Proposed List of Conditions Should Planning Permission be Granted for the 2021 Scheme

In the event the Inspector is minded to recommend the planning application for approval, the parties propose that the following conditions be included on the permission. The conditions have been agreed by the Council, Appellant, TfL and HE and the Appellant in particular confirms that the pre-commencement conditions are acceptable.

The conditions have been arranged into the following parts related by the timing of their triggers and whether the conditions apply to the whole application site or a specific building:

Part 1: Time limit for implementing the permission and the approved plans

Part 2: Pre-commencement conditions (site-wide)

Part 3: Above grade construction conditions (site-wide)

Part 4: Prior to occupation conditions (site-wide)

Part 5: Compliance conditions (site-wide)

Part 6: Other trigger conditions (site-wide)

Part 7: Tower building specific conditions

Part 8: Keats House specific conditions

Part 9: Georgian terrace specific conditions

Where in the list of conditions below reference is made to "the Georgian terrace", "Keats House", "the tower building", "the public realm element", "the basement element", this shall be understood as a reference to these elements as shown on the plans appended to the section 106 legal agreement entered into in association with the permission (in which the tower building is referred to as the Main Building).

No.	Proposed condition wording

Part 1: Time limit for implementing the permission and the approved plans

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

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

2. The development shall be carried out in accordance with the following approved plans:

20065_G_(00)_P119	Georgian Townhouses Proposed Lower Ground Floor Plan	P02
20065_G_(00)_P120	Georgian Townhouses Proposed Ground Floor Plan	P01
20065_G_(00)_P121	Georgian Townhouses Proposed First Floor Plan	P01
20065_G_(00)_P122	Georgian Townhouses Proposed Second Floor Plan	P01
20065_G_(00)_P123	Georgian Townhouses Proposed Third Floor Plan	P01
20065_G_(00)_P125	Georgian Townhouses Proposed Roof Floor Plan	P01
20065_G_(00)_P201	Georgian Townhouses Proposed North Elevation	P01
20065_G_(00)_P202	Georgian Townhouses Proposed East Elevation	P01
20065_G_(00)_P203	Georgian Townhouses Proposed South Elevation	P01
20065_G_(00)_P301	Georgian Townhouses Proposed Section A-A	P01
20065_G_(00)_P302	Georgian Townhouses Proposed Section B-B	P01
20065_G_(00)_P304	Georgian Townhouses Proposed Section DD - no.16	P02
20065_G_(00)_P305	Georgian Townhouses Proposed Section EE - no.14	P02
20065_G_(00)_P306	Georgian Townhouses Proposed Section FF - no.10	P02
20065_G_(00)_P307	Georgian Townhouses Proposed Section GG - no.4	P02
20065_G_(00)_P308	Georgian Townhouses Proposed Section HH - no.4	P02
20065_G_(00)_P309	Georgian Townhouses Proposed Section JJ - no.12	P02
20065_G_(00)_P401	Georgian Townhouses Proposed Vault	P01
20065_G_(12)_P119	Georgian Townhouses Lower Ground Floor Demolition Plan	P01
20065_G_(12)_P120	Georgian Townhouses Ground Floor Demolition Plan	P01

20065_G_(12)_P121	Georgian Townhouses First Floor Demolition Plan	P01	
20065_G_(12)_P122	Georgian Townhouses Second Floor Demolition Plan	P01	
20065_G_(12)_P123	Georgian Townhouses Third Floor Demolition Plan	P01	
20065_G_(12)_P125	Georgian Townhouses Roof Floor Demolition Plan	P01	
20065_G_(12)_P201	Georgian Townhouses North Elevation Demolition	P01	
20065_G_(12)_P202	Georgian Townhouses East Elevation Demolition	P01	
20065_G_(12)_P203	Georgian Townhouses South Elevation Demolition	P01	
20065_G_(12)_P401	Georgian Townhouses Vaults Demolition	P01	
20065_X_(00)_P118	Tower Plans - Level B2	P02	
20065_X_(00)_P119	Tower Plans - Level B1	P02	
20065_X_(00)_P120	Tower Plans - Level G	P02	
20065_X_(00)_P120M	Tower Plans - Level GM	P02	
20065_X_(00)_P121	Tower Plans - Level 01	P02	
20065_X_(00)_P122	Tower Plans - Level 02	P02	
20065_X_(00)_P123	Tower Plans - Level 03	P02	
20065_X_(00)_P124	Tower Plans - Levels 04-09	P02	
20065_X_(00)_P130	Tower Plans - Levels 10-13	P02	
20065_X_(00)_P134	Tower Plans - Level 14	P02	
20065_X_(00)_P135	Tower Plans - Level 15	P02	
20065_X_(00)_P136	Tower Plans - Level 16	P02	
20065_X_(00)_P137	Tower Plans - Levels 17-22	P02	
20065_X_(00)_P143	Tower Plans - Level 23	P02	
20065_X_(00)_P144	Tower Plans - Level 24	P03	
20065_X_(00)_P145	Tower Plans - Level 25	P03	
20065_X_(00)_P146	Tower Plans - Level 26 (Roof)	P03	
20065_X_(00)_P201	North Elevation Proposed	P02	
20065_X_(00)_P202	South Elevation Proposed	P02	
20065_X_(00)_P203	East Elevation Proposed	P02	
20065_X_(00)_P204	West Elevation Proposed	P02	

	20065_X_(00)_P205	LUL Tube Station Proposed Plan and Elevation	P02	
	20065_X_(00)_P301	Section AA Proposed	P02	
	20065_X_(00)_P302	Section BB Proposed	P02	
	20065_X_(12)_P119	Demolition Scope of Existing Level LG Plan	P01	
	20065_X_(12)_P120	Demolition Scope of Existing Level 00 Plan	P01	
	20065_X_(12)_P121	Demolition Scope of Existing Level 01 Plan	P01	
	20065_X_(12)_P122	Demolition Scope of Existing Level 02 Plan	P01	
	20065_X_(12)_P123	Demolition Scope of Existing Level 03 Plan	P01	
	20065_X_(12)_P124	Demolition Scope of Existing Level 04 Plan	P01	
	20065_X_(12)_P125	Demolition Scope of Existing Lower Roof Plan	P01	
	20065_X_(12)_P126	Demolition Scope of Existing Upper Roof Plan	P01	
	20065_X_(12)_P201	Demolition Scope of Existing Elevation 01	P01	
	20065_X_(12)_P202	Demolition Scope of Existing Elevation 02	P01	
	20065_X_(12)_P203	Demolition Scope of Existing Elevation 03	P01	
	20065_X_(12)_P205	Demolition Scope of Existing Elevation 05	P01	
	20065_X_(12)_P206	Demolition Scope of Existing Elevation 06	P01	
	20065_X_(12)_P207	Demolition Scope of Existing Elevation 07	P01	
	20065_X_(12)_P301	Demolition Scope of Existing Section A-A	P01	
	20065_X_(12)_P302	Demolition Scope of Existing Section B-B	P01	
	20065_X_(12)_P303	Demolition Scope of Existing Section C-C	P01	
	20065_X_(12)_P304	Demolition Scope of Existing Section D-D	P01	
	20065_X_(12)_P305	Demolition Scope of Existing Section E-E	P01	
	166-NCC2-GA01	General Arrangement Ground Floor	01	
	166-NCC2-GA02	General Arrangement Level 03 Terrace, Balconies and Level 01 Green Roof	01	
	166-NCC2-GA03	General Arrangement Level 24 Terrace	01	
	166-NCC2-GA04	General Arrangement Level 26 Terrace	01	
	166-NCC2-GS01	General Sections Ground Floor	01	
	166-NCC2-GS02	General Sections Level 03 & Balconies	01	

	166-NCC2-GS03	General Sections Level 24 & Level 26	01

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

3. APPROVED DEVELOPMENT

The quantum of built floorspace for the development shall be as specified below.
The uses within the tower building hereby permitted are limited to the following maximum floor areas and at the identified floor levels

- Office (Class E(g)(i)) – basement to level 23 – 49,139sqm GEA
- Retail (Class E(a)) or office (Class E(g)(i) – ground and mezzanine – 358sqm GEA
- Restaurant and café (Class E(b)) – level 24 – 450sqm GEA
- Ancillary plant and servicing space at basement and ground levels, and roof levels 24 to 26.

