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Our Ref: APP/A5840/V/08/1202839  
APP/A5840/V/08/1203024

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25 March 2009

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77.  
APPLICATIONS BY BEETHAM LANDMARK LONDON LIMITED AND  
BLACKFRIARS LIMITED.  
1 AND 20 BLACKFRIARS ROAD, LONDON, SE1  
APPLICATION REFS: 06-AP-2117 AND 07-AP-0301**

1. I am directed by the Secretary of State to say that consideration has been given to the report of the Inspector, John L Gray DipArch MSc who held a public local inquiry which opened on 9 September and closed on 2 October, into your respective clients' applications for planning permission for:-

1. The erection of buildings of ground plus 5 storeys and ground plus 51 storeys comprising a hotel, residential, viewing deck and Class A uses with associated public open space, landscaping, car parking, servicing arrangements and associated works, on 1 Blackfriars Road - land bounded by Blackfriars Road, Stamford Street, Rennie Street and Upper Ground, London, SE1; and

2. Demolition of existing buildings and redevelopment for mixed use purposes comprising residential (Class C3), office (Class B1), retail (Class A) and Class D1 uses; creation of new open space; reconfigured vehicular and pedestrian access and works to the public highway; together with associated works including landscaping and the provision of parking, servicing and plant areas, on 20 Blackfriars Road - land bounded by Stamford Street, Blackfriars Road, Paris Garden and Colombo Street, London, SE1.

2. More comprehensive descriptions, which the Inspector recommended be used if planning permission is granted, are found at paragraph 29 of this letter.

3. On 10 March 2008 the Secretary of State directed, in pursuance of Section 77 of the Town and Country Planning Act 1990, that the applications be referred to her instead of being dealt with by the relevant planning authority, the London Borough of Southwark. Her reasons for doing so were that each proposal may conflict with national and regional policies on important matters.

4. The Inspector, whose report is enclosed with this letter, recommended that planning permission be granted for both proposals. For the reasons given below, the Secretary of State agrees with his recommendation. All references to paragraph numbers, unless otherwise stated, are to that report.

### **PROCEDURAL MATTERS**

5. The Secretary of State agrees that the publicity of the inquiry was satisfactory. (IR1.6)

6. In reaching her decision, the Secretary of State has taken into account the Environmental Statements and Addendums, which were submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The Secretary of State considers that the Environmental Statements as a whole for both proposals meet the requirements of these regulations and that sufficient information has been provided for her to assess the environmental impact of both applications.

### **POLICY CONSIDERATIONS AND RELEVANT GUIDANCE**

7. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the London Plan – Consolidated with Alterations since 2004 (LPC) and the London Borough of Southwark Unitary Development Plan 2007 (UDP). The Secretary of State agrees with the Inspector's assessment of which development plan policies and supplementary planning guidance are most relevant to these applications, as set out in IR3.1-3.6. She has also taken into account those other policies having a bearing on the proposals as set out in the Statement of Common Ground (IR3.1)

8. The Secretary of State also agrees with the Inspector's assessment of which national planning guidance and guidance on design matters are most relevant to these applications, as set out in IR3.7-3.8.

9. The Secretary of State has had special regard to the desirability of preserving any listed buildings and their settings or any features of special architectural or historic interest which they possess, as required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In view of the potential impact of the proposals on conservation areas, the Secretary of State has also paid special attention to the desirability of preserving or enhancing the character or appearance of those areas, as required by section 72(1) of the same Act.

10. The Secretary of State has also taken into account *Planning for a Better London*, published by the Mayor of London in July 2008. However, as this

document is still at consultation stage and may be subject to change, she affords it little weight.

## **MAIN ISSUES**

11. The Secretary of State agrees with the Inspector's assessment of the main issues and his approach to these, as set out in IR13.1.

