (England) Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted, unless otherwise approved in writing by the local planning authority.
- 50) No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure hereby permitted.
- 51) No meter boxes, flues, vents or pipes (other than rainwater pipes) or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved in writing by the local planning authority.
- 52) 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 plant Specific 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 in full accordance with the methodology of 'BS4142:2014 +A1:2019'. Suitable acoustic treatments shall be used to ensure compliance with the above standard. Prior to any plant being commissioned, a desk-based acoustic report validating the design's compliance with the standards described in this condition shall be submitted to the local planning authority for approval in writing. Within six months of first occupation of the relevant phase (as shown on the approved phasing plan) of the development hereby approved, an as-built acoustic report providing the results of a validation test and demonstrating compliance with the standards described in this condition shall be submitted to and approved in writing by the local planning authority. Once the as-built acoustic report has been approved, the plant and any acoustic treatments shall be permanently maintained as such thereafter.
- 53) No later than three months following substantial completion of the development hereby consented:
- a) a Post-Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the Planning Stage 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 Statements LPG; and

- b) confirmation of submission of the Post-Completion Circular Economy Report shall be submitted to the local planning authority for approval in writing.

- 54) Before commencement of any non-residential use involving the cooking of food, full particulars and details of a scheme for the extraction and ventilation of all commercial kitchens (which shall be designed in accordance with the EMAQ Document "Control of Odour and Noise from Commercial Kitchen Exhaust Systems" dated 05-09-2018) shall be submitted to and approved by the local planning authority in writing. The scheme shall include:

- Details of extraction rate and efflux velocity of extracted air;
- Full details of grease, particle and odour abatement plant;
- The location and orientation of the extraction ductwork and discharge terminal; and
- A management and servicing plan for maintenance of the extraction system.

Once approved the scheme shall be implemented in full and permanently maintained thereafter.

- 55) In the event that contamination is found that presents a risk to future users of the development or controlled waters or other receptors, a detailed 'Remediation and/or Mitigation Strategy' for the relevant phase (as shown on the approved phasing plan) of the development including:

- a) 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; and
- b) confirmation that, as a minimum, the site shall 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;

shall be submitted to and approved in writing by the local planning authority. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the relevant phase of the development. Following the completion of the works and measures identified in the approved 'Remediation and/or Mitigation Strategy', a 'Verification Report' providing evidence that all required remediation works have been completed (together with any future monitoring or maintenance requirements), shall be submitted to and approved in writing by the local planning authority. 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 and/or Mitigation Strategy' and (if required) a 'Verification Report' shall be submitted to the local planning authority for approval in writing.

- 56) Before any above grade work hereby consented begins (with the exception of demolition and site clearance), drawings at a scale of 1:20 together with 1:50 scale context drawings showing the detailed treatment for the south and east elevations of the employment facility shall be submitted to and approved in writing by the local planning authority.
- 57) Before any above grade work hereby consented begins (with the exception of demolition and site clearance), drawings and specification as appropriate showing an interim public realm scheme, comprising hard and soft landscaping, on the parts of the site fronting public highways shall be submitted to and approved in writing by the local planning authority.

APPEARANCES

FOR THE APPELLANT:

Alun Evans	Director ROK Planning
Rupert Warren	Kings Counsel
James Brown	Viability consultant

FOR THE LOCAL PLANNING AUTHORITY:

Patrick Cronin	Planning Officer
Tim Cutts	Head of Regeneration – Old Kent Road

INTERESTED PARTIES:

Cllr Richard Livingstone	Ward Councillor
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DOCUMENTS SUBMITTED AT THE HEARING

Statement of Common Ground
London Plan (2021) policy E4

DOCUMENTS SUBMITTED AFTER THE HEARING

London Plan (2021) policy E7
Homes for Londoners – Affordable Housing and Viability Supplementary Planning Guidance (2017)
Accelerating Housing delivery – GLA Planning and Housing Practice Note December 2024
Completed S106 agreement
Completed unilateral undertaking