The uses within the Keats House building hereby approved are limited to the following maximum floor areas and at the identified floor levels:

- Office (Class E(g)(i)) – lower ground to level 02 – 487sqm GEA

The uses within the Georgian terrace hereby approved are limited to the following maximum floor areas and at the identified floor levels:

- Office (Class E(g)(i)) – lower ground to level 02 – 1,847sqm GEA

No more than 2 car parking space and 2 loading bays shall be provided in the development. The 2 car parking spaces suitable for use by people with disabilities shall be provided in accordance with the drawings hereby approved and shall be retained throughout the life of the building and be readily available for use by disabled occupiers and visitors without charge to the individual end users of the parking.

The development must be undertaken in accordance with this description of development and quantum of built floorspace.

Reason:
To ensure that the development is carried out in accordance with the approved drawings, documents and the Environmental Statement.

Part 2: Pre-commencement conditions (site-wide)

4.	DEFINITION OF WORKS Prior to any works commencing, including demolition, a Works Element Plan shall be submitted to and approved in writing by the Local Planning Authority. The Works Element Plan shall confirm by reference to a drawing or drawings the extent of the works to be undertaken within each element of the approved development: the demolition element; the Georgian terrace element; the Keats House element; the tower building element; the public realm element; the basement element; and the intended duration and completion of each element. The development shall be undertaken only in accordance with the approved Works Element Plan. The Works Element Plan may be amended from time to time, subject to obtaining the prior written approval of the Local Planning Authority. The works within the basement element, Georgian terrace element and Keats House element shall be completed and made ready for occupation, and the public realm element completed and made available for public use prior to the first occupation of the tower building element, unless otherwise agreed by the Local Planning Authority in an approved Works Element Plan. Reason: To ensure each element of the approved development is delivered prior to the occupation of the tower building with its associated basement servicing and cycle parking facilities to prevent a gap in the streetscene, by requiring the reprovision of Keats House and ensuring the replacement walls and roof are constructed to the listed buildings to protect their historic fabric. In order to comply with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policies D9 Tall buildings and HC1 Heritage conservation and growth of the London Plan (2021), and policies P17 Tall buildings, P19 Listed buildings and structures, P20 Conservation areas and P21 Conservation of the historic environment and natural heritage of the Southwark Plan (2022).
5.	DEMOLITION MANAGEMENT PLANS A) Demolition works shall not begin until a *Demolition Logistics Plan* to manage all freight vehicle movements to and from the site during demolition of the existing building(s) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London and Guy's and St Thomas' Hospital). The Demolition Logistics Plan shall include: (a) the management of all freight vehicle movements to and from the site during demolition of the existing buildings; (b) loading and unloading of plant and materials including vehicle turning areas; (c) storage of plant and materials; (d) programme of works (including measures for traffic management and cyclist and pedestrian comfort and safety); (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 any crane(s) and scaffolding; (i) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the Local Planning Authority and Transport for London), in order to identify and address potential cumulative highway effects during the demolition phase. (j) relevant measures from the Mayor of London's Construction Logistics Plan Guidance (2017), and specifically address the comfort and safety of vulnerable road users through compliance with the Construction Logistics and Cyclist Safety (CLOCS) Standard for Construction Logistics, Managing Work Related Road Risk; (k) as a minimum, all haulage contractors should be FORS Silver (or equivalent) registered and use the highest rated Direct Vision Standard lorries as possible. B) Demolition works shall not begin until a *Demolition Environmental Management Plan* has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The Plan shall detail a scheme for protecting nearby residents and commercial occupiers (including without limitation Guy's and St Thomas' Hospital) from noise, dust and other environmental effects, a site waste management plan to detail how waste will be reused, recycled and/or disposed of and managed (the burning of waste on the site at any time is specifically precluded). The scheme shall be based on the Southwark's Code of Construction Practice, the Mayoral Control of Dust and Emissions during Construction and Demolition SPG and the Mayor of London's emissions standards for NRMM (or any subsequent, replacement code of practice) and arrangements for liaison and monitoring set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the demolition process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. C) The demolition shall not be carried out otherwise than in accordance with the approved Demolition Logistics Plan and approved Demolition Environmental Management Plan. The approved Plans 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 and Transport for London upon request. The approved Plans shall be retained for the duration of the demolition and site clearance of the development. Reason: The demolition of the scheme is likely to be challenging, given the site access constraints, busy surrounding roads, high numbers of vulnerable highway users, neighbouring premises and scale of development. These details are required prior to demolition work commencing in order that the impact on the transport network, neighbouring premises and wider environment is minimised from the time that demolition starts, and to protect the structural integrity of the pavements and roadways. To ensure that demolition works do not have an adverse impact on public safety, transport network or neighbour amenity by securing the

	mitigation identified in the Environmental Statement, in accordance with London Plan policies T7 Deliveries, servicing and construction and SI7 Reducing waste and supporting the circular economy, and policies P50 Highway impacts, P56 Protection of amenity and P62 Reducing waste of the Southwark Plan (2022).
6.	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN Prior to the commencement of the development (excluding demolition, site clearance and/or site investigations), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London and Guy's and St Thomas' Hospital). The CEMP shall include (but not be limited to) details relating to: (a) any ground works (including decontamination) (b) scheme for security fencing / hoardings, depicting a readily visible 24-hour contact number for queries or emergencies (c) construction and access to the site (d) hours of operation (e) predicted levels of, means to control / minimise the impact of, and monitoring of noise, odour dust, vibration and smoke (f) a scheme for protecting nearby residents and commercial occupiers (including without limitation Guy's and St Thomas' Hospital) and pedestrians and cyclists from noise, dust and other environmental effects during construction (g) road cleaning including wheel washing (h) suitable pollution prevention measures for the safe storage of fuels, oils and chemicals and the control of sediment laden site discharge to protect water quality including into the Thames during the construction phase (i) details of vibro-compaction machinery and a method statement (j) a site waste management plan to detail how waste will be reused, recycled and/or disposed of and managed (the burning of waste on the site at any time is specifically precluded) (k) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the Local Planning Authority and Transport for London), in order to identify and address potential cumulative environmental effects during the construction phase. The CEMP shall be based on Southwark's Code of Construction Practice, GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction' SPG and the Mayor of London's emissions standards for NRMM (or any subsequent, replacement code of practice) and arrangements for liaison and monitoring set out therein. The detailed design and method statements (AIP) for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway shall demonstrate accordance with CG 300 'Technical Approval of Highway Structures'. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London).

	The development shall not be carried out other than in accordance with the approved CEMP. The CEMP shall be retained and complied with for the duration of the groundworks and construction process for the development. Reason: In the interests of public safety, to ensure a minimal effect on the amenities of neighbouring premises and the transport network, to promote waste reduction, and to protect the structural integrity of the pavements and roadways. In accordance with London Plan policies SI7 Reducing waste and supporting the circular economy and T7 Deliveries, servicing and construction and policies P50 Highways Impacts, P56 Protection of amenity and P62 Reducing waste of the Southwark Plan (2022). These details are required prior to construction in order that the impact on amenities is minimised from the time that the construction starts.
7.	CONSTRUCTION LOGISTICS PLAN No construction works (excluding demolition, site clearance and site investigations) shall commence until a Construction Logistics Plan(s) (CLP) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The CLP shall include details of: (a) the management of all freight vehicle movements to and from the site during construction of the development; (b) loading and unloading of plant and materials including vehicle turning areas; (c) storage of plant and materials; (d) sourcing of materials; (e) programme of works (including measures for traffic management and cyclist and pedestrian comfort and safety); (f) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (g) hours of operation; (h) means to prevent deposition of mud on the highway; (i) location and height of crane(s) and scaffolding, including crane aircraft safety lighting; (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites including without limitation Guy's and St Thomas' Hospital (through the Local Planning Authority and Transport for London), in order to identify and address potential cumulative highway effects during the demolition and construction phase. The CLP shall be prepared in accordance with the Mayor's CLP Guidance dated July 2017, add further detail to the submitted outline construction management plan and shall specifically address the safety of vulnerable road users through compliance with the CLOCS Standard. As a minimum, all haulage contractors should be FORS Silver (or equivalent) registered and use the highest rated Direct Vision Standard lorries as possible. The development shall be constructed in accordance with the relevant approved CLP. The CLP 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 and Transport for London upon request. The CLP shall be retained for the duration of the construction process for the development. Reason: The construction of the scheme is likely to be challenging, given the site access constraints, busy surrounding roads, high numbers of vulnerable users, and scale of development. To ensure the development does not raise highway safety or aircraft safety matters by securing the mitigation identified in the Environmental Statement, to accord with policy P50 Highway impacts of the Southwark Plan (2022) and policy T7 Deliveries, servicing and construction of the London Plan (2021).
8.	DEMOLITION OF BUILDINGS Prior to commencement of demolition works to the Georgian terrace, Keats House or the existing office building, one or more construction contract(s) (under which one of the parties is obliged to carry out and complete works of redevelopment of the site for which planning permission has been granted (or the relevant element of the redevelopment) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority. Reason: To prevent a partial implementation that would leave a gap in the streetscene, to require the reprovision of Keats House and ensuring the replacement walls and roof are constructed to the listed buildings to protect their historic fabric and to maintain the character and appearance of the Borough High Street Conservation Area. In accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021) and P20 Conservation areas of the Southwark Plan (2022).
9.	PROTECTION OF THE GEORGIAN TERRACE, KEATS HOUSE AND CONYBEARE HOUSE FACADES DURING THE WORKS A) Prior to the commencement of any demolition, Method Statement(s) for the protection of the elements of the Georgian terrace that are to be retained, for the protection of the Keats House façades to be retained, and for the protection of the Conybeare House façade during the Keats House removal shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any impact on the Transport for London road network). B) Prior to the commencement of any construction (excluding demolition, site clearance and site investigations), Method Statement(s) for the protection of the elements of the Georgian terrace that are to be retained, for the protection of the Keats House façades to be relocated, and for the protection of the Conybeare House façade after the Keats House removal shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for

