

CONDITIONS – DRAFT

Glassmill, 1 Battersea Bridge Road SW11

Appeal PINS Ref: 6002127

LPA Ref: 2024/1322

1) Time Limit – compliance

The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004 and to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2) Development in accordance with the proposed plans - compliance

The development shall be carried out in accordance with the reports and drawings set out below:

- OBB-FAR-PA-ZZ-DR-A-03001/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03002/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03098/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03100/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03104/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03105/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03106/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03200/P02/R2
- OBB-FAR-PA-ZZ-DR-A-03300/P02/R2
- OBB-FAR-PA-ZZ-DR-A-04011/P02/R2
- OBB-FAR-PA-ZZ-DR-A-04300/P02/R2
- OBB-FAR-PA-ZZ-DR-A-04301/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05097/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05098/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05100/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05101/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05102/P02 /R2
- OBB-FAR-PA-ZZ-DR-A-05103/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05104/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05105/P02/R2
- OBB-FAR-PA-ZZ-DR-A-05106/P02/R2

OBR-FAR-PA-ZZ-DR-A-05107/P04/R2
OBB-FAR-PA-ZZ-DR-A-05108/P02/R2
OBB-FAR-PA-ZZ-DR-A-05111/P02/R2
OBB-FAR-PA-ZZ-DR-A-05112/P02/R2
OBB-FAR-PA-ZZ-DR-A-05119/P02/R2
OBB-FAR-PA-ZZ-DR-A-05127/P02/R2
OBB-FAR-PA-ZZ-DR-A-05129/P04/R2
OBB-FAR-PA-ZZ-DR-A-05130/P02/R2
OBB-FAR-PA-ZZ-DR-A-05200/P02/R2
OBB-FAR-PA-ZZ-DR-A-05201/P02/R2
OBB-FAR-PA-ZZ-DR-A-07107/P02/R2
OBB-FAR-PA-ZZ-DR-A-09300/P02/R2
OBB-FAR-PA-ZZ-DR-A-09301/P02/R2
OBB-FAR-PA-ZZ-DR-A-09302/P02/R2
OBB-FAR-PA-ZZ-DR-A-09400/P02/R2
OBB-FAR-PA-ZZ-DR-A-09410/P02/R2
OBB-FAR-PA-ZZ-DR-A-09420/P02/R2

Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.

3) Phasing Plan – prior to commencement

Prior to the commencement of the development, including demolition, a Phasing Plan shall be submitted to and approved in writing by the local planning authority. The Phasing Plan shall identify the demolition and construction phasing for the development. The development shall be implemented in strict accordance with the approved Phasing Plan.

Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.

4) Details of Site Levels - prior to commencement

Prior to the commencement of the development, full details of existing and proposed site levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development relates satisfactorily to its surroundings, and in accordance with Council policy LP1 of the Local Plan coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to the commencement of works to ensure the ground levels across the development are compatible with adjoining sites before the site is cleared.

5) Flood Wall Survey – Details to be agreed with appellant and EA following SoCG

6) Deconstruction and Construction Environmental Management Plan (DCEMP) – prior to commencement of development

Prior to the commencement of the development, a Deconstruction and Construction Environmental Management Plan shall be submitted to and approved in writing by the local planning authority. The deconstruction and construction management plan shall include details (but not limited to) of the routing of construction vehicles, time of arrival and departure, and any proposed temporary traffic and pedestrian management measures during the course of deconstruction and construction. The deconstruction and construction works shall be carried out in accordance with the approved Deconstruction and Construction Management Plan.

Reason: In the interests of traffic, general amenity of the area and neighbour amenity and to manage and prevent further deterioration of existing low quality air across London in accordance with Council policy LP14, LP50 and LP51 of the Local Plan, London Plan policy SI1 coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to the commencement of any works on site to ensure the whole construction phase is in accordance with an approved plan.

7) Dust Management Plan – prior to commencement of development

Prior to the commencement of the development, a Dust Management Plan (DMP), based on an AQDRA (Air Quality and Dust Risk Assessment), shall be submitted to and approved in writing by the local planning authority. The DMP shall be in accordance with the Mayor of London's The Control of Dust and Emissions during Construction and Demolition SPG 2014. The DMP will need to detail the measures to reduce the impacts during the construction phase. The development shall be undertaken in accordance with the Dust Management Plan.

Reason: In the interests of general amenity of the area and neighbour amenity and to manage and prevent further deterioration of existing low quality air across London in accordance with Council policy LP14, LP50 and LP51 of the Local Plan, London Plan policy SI1 coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to the commencement of any works on site to ensure the whole construction phase is in accordance with an approved plan.