### **Design**

12. The Secretary of State agrees with the Inspector's views on design issues as set out in IR13.2-13.3.

### **Policy on the location of tall buildings**

13. The Secretary of State agrees with the Inspector's reasoning and conclusions on the policy and location of tall buildings, as set out in IR13.4-13.15. She agrees with the Inspector that both proposals would satisfy the policy framework relating to the location of tall buildings (IR13.15), including that they would have excellent accessibility to public transport facilities (IR13.8) and be at a point of landmark significance (IR13.8). In terms of the policy preference for tall buildings to be located in the Central Activities Zone, particularly in Opportunity Areas, the Secretary of State agrees with the Inspector that the application sites should be considered as being within such an area for the reasons given in IR 13.11 and IR13.12. She also agrees that the proposals would help to provide a coherent location for economic clusters of related activities (IR13.13), and act as a catalyst for regeneration (IR13.14).

### **1 Blackfriars Road**

14. The Secretary of State agrees with the Inspector's reasoning and conclusions on 1 Blackfriars Road, as set out in IR13.16-13.56.

15. With regard to design, the Secretary of State agrees with the Inspector that the location is one at which a tall building is appropriate in principle, as set out in the London Plan Policy 4B.9 and Southwark Plan Policy 3.20 (IR13.53). She has considered the arguments that the proposal would be at odds with its immediate urban context, but agrees with the Inspector that the massing of the lower elements of the scheme responds visually to the neighbouring buildings and roads, and that the overall layout enables pedestrian movement through the site as well as enhancing the routes around it (IR13.26). Overall, the Secretary of State agrees with the Inspector that the design of each of the constituent parts of the proposal is of very high quality, individually and as part of the overall composition, would be highly sustainable in terms of emissions and energy efficiency, and would have no harmful effect on the level of amenity enjoyed by neighbouring residents or on the microclimate experienced by those passing through or around it (IR13.54).

16. With regard to the impact on views, including from the footbridge in St James's Park, the Secretary of State has considered this issue carefully. She agrees with the Inspector that the wording in the visual management guidance

for Townscape View 26 clearly anticipates that there may be development, and that what is required is that any “tall building in the distant background should be of exceptional design quality,” and that the “scale or appearance of the building should not dominate or over-power the setting of this short-range view” (IR13.37). In this respect, she agrees with the Inspector that the proposal would not in any way dominate or overpower the view (IR13.40). Overall, the Secretary of State agrees that the proposal would not have a harmful effect on the view from the footbridge in St James's Park, or on the character and appearance of the Royal Parks Conservation Area or the settings of the listed buildings in that view. Nor would it have any harmful effect on the Waterloo or Roupell Street Conservation Areas; or on views from the banks of the Thames, the bridges across it or the buildings and spaces adjoining (IR13.55).

### 20 Blackfriars Road

17. The Secretary of State agrees with the Inspector's reasoning and conclusions on 20 Blackfriars Road, as set out in IR13.57-13.81.

18. With regard to design, she agrees with the Inspector that the design of both towers, and of the low-rise buildings, is of very high quality, would be highly sustainable in terms of emissions and energy efficiency, and would have no harmful effect on the amenity of neighbouring residents or on the microclimate experienced by those passing through or around the development (IR13.79).

19. With regard to the impact on views, she agrees with the Inspector that the proposal would not have any harmful effect on the view from the footbridge in St James's Park, or on the character and appearance of the Royal Parks Conservation Area or the settings of the listed buildings in that view. It would have no harmful effect on the Westminster WHS or views from it. Nor would it have any harmful effect on the Waterloo or Roupell Street Conservation Areas; or on views from the banks of the Thames, the bridges across it or the buildings and spaces adjoining (IR13.80).