	London in relation to any impact on the Transport for London road network). The Method Statement(s) submitted under (A) and (B) of this condition shall detail how these heritage assets are to be protected and supported during the works, and include the design of any internal and external scaffolding and any temporary roof (including details of all fixings into historic fabric and protection at building interfaces). The works shall not be undertaken otherwise than in accordance with the approved Method Statements. Reason: In order to ensure the special historic qualities of the listed buildings and Keats House façades are protected, in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021), and policies P19 Listed buildings and structures, P20 Conservation areas and P21 Conservation of the historic environment and natural heritage of the Southwark Plan (2022).
10.	ARCHAEOLOGICAL MITIGATION A) Prior to the commencement of development (excluding demolition works above ground level, site clearance and site investigations) a written scheme of investigation (WSI) for those parts of the site which have archaeological interest shall be submitted to and approved in writing by the Local Planning Authority. The WSI shall be prepared and implemented by a suitably qualified professionally accredited archaeological practice. B) For land that is included within the WSI, no below ground demolition/ development/ excavation shall take place other than in accordance with the approved WSI which shall include: (i) The programme and methodology of site investigation and recording; and (ii) The programme for post-excavation assessment C) The archaeological works shall be undertaken in accordance with the approved details. D) Prior to commencement of the development (excluding demolition above ground level, site clearance and site investigation works) a Public Engagement Programme shall be submitted to and approved by the Local Planning Authority. The Public Engagement Programme shall set out: i) How the archaeology fieldwork areas will be hoarded to provide opportunities for passers-by to safely view the excavations; ii) Drawings (artwork, design, text and materials, including their location and a full specification of the construction) for the public interpretation and presentation display celebrating the historic setting of the site, to be located on suitably visible public parts of the temporary site hoarding; iii) Details of at least one event, such as a heritage trail, that will be held during the fieldwork 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). E) Prior to the commencement of the archaeology fieldwork, the hoarding shall be installed in full accordance with the approved details referred to in parts D.i) and D.ii) of this condition, and the hoarding shall remain as such and in place throughout the archaeology fieldwork phase. During the archaeology fieldwork, the event (referred to in part D.iii) shall be carried out. Reason: In order that the details of the programme of works for the archaeological mitigation (as identified in the Environmental Statement) are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with policy P23 Archaeology of the Southwark Plan (2022), policy HC1 Heritage conservation and growth of the London Plan (2021) and the National Planning Policy Framework (2021) and to promote knowledge and understanding of the archaeological interest of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021) and P23 Archaeology of the Southwark Plan (2022).
11.	BASEMENT IMPACT ASSESSMENT Prior to the commencement of development (excluding above ground level demolition, site clearance and site investigation works), a Basement Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Basement Impact Assessment shall be based upon the topics considered in the submitted Basement Impact Assessment by AKT II dated July 2021, be informed by the site specific geotechnical and fabric investigations undertaken. It shall include groundwater mitigation measures to protect the underlying aquifer and to minimise the risk of ground water flooding, and details of the underpinning of foundations of the buildings within and adjoining the site as required. The development shall be undertaken in accordance with the approved Basement Impact Assessment. Reason: To minimise the potential for the site to contribute to changes in groundwater conditions, the risk to the underlying aquifer and groundwater flooding in accordance with the Environmental Statement mitigation, Southwark's Basements and Flooding Guide, Appendix I of Southwark's Strategic Flood Risk Assessment (2016), and policy P68 Reducing flood risk of the Southwark Plan (2022), and to support the historic buildings during the basement excavation work.
12.	LONDON UNDERGROUND ASSET PROTECTION Prior to the commencement of development (excluding site investigation works), detailed design and method statements shall be submitted to and approved in writing by the Local Planning Authority (in consultation with London Underground Limited)

	which: - provide demolition and construction details of all structures, details of all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent) for each stage of the development; - accommodate the location of the existing London Underground structures and tunnels; - accommodate ground movement arising from the construction thereof; - and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed in their entirety, before any part of the building hereby permitted is occupied. Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 Transport capacity, connectivity and safeguarding of the London Plan (2021) and 'Land for Industry and Transport' Supplementary Planning Guidance (2012).
13.	PILING No piling or any other foundation designs using penetrative methods shall take place until a piling method statement has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water and the Environment Agency). The method statement must include details of: (a) the depth and type of piling to be undertaken (b) the methodology by which such piling will be carried out, including monitoring systems (c) measures to prevent and minimise the potential for damage to subsurface water infrastructure, demonstrating there is no resultant unacceptable risk to groundwater (d) measures to prevent and minimise potential damage to listed buildings within and adjoining the site (including without limitation Guy's and St Thomas' Hospital). (e) the programme for the works Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue and due to the proximity of listed buildings within and adjacent to the site which may be affected by the piling works. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. The proposed works will also be in close proximity to underground water utility infrastructure. Piling has the

	potential to impact on local underground water utility infrastructure. Mitigation has been identified in the Environmental Statement. To ensure that the development does not harm groundwater resources or historic buildings in line with the National Planning Policy Framework (2021) paragraph 183 and section 16, and policies P64 Contaminated land and hazardous substances and P19 Listed buildings and structures of the Southwark Plan (2022).
14.	SITE CONTAMINATION Prior to the commencement of development (excluding above ground level demolition and site clearance) the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency): 1) A site investigation scheme, based on the Preliminary Environmental Risk Assessment' (PERA) by Waterman (reference WIE11375-103-R-3.1.4-RJM dated April 2021), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved. Reason: For the protection of Controlled Waters. 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 in line with the National Planning Policy Framework (2021) paragraph 183 and policy P63 Contaminated land and hazardous substances of the Southwark Plan (2022). The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.
15.	DRAINAGE STRATEGY Prior to the commencement of development (excluding demolition, site clearance and site investigations), details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any impact on the entrance to London Bridge underground station or the Transport for London road network), including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve rates limited to the greenfield rate (unless otherwise agreed by the Local Planning Authority) and a reduction in surface water runoff rates during the 1% Annual