8) Construction Environmental Management Biodiversity Plan (CEMBP) – prior to commencement of development

Prior to the commencement of the development, a Construction and Environmental Biodiversity Management Plan (CEMBP) shall be submitted to and approved in writing by the local planning authority. The CEMBP shall include measures to mitigate the construction effects as part of a coordinative and collaborative approach with surrounding construction sites (local planning authority Refs.2014/3837 and 2025/0799) and shall include specific details for:

a) measures to be taken to ensure that retained and adjacent habitats, including trees, shrubs and the River Thames and tidal tributaries Sites of Importance for Nature Conservation (SINC), will not be used for storage or impacted negatively by the works (including, but not limited to vehicle movement, lighting, dust, litter, noise etc.);

c) a construction lighting plan. This construction lighting plan should follow the best practice industry guidance outlined in the Bat Conservation Trust (BCT) and Institute of Lighting Professionals (ILP) Guidance Note (2023);

d) measures to prevent mammal, amphibian or reptile entrapment or harm on site, including in excavations and construction and waste materials left on site;

e) an Invasive Non-Native Species plan setting out the measures to be taken to manage any Invasive Non-Native Species (INNS) (including species on the London Invasive Species Initiative (LISI) list) discovered onsite during the works, including butterfly-bush (*Buddleia davidii*) in line with best practice for London, including appropriate waste disposal for arising materials and measures to prevent recurrence.

Reason: To ensure construction works and traffic impacts are minimised, to protect amenities of neighbouring occupiers and biodiversity and to mitigate the impacts of development on protected species, in accordance with Council policies LP1 and LP55 of the Local Plan (2023) and London Plan Policy G6. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be implemented prior to construction works commencing.

9) Contaminated land site investigation and remediation method statement – prior to commencement of development

Prior to the commencement of the development:

i) a preliminary risk assessment shall be submitted to and approved in writing by the local planning authority.

Commented [JG1]: No argument with the principle of this condition, but the wording needs work.

ii) a site investigation has been conducted to consider the potential for contaminated land and shall be submitted to and approved in writing by the local planning authority.

iii) a remediation method statement (if required), to make the site suitable for its intended use by removing unacceptable risks to sensitive receptors, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, having regard to Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework. The details are required prior to the start of the works so that the necessary precautions and mitigation measures can be incorporated into the construction.

Commented [JG2]: Could these be merged? A site investigation and a preliminary risk assessment shall be submitted to...

Commented [TG3R2]: We consider these are fine to be separate points

10) Air quality PM monitoring – prior to commencement of each phase

During each four construction sub-phases of the proposed development (demolition, earthworks, construction, and track out), PM10 continuous monitoring shall be carried out on site. Prior to commencement of demolition, monitoring parameters to be monitored, duration, locations and monitoring techniques shall be submitted to and approved in writing by the local planning authority.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with London Plan policy SI1.

11) Written Scheme of Investigation – prior to commencement of development

Prior to the commencement of the development, a written scheme of investigation (WSI) for heritage assets of archaeological interest shall be submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. Where appropriate, details of a programme for delivering positive public benefits;

C. A programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, to accord with Council policy LP3 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

12) Radar Mitigation Condition

No development (excluding demolition) can take place until a radar mitigation scheme has been submitted to the LPA and agreed to ensure that the Proposed Development will have no impact on the H10 Radar at Heathrow.

Reason: In the interests of aircraft safety and the operations of Heathrow airport.

13) Crane Strategy

Prior to commencement (other than Demolition Works), a Crane Strategy shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Heathrow Airport, National Air Traffic Services (NATS) and the CAA). Such a strategy shall include the following:

1. Details of cranes and other tall construction equipment (including the details of obstacle lighting); and
2. Details of compliance with Advice Note 4 'Cranes' (available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Construction equipment on the site and adjoining land does not breach the aerodrome safeguarding surfaces associated to Heathrow Airport and endanger aircraft movements and the safe operation of the aerodrome.

Reason: In the interest of aircraft safety to accord with the safeguarding direction coupled with the requirements of the National Planning Policy Framework. It is necessary for the condition to be discharged prior to the commencement of any works on site to ensure the crane details are acceptable prior to works starting.

14) Piling Method Statement – Prior to commencement of any piling

No piling 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. The piling method statement shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried

out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. In accordance with Policy LP22 of the Local Plan.

15) Details of Materials – prior to above ground works

Prior to commencement of above ground works (excluding demolition), details and samples of materials to be used on all external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials and thereafter so retained.

Reason: In order to assess the suitability of the proposed materials, in the interests of the appearance of the locality, in accordance with Council policy LP1 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

16) Details of Specific Items – prior to above ground works

Prior to the commencement of the above ground works (excluding demolition), detailed drawings at a minimum scale of 1:20 (or other scale to be agreed in advance by the local planning authority) shall be submitted to and approved by the local planning authority. Such details shall include:

- window reveals, window frames, entrance doors, door frames, junctions between changes in materials, and any other fenestration detailing.

The development shall be constructed in accordance with the approved drawings and retained as such.