### Cumulative impact

20. The Secretary of State agrees with the Inspector's reasoning and conclusions on cumulative impact, as set out in IR13.82-13.91. She agrees that the appearance of both schemes in the view from the footbridge in St James's Park would give a stronger impression of the modern city beyond the Park than either individually, but still without dominating or overpowering the short-range view (IR13.83). She also agrees that objections to the proposal are weakened when one takes into account permitted developments in the City, even more so if one takes Doon Street into account (IR13.85). As regards the Waterloo and Roupell Street Conservation Areas, the Secretary of State agrees with the Inspector that their character would not be diminished by views of No 1 and No 20 (IR13.86). As regards the settings of listed buildings, she agrees that the settings of the National Theatre and Royal Festival Hall would not be compromised, especially given their distance from the proposals, and nor would the character of County Hall be diminished (IR13.86).

## **Housing, other uses and movement**

21. The Secretary of State agrees with the Inspector's reasoning and conclusions on housing, as set out in IR13.92-13.98. She agrees that the housing provision in both proposals would contribute towards a more mixed and balanced community, and that the overall amount of affordable housing for both proposals is acceptable. The Secretary of State also agrees that partial off-site provision of affordable housing by way of a financial contribution is appropriate in the case of No1 Blackfriars Road (IR13.94). She also agrees that the tenure mix for both is below that required by the development plan and therefore conflicts with policy in this respect (IR13.93 and 13.13.96). She considers this to be a factor which weighs against the proposal, but that the conflict with the development plan is minor and should not attract significant weight.

22. The Secretary of State agrees with the Inspector's assessment that the proposed hotel in the No 1 Blackfriars Road application is an acceptable exception to policy (IR13.93), and that this scheme would bring significant improvements to the pedestrian environment in the vicinity of the site (IR13.97). She also agrees that the office, residential and other non-residential uses in the No 20 proposal are appropriate in this location (IR13.98), and that this proposal would bring substantial environmental improvements to routes near the site.

## **Conditions and Planning Obligations**

23. The Secretary of State has considered the Inspector's proposed conditions, as set out at Annex C of his report, his statements at IR12.1-12.3 and footnotes to Annex C, and national policy as set out in Circular 11/95. She agrees with the Inspector's views and considers that his proposed conditions for both proposals are reasonable and necessary and meet the tests of Circular 11/95.

24. The Secretary of State has considered the provisions of the executed Section 106 Planning Agreements between the developers and LB Southwark, the Inspector's views on these agreements at IR12.4-12.6 and national policy as set out in Circular 05/2005. She agrees that permission should not be granted without the Agreements (IR14.12), and considers that the agreement is relevant to the proposed development and meets the policy tests of Circular 05/2005.

## **OVERALL CONCLUSIONS**

25. The Secretary of State agrees with the Inspector's overall conclusions as set out in IR14.1-14.13. She considers that the proposals are in appropriate locations for tall buildings by virtue of the provisions of London Plan Policy 4.9 and Southwark Plan Policy 3.20, and that the design of both buildings would be of a high quality, inclusive and sustainable design which would improve the character of the area and produce attractive public spaces. The effect of the proposals on the local environment would be acceptable, including impacts on microclimate and overshadowing.

26. The Secretary of State is satisfied that the proposals comply with PPG 15 and associated development plan policies on protecting the setting of listed

buildings and preserving and enhancing conservation areas and their settings. She further considers that each proposal is of appropriate scale and geometry not to overpower the existing built form or detract from night time views, and that the scale or appearance of the proposals, individually or cumulatively, would not dominate or overpower the setting of the view from St James Park.

27. The proposed housing would contribute to the quantum of housing provision in the Borough and would provide a mix of accommodation that would help meet the needs of the whole community. The Secretary of State considers that the affordable provision would be adequate and that the affordable housing tenure split constitutes only a minor conflict with the development plan.

28. Overall, the Secretary of State considers that the proposals are in line with the development plan and national plan policies, except in respect to affordable housing tenure split. She does not place significant weight on this minor conflict, which therefore does not outweigh the overall compliance with the development plan and national plan policies in other respects. She therefore concludes that there are no material considerations of sufficient weight which would justify refusing planning permission for these proposals.