	Exceedance Probability (AEP) event plus climate change allowance. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows, and set out the maintenance responsibilities of the site owner. The site drainage must be constructed in accordance with the approved details. Reason: To minimise the potential for the site to contribute to surface water flooding, as identified in the Environmental Statement, and to accord with policy SI 13 Sustainable drainage of the London Plan (2021) and policy P68 Reducing flood risk of the Southwark Plan (2022).
16.	HOSTILE VEHICLE MITIGATION Prior to the commencement of development (with the exception of demolition works, site clearance, site investigations, excavation and piling), details of the proposed hostile vehicle mitigation within the site boundary adjacent to St Thomas Street between the Georgian terrace and Keats House and along the site boundary with Kings Head Yard are to be submitted to and approved in writing by the Local Planning Authority. No hostile vehicle mitigation measures shall be installed within the public highway on St Thomas Street or Borough High Street. The specification of the accredited vehicle security barriers shall be informed by a vehicle dynamics assessment by a suitably qualified specialist listed on the Register of Security Engineers and Specialists and shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Metropolitan Police). The development shall then be implemented in accordance with the approved details and maintained thereafter. Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2021), policy D11 Safety, security and resilience to emergency of the London Plan (2021) and policy P16 Designing out crime of the Southwark Plan (2022).
17.	BLAST MITIGATION IMPACT ASSESSMENT Prior to the commencement of development (with the exception of demolition works, site clearance and site investigations), a Blast Mitigation Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any impact on the entrance to London Bridge underground station and the Metropolitan Police). The development shall incorporate such measures as are necessary within the site to mitigate the blast impact, details of which shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any impact on the entrance to London Bridge underground station and the Metropolitan Police) before any construction works thereby affected are begun. The development shall be implemented in accordance with

	the approved details and shall be retained in place for the life of the building unless otherwise agreed in writing by the Local Planning Authority (in consultation with Transport for London in relation to any impact on the entrance to London Bridge underground station). Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2021), policy D11 Safety, security and resilience to emergency of the London Plan (2021) and policy P16 Designing out crime of the Southwark Plan (2022).
18.	FULL FIBRE CONNECTIVITY Prior to the commencement of development (with the exception of demolition works, site clearance, site investigation works, excavation and piling), 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. Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with policy SI6 Digital connectivity infrastructure of the London Plan (2021).
19.	WHOLE LIFE CARBON (a) Prior to the commencement of development (including demolition) a Whole Life-Cycle Carbon Assessment demonstrating compliance with Part F of Policy SI 2 “Minimising greenhouse gas emissions” of the London Plan (2021), shall be submitted and approved in writing by the Local Planning Authority. This assessment shall develop a strategy for the implementation of whole life cycle carbon principles in both the approved buildings’ and the site's construction, operational and demolition phases. The development shall be carried out in accordance with the approved details. (b) Within 12 months of first occupation of the development, an updated Whole Life-Cycle Carbon Assessment demonstrating compliance with Part F of policy SI 2 "Minimising greenhouse gas emissions" of the London Plan (2021), shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate updated whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment based on actual emissions. The updated assessment should evidence what actions have been taken in implementing the development to reduce whole life-cycle carbon emissions, including assessment and evidencing of the recommendations set out in the approved pre-commencement Whole Life-Cycle Carbon Assessment.

	Reason: To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with policy SI2 Minimising greenhouse gas emissions of the London Plan (2021).
20.	CIRCULAR ECONOMY (a) Prior to the commencement of development (including demolition) a Circular Economy Statement demonstrating compliance with Part B of Policy SI 7 'Reducing waste and supporting the circular economy' of the London Plan (2021) and including measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall develop a strategy for implementing the London Plan's circular economy principles in the approved building structures and the site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction. The development shall be carried out in accordance with the approved details. (b) No later than three months following substantial completion of the development hereby consented, a Post Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority. Reason: To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with policies GG6 Increasing efficiency and resilience and SI 7 Reducing waste and supporting the circular economy of the London Plan (2021).
21.	HARD AND SOFT LANDSCAPING Prior to the commencement of development (excluding demolition works, site clearance, site investigations, excavation and piling), landscaping details shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to areas adjacent to the new entrance to London Bridge underground station or the Transport for London road network). The details shall include: a) 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 and edge details) and including the roof terraces, planted balconies and green walls (planting, soil volume, irrigation and fixings). b) The proposed tree planting, tree pit cross sections, soil volumes, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period,

	and programme for the timing of the planting. c) The measures set out in the submitted urban greening factor calculation (in the Landscaping Strategy Addendum) to achieve a score of at least 0.44 shall be detailed and implemented in full. d) Details of the water fountain(s) to be provided for free public use. e) Details of bird nesting boxes/bricks. No fewer than 18 nesting boxes/bricks shall be provided (two with unobstructed entrances for swifts, and two for starlings placed at least 3m apart to reduce aggression in starling pairs) and the details shall include the exact location, specification and design of the habitats. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works (or as approved for the tree planting) and prior to first occupation of the development. Any trees or shrubs that is 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 by specimens of the same size and species in the first suitable planting season. 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. Planting shall comply to 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. The bird boxes/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 nesting boxes/bricks shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter. A post completion assessment confirming the nest/roost features have been installed to the agreed specification shall be submitted to the Local Planning Authority within three months of first occupation of the building of which they form part. Reason: So that the Local Planning Authority may be satisfied with the details of the landscaping scheme 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 and contributes towards creation of habitats. In accordance with the National Planning Policy Framework (2021)

	(including Section 15 Conserving and enhancing the natural environment), policies G5 Urban greening, G6 Biodiversity and access to nature, G7 Trees and woodland and D8 Public realm of the London Plan (2021), policies P13 Design of places, P14 Design quality, P17 Tall buildings, P60 Biodiversity and P61 Trees of the Southwark Plan (2022). Tree planting and landscaping are necessary to mitigate the anticipated wind conditions detailed in the Environmental Statement, and need to be in place prior to first occupation of the development, in accordance with policy D9 Tall buildings of the London Plan (2021) and policy P17 Tall buildings of the Southwark Plan (2022).
22.	CYCLE PARKING A) Prior to the commencement of development (excluding demolition, site clearance, site investigations, excavation and piling), details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles, and staff facilities shall be submitted to and approved in writing by the Local Planning Authority. The details shall show the type of cycle stands, the provision for larger accessible cycles, along with the shower facilities, the cycle lift access, and cycle ramp. Unless otherwise approved in writing by the Local Planning Authority, changing facilities and showers, including no fewer than 79 showers and 515 lockers, shall be provided in accordance with the drawings hereby approved. B) Prior to construction works above the ground floor slab of the tower building, and notwithstanding the cycle parking indicated on the approved ground floor drawings, details (1:50 scale drawings) of the cycle parking facilities to be provided for visitors shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any such facilities to be provided on the Transport for London road network). The details shall show the type of cycle stands, their locations (so as not to block pedestrian routes), provision for larger accessible cycles, and arrangement for accessing any visitor parking proposed within the basement of the tower building. The cycle parking facilities shall be provided in accordance with the approved details prior to first occupation of the development, be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given. Reason: To make travel by bicycle more convenient in order to encourage greater use of bicycles by commuters in accordance with the National Planning Policy Framework (2021), policies D5 Inclusive design and T5 Cycling of the London Plan (2021) and policy P53 Cycling of the Southwark Plan (2022).
23.	FIRE EVACUATION LIFT

	Prior to commencement of the development (except demolition, site clearance, site investigations and works to secure, protect and relocate the retained façade), 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) in a) the tower building and b) Keats House 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 be carried out in accordance with these details and maintained as such in perpetuity. Reason: In the interests of fire safety and inclusive design, in accordance with policy D5 Inclusive design of the London Plan (2021).
Part 3: Above grade conditions (site-wide)	
24.	SECURED BY DESIGN 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 Commercial 2015 (or any replacements thereof). Details of these measures shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to areas in the vicinity of the new entrance to London Bridge underground station and the Metropolitan Police) prior to commencement of construction above the ground floor slab of the tower building and shall be implemented in accordance with the approved details prior to occupation of the relevant element. Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2021), policy P16 Designing out crime of the Southwark Plan (2022) and D11 Safety, security and resilience to emergency of the London Plan (2021).
25.	LANDSCAPE MANAGEMENT PLAN Before any work after installation of the 15th floor slab of the tower building begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules (for all landscaped areas, trees, biodiverse roof, terrace planting, ecological features and water fountain(s)), shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. Reason: This condition is necessary to ensure the management of the public realm and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with the NPPF (2021), policies D8 Public realm, G1 Green

	infrastructure, G5 Urban greening and G6 Biodiversity and access to nature of the London Plan (2021). It is a mandatory criterion of BREEAM (LE5) to monitor long term impact on biodiversity and to produce a landscape and habitat management plan.
Part 4: Prior to occupation conditions (site-wide)	
26.	VERIFICATION REPORT Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy (approved pursuant to condition 15) and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). 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. Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use. To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with the National Planning Policy Framework (2021) paragraph 183, and policy P64 Contaminated land and hazardous substances of the Southwark Plan (2022).
27.	THAMES WATER – WATER NETWORK INFRASTRUCTURE No development shall be occupied until documentary evidence has been submitted to and approved in writing by the Local Planning Authority that Thames Water has provided confirmation that either: 1. all water network upgrades required to accommodate the additional flows to serve the development have been completed; Or: 2. a development and infrastructure phasing plan has been agreed with Thames Water to allow the development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan. Reason:

	The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The condition is necessary to ensure compliance with policy SI5 Water infrastructure of the London Plan (2021) and IP1 Infrastructure of the Southwark Plan (2022).
28.	FLOOD RISK MANAGEMENT Prior to the occupation of the development, a flood risk management plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any impact on the entrance to London Bridge underground station). The plan shall confirm that the site will be registered for the flood warning system, and how the site's facilities management would deploy the temporary flood protection measures in the event of an expected flood. The site shall be operated in accordance with the approved flood risk management plan. Reason: To reduce the flood risk for future occupiers, in accordance with policy SI2 Flood risk management of the London Plan (2021) and P68 Reducing flood risk of the Southwark Plan (2022).
Part 5: Compliance conditions – site-wide	
29.	RESTRICTION ON USE CLASS 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), and notwithstanding the uses within Class E, the development shall be used only for the following purposes: - the office floorspace hereby approved shall be used for Use Class E(g)(i) office purposes only; - the flexible office/retail floorspace at ground and mezzanine levels of the tower building shall be used for Use Class E(g)(i) office or E(a) retail purposes only; - the restaurant floorspace in the tower building at levels 24 and 25 shall be used for Use Class E(b) restaurant and café purposes only; - the public rooftop garden (and its associated ground floor entrance and lift access) shall be used as a public garden only; - the ancillary floorspace within the basement and at roof levels shall be used for ancillary purposes to the above listed uses only; unless otherwise agreed by way of a formal application for planning permission. Reason: In order to ensure that the site provides the proposed office, retail, leisure and combined office and community space for this site within the Central Activities Zone, Opportunity Area and town centre in line with the submitted application, its Environmental

	Statement and its assessment. Other uses within the same Use Classes may have different impacts than those assessed within the Environmental Statement and application.
30.	PROVISION OF REFUSE STORAGE The refuse stores (including holding areas) shall be provided in accordance with the approved plans and be made available for use prior to the occupation of the development and retained as such thereafter. Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Sections 8 Promoting healthy and safe communities and 12 Achieving well-designed places of the National Planning Policy Framework (2021), and policies P56 Protection of amenity and P2 Reducing waste of the Southwark Plan (2022).
31.	UNEXPECTED CONTAMINATION If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority. Reason: There is always the potential for unexpected contamination to be identified during development groundworks. 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 from previously unidentified contamination sources at the development site. This is in line with the National Planning Policy Framework (2021) paragraph 183, and policy P64 Contaminated land and hazardous substances of the Southwark Plan (2022).
32.	SURFACE WATER DRAINAGE/INFILTRATION 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 in advance of the system's installation, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details. Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could

	ultimately cause pollution of groundwater. This is in line with the National Planning Policy Framework (2021) paragraph 183, and policy P64 Contaminated land and hazardous substances of the Southwark Plan (2022).
33.	FLOOD RISK The development hereby permitted shall be carried out in accordance with the recommendations of the approved New City Court Flood Risk Assessment 09/07/2021, unless a revised flood risk assessment is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out. Reason: To ensure the development is designed safely in reference to flood risk, in accordance with policy SI2 Flood risk management of the London Plan (2021) and P68 Reducing flood risk of the Southwark Plan (2022).
34.	OPENING HOURS The retail, café, and restaurant uses of the development hereby permitted shall not be open to customers or visitors between the hours of 23:00 on one day and 07:00 on the following day. Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework 2021 and policy P56 Protection of amenity of the Southwark Plan (2022).
35.	HOURS OF USE OF TERRACES Other than for maintenance purposes, repair purposes or means of escape, the terraces and balconies of the tower building (excluding the terrace associated with the roof garden) hereby approved shall not be used outside of the following hours: 07:00 - 22:00 on Mondays to Fridays and 10:00 – 17:00 on Saturdays. Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework 2021 and policy P56 Protection of amenity of the Southwark Plan (2022).
36.	WINDOWS Unless agreed pursuant to condition 46 of this permission, the approved window openings to the tower building, Keats House building and Georgian terrace building hereby approved shall be clear glass and shall not be painted, covered or otherwise obscured or obstructed without prior written consent of the Local Planning Authority. Reason:

	In order that the Local Planning Authority may be satisfied as to the design of these buildings, in the interest of their appearance and the frontages remain active and retaining a relationship with the public realm and streets in accordance with policies D4 Good quality design of the London Plan (2021) and P14 Design quality of the Southwark Plan (2022).
37.	RESTRICTION ON THE INSTALLATION OF ROOF PLANT No roof plant, building maintenance unit, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof(s) or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted. Reason: In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building, the visual amenity of the area and LVMF view in accordance with the National Planning Policy Framework (2021), policy HC4 London View Management Framework of the London Plan (2021), and policy P14 Design Quality of the Southwark Plan (2022).
38.	RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT Notwithstanding the provisions of Schedule 2 Part 16 The Town and Country Planning (General Permitted Development) 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 approved. Reason: In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building, visual amenity of the area or LVMF view is installed on the roof of the building in accordance with: the National Planning Policy Framework (2021), HC4 London View Management Framework of the London Plan (2021), and policy P14 Design quality of the Southwark Plan (2022).
39.	FIRE SAFETY The development hereby permitted shall be carried out in accordance with the Fire Statement by CBDSP dated April 2021, unless a revised fire statement is submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any interaction with evacuation procedures or routes at London Bridge underground station) prior to the relevant works being carried out. Reason: In order to ensure that the fire safety of the proposed development has been duly considered, as required by policy D12 Fire

	safety of the London Plan (2021).
Part 6: Other trigger conditions (site wide)	
40.	ARCHAEOLOGY REPORTING SITE WORK Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site findings and preparation of an archive for the archaeological findings shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in this assessment report shall be carried out in accordance with any such approval given, and publication of the site findings shall be undertaken prior to the first occupation of the development. Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with P23 Archaeology of the Southwark Plan (2022), HC1 Heritage conservation and growth of the London Plan (2021) and the National Planning Policy Framework (2021).
41.	PLANT NOISE 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 BS 4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results along with details of any acoustic mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The plant and equipment shall be installed, constructed and operated in accordance with the approval given and shall be permanently maintained thereafter. Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with policy P56 Protection of amenity of the Southwark Plan (2022).
42.	SECURITY EQUIPMENT Details of the lighting (including: design; power and position of luminaries; light intensity contours) of external areas and security

	surveillance equipment shall be submitted to and approved by the Local Planning Authority prior to the installation of any such equipment. Prior to the external lighting being commissioned for use, a validation report to confirm the lighting levels are in accordance with the approved details shall be submitted to the Local Planning Authority for approval in writing. The development shall not be carried out or operated otherwise than in accordance with any such approval given. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2020). Reason: In the interest of the security of the development, the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2021), policy D11 Safety, security and resilience to emergency of the London Plan (2021) and P56 Protection of amenity of the Southwark Plan (2022).
43.	BREEAM REPORT AND POST CONSTRUCTION REVIEW (a) Before any fit out works to the tower building begin, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM interim design certificate of building performance) to achieve an 'outstanding' rating, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given; (b) Before any fit out works to the Keats House building begin, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM interim design certificate of building performance) to achieve an 'outstanding' rating, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given; (c) Before the first occupation of the tower building or Keats House 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 standards at (a) and/or (b) as relevant have been met for that building. Reason: To ensure the tower proposal achieves the exemplary sustainability standards included in the proposed scheme and complies with Chapter 14 Meeting the challenge of climate change, flooding and coastal change of the National Planning Policy Framework (2021), policies SI 2 Minimising greenhouse gas emissions and SI5 Water infrastructure of the London Plan (2021), and policy P69 Sustainability standards of the Southwark Plan (2022).
Part 7: Tower building specific conditions	
44.	SCREENING WINDOWS Prior to the commencement of any construction works above grade for the tower building, details of how the windows in the south-western corner of the tower (facing to the south, south-west and west) at mezzanine, first, second and third floors of the

	tower building are to be designed with obscured glazing, screens or some other means to maintain the privacy of the neighbouring residential properties, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details and maintained as such in perpetuity. Reason: In the interest of neighbour amenity, in accordance with policy P56 Protection of amenity of the Southwark Plan (2022).
45.	MATERIALS Prior to the commencement of any construction works above grade for the tower building, samples of all facing materials for the tower building shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details. Reason: In order that the Local Planning Authority may be satisfied as to the design, details and to minimise solar glare from the façades in accordance with policies D4 Delivering good design and D9 Tall buildings of the London Plan (2021), and policies P14 Design quality and P17 Tall buildings of the Southwark Plan (2022).
46.	DETAILED DRAWINGS - TOWER Prior to the commencement of any construction works of the tower building, the following details shall be submitted to and approved in writing by the Local Planning Authority: a) 1:200 contextual drawings of the tower's elevations showing the locations of the relevant features listed in part b) and; b) 1:10 or 1:5 scale elevation, plans and cross-sections of: 1) windows, 2) external doors, 3) terrace screens and balustrades, 4) louvres, 5) roof plant screening, 6) roof garden level restaurant façade, 7) roof garden level pavilion, 8) circular pavilion to level 24, 9) colonnade columns, fenestration and doors, and 10) the rooftop plant and building maintenance units. The development shall not be carried out otherwise than in accordance with the approved details and retained thereafter.