### **FORMAL DECISION**

29. Accordingly, for the reasons given above, the Secretary of State agrees with the Inspector's recommendations. She hereby grants planning permission for:-

1. Application ref 06-AP-2117, dated 30 October 2006: The erection of two buildings and a podium (a tower of 52 storeys plus basement levels, of maximum height 170m above Ordnance Datum (AOD), and a low-rise building of 6 storeys above ground level) providing a mixed use scheme totalling 76,060sqm gross external area comprising: 35,348sqm of Class C1 use (hotel) comprising 261 rooms, associated facilities including a business centre, wellness centre/gym, restaurants and bars; 26,864sqm of Class C3 (residential use) comprising 96 flats; 993sqm of Class D2 use as a Sky Deck for observation and function areas; 911sqm of Class A uses (372sqm of Class A3 restaurant use, 46sqm of retail and 493sqm of flexible Class A use); 11,944sqm of ancillary plant, servicing and car parking; all in accordance with the drawings listed and contained in Inquiry Document CD/2/29/A: on land at 1 Blackfriars Road - land bounded by Blackfriars Road, Stamford Street, Rennie Street and Upper Ground, London, SE1, subject to the conditions set out in Annex A to this letter.

2. Application ref 07-AP-0301, dated 7 February 2007: Demolition of existing buildings and redevelopment to provide a mixed use scheme totalling 83,915sqm gross external area comprising: 286 residential units (Class C3), 25,769sqm of office floorspace (Class B1), 1,710sqm of retail floorspace (Class A), 562sqm of community uses (Class D1), creation of new open space, reconfigured vehicular and pedestrian access and works to the public highway together with associated works including landscaping and the provision of a basement car park for 82 cars, plus servicing and plant areas; the buildings comprising an office tower of 23

storeys (maximum height 109m AOD) a residential tower of 42 storeys (maximum height 148m AOD) and low-rise buildings of up to 7 storeys fronting Stamford Street and Paris Garden; all in accordance with the drawings listed and contained in Inquiry Document CD3/25/A: on land at 20 Blackfriars Road - land bounded by Stamford Street, Blackfriars Road, Paris Garden and Colombo Street, London, SE1, subject to the conditions set out in Annex B to this letter.

### **RIGHT TO CHALLENGE THE DECISION**

28. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the local planning authority fails to give notice of their decision within the prescribed period.

29. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than that required under section 57 of the Town and Country Planning Act 1990.

30. This letter serves as the Secretary of State's statement under Regulation 21(2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

31. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court.

32. A copy of this letter has been sent to the London Borough of Southwark and all parties who appeared at the inquiry.

Yours sincerely,

**Julian Pitt**

Authorised by the Secretary of State to sign in that behalf

## **ANNEX A**

### **SCHEDULE OF CONDITIONS: APPLICATION REF 06-AP-2117 (1 BLACKFRIARS RD)**

1. The development hereby permitted shall be begun not later than three years from the date of this permission.
2. Full details of the items listed below, including samples or sample panels as appropriate, shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant phase of the development hereby permitted; and the development shall be constructed and maintained thereafter in accordance with the approved details:
  - a. the double-skin façade and winter gardens of the tower, including details of the outer skin glass, mullion, transome and louvre components, the integration of façade cleaning rails into the outer skin, the photovoltaic interlayer (including the siting of panels), extract/intake grilles for the whole house ventilation system, the solar control blind system and mechanism, details of the colour and pattern of openable doors, fixed clear panels and fixed opaque panels in the inner skin, and the soffit cladding and lighting in the winter gardens;
  - b. the sky deck of the tower, including details of the structural support for the glazed enclosure, solar protection blinds, openings for cleaning equipment, and the core enclosure;
  - c. the structural columns/walls at the base of the tower and the base details of the skirt of the glass outer skin;
  - d. the double-skin façade of the Rennie Street building, including details of the outer skin glass, mullion, transome and louvre components and the pattern of fritting, the integration of any façade cleaning rails into the outer skin, details of the colour and pattern of openable doors, fixed clear panels and fixed opaque panels in the inner skin, and the soffit cladding and lighting in the winter gardens;
  - e. the roof of the Rennie Street building, including the solar collectors, and the plant room enclosure;
  - f. all façade cleaning equipment for both the tower and the Rennie Street building;
  - g. the canopy on Blackfriars Road, including the support legs;
  - h. all entrances and fascia signs, including signage and shopfronts;
  - i. the facing materials to be used on the inhabited wall of the podium and the roof cladding to the retail units; and
  - l. the water feature, wind mitigating screens, security gates and any other structures to be located in the plaza or at the entrances to the plaza.
3. Notwithstanding the provisions of Parts 24 and 25 of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no external telecommunications equipment or structures shall be placed on any part of the buildings hereby permitted without the prior written consent of the local planning authority.