	Reason: In order that the Local Planning Authority may be satisfied as to the design and details in accordance with policies D4 Good quality design and D9 Tall buildings of the London Plan (2021), and P14 Design quality and P17 Tall buildings of the Southwark Plan (2022).
47.	MOCK UP Sample section façade visual "mock ups" as representative bays of the tower building's façade(s) constructed to 1:1 scale shall be presented on site and approved in writing by the Local Planning Authority before any construction work above grade of the approved tower building. The visual "mock ups" shall be constructed in the proposed materials and finishes and shall include a representative bay of the tower building approximately 7m wide by 5m high showing the floors and typical window. The development shall not be carried out otherwise than in accordance with any such approval given. Reason: In order that the Local Planning Authority may be satisfied as to the design detailing of this tall building in accordance with policy D4 Delivering good design of the London Plan (2021), and policies P14 Design quality and P17 Tall buildings of the Southwark Plan (2022).
48.	TV, RADIO AND TELECOMMS IMPACTS Before any above grade work for the tower building begins, details of how the impact of the tower on television, radio and other telecommunications services in the vicinity of the development will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified due to the development shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any transport communications equipment affected). The premises shall not be occupied until any such mitigation measures as may have been approved have been implemented. Reason: In order to ensure that any adverse impacts of the development on reception of properties in the area is identified and resolved satisfactorily in accordance with the National Planning Policy Framework (2021), D9 Tall buildings of the London Plan (2021), and P17 Tall buildings of the Southwark Plan (2022).
49.	WIND MITIGATION Before any above grade work for the tower building begins, details of the wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London to the extent measures are required to mitigate wind conditions within the entrance to London Bridge underground station or on the Transport for London road network). Such wind mitigation measures shall include: tree planting within the ground floor public realm; raised

	landscaping; porous screening attached to the tower. The development shall be constructed in accordance with the approved wind mitigation measures prior to first occupation of the tower building, and the mitigation measures retained as such. Reason: So that the Local Planning Authority may be satisfied with the mitigation for wind conditions detailed in the Environmental Statement which needs to be in place prior to first occupation, to accord with policies D8 Public realm and D9 Tall buildings of the London Plan (2021), P13 Design of places and P17 Tall buildings of the Southwark Plan (2022).
50.	COMMERCIAL KITCHEN EXTRACT VENTILATION – TOWER Prior to the commencement of any works above grade of the approved tower building, full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities of the commercial kitchen(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given. Reason: In order to ensure that that the necessary ventilation, ducting and ancillary equipment are installed during the construction in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with the National Planning Policy Framework (2021) and P56 Protection of Amenity of the Southwark Plan (2022).
51.	CAR PARKING MANAGEMENT Prior to the first occupation of the office floorspace in the tower building, a Parking Management Plan detailing access arrangements for the two accessible car parking spaces, the provision of electric vehicle charging facilities to both spaces, how the accessible parking spaces are to be allocated (if at all) for occupiers and visitors of the development, and the routes for people from the parking spaces up to ground level shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved Plan. No other car parking shall be provided on site unless agreed in advance by the Local Planning Authority in writing. Reason: To ensure adequate provision for wheelchair accessible parking spaces and convenient access, in accordance with policies D5 Inclusive design, T6 Car parking and T6.2 Office parking of the London Plan (2021).
Part 8: Keats House specific conditions	
52.	KEATS HOUSE FAÇADES AND CONYBEARE HOUSE

	No demolition of Keats House shall commence until a Façade Relocation Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London in relation to any impact on the Transport for London road network). The Façade Relocation Plan shall detail the methodology and specification for how the historic façades are to be moved over, repaired and restored, or how they are to be dismantled, reconstructed, repaired and restored. If the façades are to be dismantled high level recording of the existing facades is to be included, as well as the specification for how the structure will be dismantled, stored, and reassembled in its restored and repaired state shall be included in the Façade Relocation Plan. The works to Keats House shall be carried out only accordance with the approved Façade Relocation Plan. Reason: To retain the historic fabric of the Keats House heritage asset, to ensure its reprovision and restoration as a key feature of the streetscene which adds to the character of the Borough High Street Conservation Area, and to protect the historic fabric of Conybeare House to accord with policy HC1 Heritage conservation and growth of the London Plan (2021) and policies P20 Conservation Areas and P21 Conservation of the historic environment and natural heritage of the Southwark Plan (2022).
53.	MATERIAL SAMPLES – KEATS HOUSE Prior to the commencement of any works for Keats House above grade (excluding demolition, site clearance, site investigations and works to secure, protect and relocate the retained façade), the following details shall be submitted to and approved in writing by the Local Planning Authority: a) samples of all facing materials including the roof, parapets, brick, window frames and doors, and servicing yard entrance. b) 1sqm sample panel of brickwork, mortar and pointing for the western and southern elevations. c) Samples of the brick, stone and other materials for the external repairs to the relocated historic façades. The development of Keats House shall not be carried out otherwise than in accordance with the approved details. Reason: In order that the Local Planning Authority may be satisfied as to the design and details, and how they relate to the historic façades, in accordance with policy D4 Delivering good design of the London Plan (2021), and policies P14 Design quality, P20 Conservation Areas and P21 Conservation of the historic environment and natural heritage of the Southwark Plan (2022).
54.	DETAILED DRAWINGS – Keats House Prior to the commencement of any works for Keats House (excluding demolition, site clearance, site investigations and works to secure, protect and relocate the retained façade), the following details shall be submitted to and approved in writing by the Local Planning Authority: a) 1:10 and 1:20 scale details of all fenestration; b) 1:10 and 1:20 scale details of all doors;

	c) 1:10 and 1:20 scale details of the parapet to the new elevations; and d) 1:20 and 1:50 scale details of the servicing yard entrance and associated gate/barrier. The development shall not be carried out otherwise than in accordance with the approved details. Reason: In order that the Local Planning Authority may be satisfied as to the design and details in accordance with policy D4 Good quality design of the London Plan (2021), and policies P14 Design quality, P20 Conservation Areas and P21 Conservation of the historic environment and natural heritage of the Southwark Plan (2022).
	Part 9: Georgian terrace specific conditions
55.	BREEAM REPORT AND POST CONSTRUCTION REVIEW – Georgian terrace (a) Before any fit out works to the Georgian terrace hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a 'very good' rating, shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given; (b) Before the first occupation of the Georgian terrace building 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 standards at (a) have been met. Reason: To ensure the proposal achieves the exemplary sustainability standards included in the proposed scheme and complies with Section 14 Meeting the challenge of climate change, flooding and coastal change of the National Planning Policy Framework (2021), policies SI 2 Minimising greenhouse gas emissions and SI5 Water infrastructure of the London Plan (2021), and policy P69 Sustainability standards of the Southwark Plan (2022).

Agreed List of Proposed Listed Building Consent Conditions Should Listed Building Consent and Planning Permission be Granted for the 2021 Scheme

In the event the Inspector is minded to recommend both the applications for planning permission and listed building consent for approval, the parties propose that the following conditions be included on the listed building consent and with these drawings listed. In the event that the Inspector is minded to recommend only the Listed Building Consent for approval without the planning permission, please see alternative list of conditions below.

These conditions have been reviewed and agreed by the Council, the Appellant, TfL and HE. Whilst there are no 'true' pre-commencement conditions, the Appellant confirms that the proposed conditions are acceptable.

20065_G_(00)_P119	Georgian Townhouses Proposed Lower Ground Floor Plan	P02
20065_G_(00)_P120	Georgian Townhouses Proposed Ground Floor Plan	P01
20065_G_(00)_P121	Georgian Townhouses Proposed First Floor Plan	P01
20065_G_(00)_P122	Georgian Townhouses Proposed Second Floor Plan	P01
20065_G_(00)_P123	Georgian Townhouses Proposed Third Floor Plan	P01
20065_G_(00)_P125	Georgian Townhouses Proposed Roof Floor Plan	P01
20065_G_(00)_P201	Georgian Townhouses Proposed North Elevation	P01
20065_G_(00)_P202	Georgian Townhouses Proposed East Elevation	P01
20065_G_(00)_P203	Georgian Townhouses Proposed South Elevation	P01
20065_G_(00)_P301	Georgian Townhouses Proposed Section A-A	P01
20065_G_(00)_P302	Georgian Townhouses Proposed Section B-B	P01
20065_G_(00)_P304	Georgian Townhouses Proposed Section DD - no.16	P02
20065_G_(00)_P305	Georgian Townhouses Proposed Section EE - no.14	P02
20065_G_(00)_P306	Georgian Townhouses Proposed Section FF - no.10	P02
20065_G_(00)_P307	Georgian Townhouses Proposed Section GG - no.4	P02

20065_G_(00)_P308	Georgian Townhouses Proposed Section HH - no.4	P02
20065_G_(00)_P309	Georgian Townhouses Proposed Section JJ - no.12	P02
20065_G_(00)_P401	Georgian Townhouses Proposed Vault	P01
20065_G_(12)_P119	Georgian Townhouses Lower Ground Floor Demolition Plan	P01
20065_G_(12)_P120	Georgian Townhouses Ground Floor Demolition Plan	P01
20065_G_(12)_P121	Georgian Townhouses First Floor Demolition Plan	P01
20065_G_(12)_P122	Georgian Townhouses Second Floor Demolition Plan	P01
20065_G_(12)_P123	Georgian Townhouses Third Floor Demolition Plan	P01
20065_G_(12)_P125	Georgian Townhouses Roof Floor Demolition Plan	P01
20065_G_(12)_P201	Georgian Townhouses North Elevation Demolition	P01
20065_G_(12)_P202	Georgian Townhouses East Elevation Demolition	P01
20065_G_(12)_P203	Georgian Townhouses South Elevation Demolition	P01
20065_G_(12)_P401	Georgian Townhouses Vaults Demolition	P01
20065_X_(12)_P119	Demolition Scope of Existing Level LG Plan	P01
20065_X_(12)_P120	Demolition Scope of Existing Level 00 Plan	P01
20065_X_(12)_P121	Demolition Scope of Existing Level 01 Plan	P01
20065_X_(12)_P122	Demolition Scope of Existing Level 02 Plan	P01
20065_X_(12)_P123	Demolition Scope of Existing Level 03 Plan	P01
20065_X_(12)_P124	Demolition Scope of Existing Level 04 Plan	P01
20065_X_(12)_P125	Demolition Scope of Existing Lower Roof Plan	P01
20065_X_(12)_P126	Demolition Scope of Existing Upper Roof Plan	P01
20065_X_(12)_P201	Demolition Scope of Existing Elevation 01	P01
20065_X_(12)_P202	Demolition Scope of Existing Elevation 02	P01
20065_X_(12)_P203	Demolition Scope of Existing Elevation 03	P01
20065_X_(12)_P205	Demolition Scope of Existing Elevation 05	P01
20065_X_(12)_P206	Demolition Scope of Existing Elevation 06	P01
20065_X_(12)_P207	Demolition Scope of Existing Elevation 07	P01
20065_X_(12)_P301	Demolition Scope of Existing Section A-A	P01
20065_X_(12)_P302	Demolition Scope of Existing Section B-B	P01

20065_X_(12)_P303	Demolition Scope of Existing Section C-C	P01
20065_X_(12)_P304	Demolition Scope of Existing Section D-D	P01
20065_X_(12)_P305	Demolition Scope of Existing Section E-E	P01

No.	**Proposed condition wording**
1.	TIME LIMIT The development hereby permitted shall be begun before the end of three years from the date of this permission. Reason: As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.
2.	METHOD STATEMENTS AND SCHEDULE OF WORKS Prior to commencement of any of the following works on site, a Method Statement(s) and Schedule of Works shall be submitted to and approved in writing by the Local Planning Authority: i) Demolition of the modern rear extensions; removal of the second floor, roof and chimneys of no. 16 St Thomas Street and making window openings to the side façade; removal of the roof and chimneys of no. 14; removal of the roof slates to nos. 4-12; removing the ground floor door between nos. 8 and 10; removal of the vault front wall; ii) The underpinning of the terrace for the adjoining basement excavation; iii) Support, protection and repair of the retained façades, floors and roof; iv) Cleaning of the brickwork; v) Repairs to the sash windows, railings and first floor balconettes. The development shall not be carried out otherwise than in accordance with any such approval given. Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC 1 Heritage conservation and growth of the London Plan (2021) and P19 Listed buildings and structures of the Southwark Plan (2022).

3.	DETAILED DRAWINGS Prior to the commencement of any of the following works, drawings (scale 1:10, 1:20) shall be submitted to the Local Planning Authority and approved in writing to show the elevations, sections, materials and finishes for: i) All new fenestration (including lintel, arch, cills) and doors. ii) The new and replacement dormer windows. iii) Rainwater goods. iv) Chimney pots. v) The replacement secondary glazing. vi) The gates to the ground floor passageway between nos. 8 and 10 St Thomas Street. vii) All new staircases (internal and external). The development shall not be carried out otherwise than in accordance with the approved details. Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021) and policy P19 Listed buildings and structures of the Southwark Plan (2022).
4.	MATERIAL SAMPLES – GEORGIAN TERRACE Prior to the commencement of any external works to the Georgian terrace (excluding demolition, site clearance and site investigations), the following details shall be submitted to and approved in writing by the Local Planning Authority: a) 1sqm sample panel of brickwork, mortar and pointing for the approved extensions. b) Samples of the brick, slate and other materials for the external repairs. c) Samples of the material of the gates and passageway surfaces between nos. 8 and 10 St Thomas Street. The development shall not be carried out otherwise than in accordance with the approved details. Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy

	HC1 Heritage conservation and growth of the London Plan (2021), and P19 Listed Buildings and structures of the Southwark Plan (2022).
5.	LISTED BUILDING CONSENT APPLICATION MANAGEMENT PLAN Prior to the commencement of the works, a *Listed Building Consent Application Management Plan* setting out the policies and guidance for ongoing maintenance, repair and minor alterations to the listed buildings on the Site shall be submitted to and approved in writing by the Local Planning Authority. The Listed Building Consent Application Management Plan shall be prepared by an accredited conservation architect (as approved by the Local Planning Authority) and shall include (but not be limited to): (i) the listed status of the site including the details of the special architectural and historical interest of the site; (ii) the details of the works to the listed buildings on the site; (iii) key objectives and actions in the refurbishment of the listed buildings on the site; (iv) fixtures of significance; and (v) policies for maintenance, repair and minor alterations including what work requires listed building consent or planning permission other than that already granted. The works shall not be carried out other than in accordance with the approved Listed Building Consent Application Management Plan for the duration that the listed buildings remain occupied. Reason: In order to ensure that the proposed works conserve or enhance the special significance of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021), and P19 Listed Buildings and structures of the Southwark Plan (2022).

Proposed List of Alternative Listed Building Conditions Should Listed Building Consent be Granted but Planning Permission Refused for the 2021 Scheme

These conditions are provided in the alternative to those set out above. They have been reviewed and agreed by the Council, the Appellant, TfL and HE. Whilst there are no 'true' pre-commencement conditions, the Appellant confirms that the proposed conditions are acceptable.