4. No development shall take place until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the local planning authority. Hard landscape details shall include proposed finished levels, means of enclosure, pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structures. Soft landscape details shall include planting plans, written specifications and schedules of plants. All hard and soft landscape works shall be carried out in accordance with the approved details and programme.
5. Any tree or shrub comprised in the approved details of landscaping which, within two years of the completion of either the building works or the landscape scheme (whichever is later), dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season by another of similar size and species, unless the local planning authority gives written approval to any variation.
6. No external lighting or security equipment shall be installed until details have been submitted to and approved in writing by the local planning authority. Those details shall include:
  - a. external lighting of the tower and Rennie Street building, including the integrated lighting system to the tower 'shoulder blades' (and including the design, power and position of all luminaries);
  - b. lighting of the plaza (including the design, power and position of all luminaries) and security surveillance equipment of external areas surrounding the buildings.

Development shall be carried out in accordance with the approved details.

7. Notwithstanding the details shown on the drawings hereby approved, the maximum number of car parking spaces that shall be provided on site shall not exceed 33 for hotel use and 29 for residential use. Details of the car parking, including provision for disabled car parking and electrical charging points, shall be submitted to and approved in writing by the local planning authority before the development hereby permitted is commenced. Development shall be in accordance with the approved details.
8. No development shall take place until the applicant, or its agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
9. No development shall take place until full details of the scope and arrangement of foundation design and ground works, including the use of piling or other penetrative methods, have been submitted to and approved in writing by the local planning authority. Development shall be in accordance with the approved details.
10. No development shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to throughout the construction period. The plan shall include provision for:
  - site working hours, including deliveries and collections;
  - parking of vehicles of site operatives and visitors;
  - loading, unloading and storage of plant and materials;

- erection and maintenance of security hoardings, including any decorative displays and facilities for viewing;
  - measures to control the emission of dust and dirt during construction;
  - recycling/disposing of waste resulting from construction works.
11. No part of the development hereby permitted shall be brought into use before a servicing management plan has been submitted to and approved in writing by the local planning authority. Servicing shall thereafter be carried out in accordance with the approved management plan.
  12. The cycle storage facilities as shown on the approved drawings shall be provided before any part of the development hereby permitted is occupied. Those facilities shall thereafter be retained and the space used for no other purpose without the prior written consent of the local planning authority.
  13. No development shall take place until an impact study of the existing water supply infrastructure has been submitted to and approved in writing by the local planning authority. The study shall determine the magnitude of any new additional capacity required in the system and a suitable connection point.
  14. The refuse storage arrangements for the residential uses shown on the approved drawings shall be provided and available for use before the first occupation of any dwelling. The facilities provided shall thereafter be retained and shall not be used for any other purpose without the prior written consent of the local planning authority.
  15. The refuse storage arrangements for the non-residential uses shown on the approved drawings shall be provided and available for use before first occupation of that part of the development. The facilities provided shall thereafter be retained and shall not be used for any other purpose without the prior written consent of the local planning authority.
  16. No development shall take place until full details of surface water drainage works have been submitted to and approved in writing by the local planning authority. No part of the development shall be brought into use until the works have been completed in accordance with the approved details.
  17. The development hereby permitted shall provide that a minimum of 10% of all residential flats are capable of conversion to wheelchair accessible standards. Once converted, facilities for disabled access shall not be removed without the prior written consent of the local planning authority.