20065_G_(00)_P119	Georgian Townhouses Proposed Lower Ground Floor Plan	P02
20065_G_(00)_P120	Georgian Townhouses Proposed Ground Floor Plan	P01
20065_G_(00)_P121	Georgian Townhouses Proposed First Floor Plan	P01
20065_G_(00)_P122	Georgian Townhouses Proposed Second Floor Plan	P01
20065_G_(00)_P123	Georgian Townhouses Proposed Third Floor Plan	P01
20065_G_(00)_P125	Georgian Townhouses Proposed Roof Floor Plan	P01
20065_G_(00)_P201	Georgian Townhouses Proposed North Elevation	P01
20065_G_(00)_P202	Georgian Townhouses Proposed East Elevation	P01
20065_G_(00)_P203	Georgian Townhouses Proposed South Elevation	P01
20065_G_(00)_P301	Georgian Townhouses Proposed Section A-A	P01
20065_G_(00)_P302	Georgian Townhouses Proposed Section B-B	P01
20065_G_(00)_P304	Georgian Townhouses Proposed Section DD - no.16	P02
20065_G_(00)_P305	Georgian Townhouses Proposed Section EE - no.14	P02
20065_G_(00)_P306	Georgian Townhouses Proposed Section FF - no.10	P02
20065_G_(00)_P307	Georgian Townhouses Proposed Section GG - no.4	P02
20065_G_(00)_P308	Georgian Townhouses Proposed Section HH - no.4	P02
20065_G_(00)_P309	Georgian Townhouses Proposed Section JJ - no.12	P02
20065_G_(00)_P401	Georgian Townhouses Proposed Vault	P01
20065_G_(12)_P119	Georgian Townhouses Lower Ground Floor Demolition Plan	P01
20065_G_(12)_P120	Georgian Townhouses Ground Floor Demolition Plan	P01

20065_G_(12)_P121	Georgian Townhouses First Floor Demolition Plan	P01
20065_G_(12)_P122	Georgian Townhouses Second Floor Demolition Plan	P01
20065_G_(12)_P123	Georgian Townhouses Third Floor Demolition Plan	P01
20065_G_(12)_P125	Georgian Townhouses Roof Floor Demolition Plan	P01
20065_G_(12)_P201	Georgian Townhouses North Elevation Demolition	P01
20065_G_(12)_P202	Georgian Townhouses East Elevation Demolition	P01
20065_G_(12)_P203	Georgian Townhouses South Elevation Demolition	P01
20065_G_(12)_P401	Georgian Townhouses Vaults Demolition	P01
20065_X_(12)_P119	Demolition Scope of Existing Level LG Plan	P01
20065_X_(12)_P120	Demolition Scope of Existing Level 00 Plan	P01
20065_X_(12)_P121	Demolition Scope of Existing Level 01 Plan	P01
20065_X_(12)_P122	Demolition Scope of Existing Level 02 Plan	P01
20065_X_(12)_P123	Demolition Scope of Existing Level 03 Plan	P01
20065_X_(12)_P124	Demolition Scope of Existing Level 04 Plan	P01
20065_X_(12)_P125	Demolition Scope of Existing Lower Roof Plan	P01
20065_X_(12)_P126	Demolition Scope of Existing Upper Roof Plan	P01
20065_X_(12)_P201	Demolition Scope of Existing Elevation 01	P01
20065_X_(12)_P202	Demolition Scope of Existing Elevation 02	P01
20065_X_(12)_P203	Demolition Scope of Existing Elevation 03	P01
20065_X_(12)_P205	Demolition Scope of Existing Elevation 05	P01
20065_X_(12)_P206	Demolition Scope of Existing Elevation 06	P01
20065_X_(12)_P207	Demolition Scope of Existing Elevation 07	P01
20065_X_(12)_P301	Demolition Scope of Existing Section A-A	P01
20065_X_(12)_P302	Demolition Scope of Existing Section B-B	P01
20065_X_(12)_P303	Demolition Scope of Existing Section C-C	P01
20065_X_(12)_P304	Demolition Scope of Existing Section D-D	P01
20065_X_(12)_P305	Demolition Scope of Existing Section E-E	P01

No.	**Proposed condition wording**
1.	TIME LIMIT The development hereby permitted shall be begun before the end of three years from the date of this permission. Reason: As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.
2.	METHOD STATEMENTS AND SCHEDULE OF WORKS Prior to commencement of any of the following works on site, a Method Statement(s) and Schedule of Works shall be submitted to and approved in writing by the Local Planning Authority: i) Demolition of the modern rear extensions; removal of the second floor, roof and chimneys of no. 16 St Thomas Street and making window openings to the side façade; removal of the roof and chimneys of no. 14; removal of the roof slates to nos. 4-12; removing the ground floor door between nos. 8 and 10; removal of the vault front wall; ii) The underpinning of the terrace for the adjoining basement excavation; iii) Support, protection and repair of the retained façades, floors and roof; iv) Cleaning of the brickwork; v) Repairs to the sash windows, railings and first floor balconettes. The development shall not be carried out otherwise than in accordance with any such approval given. Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC 1 Heritage conservation and growth of the London Plan (2021) and P19 Listed buildings and structures of the Southwark Plan (2022).
3.	DETAILED DRAWINGS Prior to the commencement of any of the following works, drawings (scale 1:10, 1:20) shall be submitted to the Local Planning Authority and approved in writing to show the elevations, sections, materials and finishes for: i) All new fenestration (including lintel, arch, cills) and doors. ii) The new and replacement dormer windows. iii) Rainwater goods. iv) Chimney pots. v) The replacement secondary glazing.

	vi) The gates to the ground floor passageway between nos. 8 and 10 St Thomas Street. vii) All new staircases (internal and external). The development shall not be carried out otherwise than in accordance with the approved details. Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021) and policy P19 Listed buildings and structures of the Southwark Plan (2022).
4.	MATERIAL SAMPLES Prior to the commencement of any external works to the Georgian terrace (excluding demolition, site clearance and site investigations), the following details shall be submitted to and approved in writing by the Local Planning Authority: a) 1sqm sample panel of brickwork, mortar and pointing for the approved extensions. b) Samples of the brick, slate and other materials for the external repairs. c) Samples of the material of the gates and passageway surfaces between nos. 8 and 10 St Thomas Street. The development shall not be carried out otherwise than in accordance with the approved details. Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021), and P19 Listed Buildings and structures of the Southwark Plan (2022).

5.	CONSTRUCTION CONTRACT A) Prior to commencement of works to the Georgian terrace one or more construction contract(s) for those works (under which one of the parties is obliged to carry out and complete works to the Georgian terrace for which listed building consent has been granted) shall be entered into and evidence of the construction contract shall be submitted to the Local Planning Authority for approval in writing. B) In addition to part A, prior to commencement of any external demolition works to the Georgian terrace evidence of a suitable planning permission being in place for the external demolition works and redevelopment of the site shall be submitted to the Local Planning Authority for approval in writing. Reason: To prevent a partial implementation of the works, to ensure the replacement walls, roof and windows are installed to the listed buildings to protect their historic fabric and to maintain the character and appearance of the Borough High Street Conservation Area. In accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021) and P19 Listed buildings and structures of the Southwark Plan (2022).
6.	WINDOWS Unless agreed pursuant to a condition on this permission, the approved window openings to the Georgian terrace building hereby approved shall be clear glass and shall not be painted, covered or otherwise obscured or obstructed without prior written consent of the Local Planning Authority. Reason: In order that the Local Planning Authority may be satisfied as to the design of these buildings, in the interest of their appearance and the frontages remain active and retaining a relationship with the public realm and streets in accordance with policies D4 Good quality design of the London Plan (2021) and P14 Design quality and P19 Listed buildings and structures of the Southwark Plan (2022).
7.	LISTED BUILDING CONSENT APPLICATION MANAGEMENT PLAN Prior to the commencement of the works, a *Listed Building Consent Application Management Plan* setting out the policies and guidance for ongoing maintenance, repair and minor alterations to the listed buildings on the Site shall be submitted to and approved in writing by the Local Planning Authority. The Listed Building Consent Application Management Plan shall be prepared by an accredited conservation architect (as approved by the Local Planning Authority) and shall include (but not be limited to): (i) the listed status of the site including the details of the special architectural and historical interest of the site; (ii) the details of the works to the listed buildings on the site; (iii) key objectives and actions in the refurbishment of the listed buildings on the site;

	(iv) fixtures of significance; and (v) policies for maintenance, repair and minor alterations including what work requires listed building consent or planning permission other than that already granted. The works shall not be carried out other than in accordance with the approved Listed Building Consent Application Management Plan for the duration that the listed buildings remain occupied. Reason: In order to ensure that the proposed works conserve or enhance the special significance of the listed building in accordance with Section 16 Conserving and enhancing the historic environment of the National Planning Policy Framework (2021), policy HC1 Heritage conservation and growth of the London Plan (2021), and P19 Listed Buildings and structures of the Southwark Plan (2022).