**ANNEX B – SCHEDULE OF CONDITIONS: APPLICATION REF 07-AP- 0301  
(20 BLACKFRIARS RD)**

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.
2. No development shall take place until full details of the water feature, canopy, green walls, seating and any other structures to be located in the open space, or the entrances or approaches to it, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
3. Full details of the items listed below, including samples or sample panels as appropriate, shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant phase of the development and the development shall be constructed and maintained thereafter in accordance with the approved details:
  - a. the double-skin façade and winter gardens of the residential tower, including details of the outer skin glass, mullion, transome, louvre and balcony components, the integration of façade cleaning rails into the outer skin, extract/intake grilles for the whole-house ventilation system, details of the colour and pattern of openable doors, fixed clear panels and fixed opaque panels in the inner skin, any solar control blind system and its mechanism, and the soffit cladding and lighting in the winter gardens;
  - b. the façade of the commercial tower, including details of the glass, mullion, transome and louvre components, the solar shading louvres and their supporting structure, the integration of façade cleaning rails, any extract/intake ventilation grilles, and the perforated metal cladding around the core at the southern end of the tower;
  - c. the roof details for the residential and commercial towers, including details of the façade-cleaning equipment and its housing;
  - d. external elevations of the low-rise residential buildings, including details of all fixed glazed panels, fixed opaque panels and balcony façades, balustrading, soffit cladding and lighting;
  - e. external elevations of the low-rise commercial building;
  - f. the roofs of the low-rise residential and commercial buildings, including details of green roofs, solar panels and façade-cleaning equipment and its housing; and
  - g. all photovoltaic panels, including details and siting.
4. The Class A3-A5 use hereby permitted shall not open to customers outside the hours of 08:00–24:00 on any day.
5. Notwithstanding the provisions of Parts 24 and 25 of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no external telecommunications equipment or structures shall be placed on any part of the buildings hereby permitted without the prior written consent of the local planning authority.
6. No development shall take place until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the local planning authority. Hard

landscape details shall include proposed finished levels, means of enclosure, pedestrian access and circulation areas, hard surfacing materials, the water feature, the canopy, seating and any other structures to be located in the open space or the entrances or approaches to it. Soft landscape details shall include the green walls and the planting for the canopy structure, including any associated water retention/recycling system, planting plans, written specifications and schedules of plants. All hard and soft landscape works shall be carried out in accordance with the approved details and programme.

7. Any tree or shrub comprised in the approved details of landscaping which, within two years of the completion of either the building works or the landscape scheme (whichever is later), dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season by another of similar size and species, unless the local planning authority gives written approval to any variation.
8. No development shall take place until details of the existing trees in Christ Church Garden within 10m of the boundary of the application site, together with measures to be taken for their protection during development works, have been submitted to and approved in writing by the local planning authority. The approved measures shall be implemented before development commences and maintained until completion of the landscape works comprised in condition 6 above. If any retained tree dies, is removed or becomes seriously damaged or diseased within two years of the completion of the development, another tree shall be planted at the same place, at such time and of such size and species as may be specified in writing by the local planning authority.
9. No external lighting or security equipment shall be installed until details have been submitted to and approved in writing by the local planning authority. Those details shall include all external lighting, including integrated lighting systems for both towers (including the design, power and position of all luminaries) and all security surveillance equipment for external areas around the buildings. Development shall be carried out in accordance with the approved details.
10. In accordance with the drawings hereby approved, the maximum number of car parking spaces that shall be provided on site shall not exceed the following:
  - 55 for the residential use (including 12 disabled);
  - 10 for car club use (including 1 disabled);
  - 10 for electric car use (including 1 disabled);
  - 3 for community use (including 1 disabled);
  - 2 for the commercial uses (both disabled)
  - 1 for retail use (disabled);
  - 1 for non-residential operational use.

Details of the car parking, including power supply locations for the electric car spaces and the location of disabled spaces, shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences. Development shall be in accordance with the approved details.

11. No development shall take place until the applicant, or its agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
12. No development shall take place until full details of the scope and arrangement of foundation design and ground works, including the use of piling or other penetrative methods, have been submitted to and approved in writing by the local planning authority. Development shall be in accordance with the approved details.
13. No development shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to throughout the construction period. The plan shall include provision for:
  - site working hours, including deliveries and collections;
  - parking of vehicles of site operatives and visitors;
  - loading, unloading and storage of plant and materials;
  - erection and maintenance of security hoardings, including any decorative displays and facilities for viewing;
  - measures to control the emission of dust and dirt during construction;
  - recycling/disposing of waste resulting from construction works.
14. No part of the development hereby permitted shall be brought into use before a servicing management plan has been submitted to and approved in writing by the local planning authority. Servicing shall thereafter be carried out in accordance with the approved management plan.
15. The cycle storage facilities shown on the approved drawings shall be provided before any part of the development hereby permitted is occupied. Those facilities shall thereafter be retained and the space used for no other purpose without the prior written consent of the local planning authority of the development hereby permitted.
16. Prior to the commencement of development, a survey of existing television, radio and other telecommunication services to nearby residential properties shall be carried out. Subsequent surveys shall be carried out at periodic intervals of not less than 6 months following the date at which the superstructure of either of the towers rises above ground level. Reports shall be submitted to the local planning authority within one month following each of those surveys and any necessary mitigation measures shall be put in place within three months of any material impact on reception being identified. Details of mitigation measures shall be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details.
17. The pictorial wall tiles in the entrance to the ground floor of 24 Blackfriars Road (Paper Moon Public House) shall be removed prior to the demolition of the building, safely stored and then displayed on the site, or at a location close to the site, in accordance with details first submitted to and approved in writing by the local planning authority.
18. The historic plaques and monument stones attached to the rear of the existing Paris Garden building, and adjacent to Christ Church Garden, shall

be removed prior to the demolition of the building, safely stored and reinstated on the site, or at a location close to the site, in accordance with details first submitted to and approved in writing by the local planning authority.

19. No development shall take place until an impact study of the existing water supply infrastructure has been submitted to and approved in writing by the local planning authority. The study shall determine the magnitude of any new additional capacity required in the system and a suitable connection point.
20. Details of sound insulation for residential units in the immediate vicinity of the service area and lorry lifts shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development on the residential components of the scheme. Development shall be in accordance with the approved details.
21. The refuse storage arrangements for the residential uses shown on the approved drawings shall be provided and available for use before the first occupation of any dwelling. The facilities provided shall thereafter be retained and shall not be used for any other purpose without the prior written consent of the local planning authority.
22. The refuse storage arrangements for the non-residential uses shown on the approved drawings shall be provided and available for use before first occupation of that part of the development. The facilities provided shall thereafter be retained and shall not be used for any other purpose without the prior written consent of the local planning authority.
23. No part of the development hereby permitted shall be occupied before a travel plan, which shall set out measures proposed to be taken to encourage travel by all users of the development by modes of transport other than the car, and details of implementation, has been submitted to and approved in writing the local planning authority.
24. No more than 60% of the market flats in the residential tower shall be occupied until the structural framework of the commercial tower has been constructed to ten storeys above ground level.
25. No development shall take place until full details of surface water drainage works have been submitted to and approved in writing by the local planning authority. No part of the development shall be brought into use until the works have been completed in accordance with the approved details.
26. No development shall take place until full details of renewable energy technologies to be used, as set out in the Energy Strategy accompanying the application, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
27. The development hereby permitted shall provide that a minimum of 10% of all residential flats are capable of conversion to wheelchair accessible standards. Once converted, facilities for disabled access shall not be removed without the prior written consent of the local planning authority.
28. The development hereby permitted shall be built to Lifetime Homes standards.