Reason: To ensure a high quality of development and to accord with policy LP1 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

17) Sound Insulation (External Noise) – Prior to above ground works

Prior to the commencement of above ground works (excluding demolition), details of a scheme of measures to insulate the development against externally generated noise sources shall be submitted to and approved in writing by the

local planning authority. Such details shall include measures to insulate the development against externally generated noise sources including road, rail, and aircraft, so as to achieve the internal ambient noise levels which do not exceed the guideline values contained in Table 4 of British Standard BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. The measured or calculated noise levels shall be determined in accordance with BS 8233:2014. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved, alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise. The development shall be constructed in accordance with the approved details and retained as such.

Reason: To protect the occupiers of the building, in accordance with policies LP2 and LP27 of the Local Plan coupled with the requirements of the National Planning Policy Framework

18) Sound Insulation (Internal between Commercial/Resi) – Prior to above ground works

Prior to commencement of above ground works (excluding demolition), a scheme for the sound insulation of the separating partitions, including the ceiling/floor between the commercial units at ground floor and mezzanine level and floor 01 and any structurally adjoining residential units shall be submitted to and approved in writing by the local planning authority. The scheme will reduce the transmission of noise from the use of the commercial unit at and the proposed residential units. The development shall be constructed in accordance with the approved details and retained as such.

Reason: To protect the occupiers of the building and neighbouring occupiers, in accordance with policies LP2 and LP27 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

19) Sound Insulation (Internal between Amenity Spaces/Resi) – Prior to above ground works

Prior to commencement of above ground works (excluding demolition), a scheme for the sound insulation of separating partitions, including the ceiling/floor between the gym at level 02 and any structurally adjoining residential units shall be submitted to and approved in writing by the local planning authority. The scheme will reduce the transmission of noise from the use of the commercial unit at and the proposed residential units. The development shall be constructed in accordance with the approved details and retained as such.

Reason: To protect the occupiers of the building and neighbouring occupiers, in accordance with policies LP2 and LP27 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

20) **Details of Cycle Parking – Prior to above ground works**

Prior to commencement of above ground works, details of the location, number and design of secure and covered cycle parking shall be submitted to and approved in writing by the local planning authority. The cycle parking shall be provided in accordance with the approved details prior to the occupation of the development and be retained for cycle parking purposes for the users of the development and for no other purpose.

Reason: To ensure adequate provision is made for cycle parking in accordance with Council policies LP27 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

Commented [TG4]: We consider this should be amended to Prior to the first occupation of any part of the development (as is the case for car parking details)

Commented [TG5R4]: Trigger to be discussed at inquiry

21) **Water Use – Prior to above ground works**

Prior to commencement of above ground works (excluding demolition), details shall be submitted to and approved in writing by the local planning authority to demonstrate that the development will achieve a maximum water use of 105 litres per person per day (plus 5 litres for outside use) in line with The Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government. The development shall be constructed in accordance with the approved details. Prior to first occupation of the building, evidence (schedule of fittings and manufacturers literature) shall be submitted to and approved in writing by the local planning authority to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: To achieve appropriate sustainability standards in accordance with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

22) **BREEAM Interim (Design Stage) – Prior to above ground works**

Prior to commencement of above ground works (excluding demolition), a BREEAM Interim (Design Stage) Assessment issued by the Building Research Establishment (BRE) or equivalent accredited body shall be submitted to and approved in writing by the local planning authority to show that an Excellent rating with a score of 70.55% will be achieved for the development. The development shall be implemented in accordance with the approved rating.

Reason: To achieve appropriate sustainability standards in accordance with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

23) Home Mark Quality Interim Assessment – Prior to above ground works

Prior to commencement of above ground works (excluding demolition), a Home Mark Quality Interim Assessment issued by the Building Research Establishment (BRE) or equivalent accredited body shall be submitted to and approved in writing by the local planning authority to demonstrate how the Home Mark Quality standard will be achieved for the approved residential units. The development shall be implemented in accordance with the approved rating.

Reason: In the interest of sustainable development and to accord with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

24) Mechanical Ventilation/Comfort Cooling – Prior to above ground works

Prior to commencement of above ground works (excluding demolition), full details of the mechanical ventilation/comfort cooling required to avoid overheating shall be submitted to and approved in writing by the local planning authority. Such details shall include quantifying the number of units that would require temperature looping and the expected cooling load associated. Any cooling provision (both cooling capacity and number of units provided with cooling) should be minimised only to the façades with acoustic restrictions. The development shall be constructed in accordance with the approved details and retained as such.

Reason: To protect the occupiers of the building and in the interests of sustainability in accordance with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

25) Landscaping details – prior to above ground works

Prior to commencement of the above ground works (excluding demolition), a landscaping scheme, to include landscaping and treatment of parts of the site not covered by buildings and play space facilities, shall be submitted to and approved in writing by the local planning authority. These details shall include:

- a) hard landscaping works including proposed finished levels and contours;
- b) other vehicle and pedestrian access/movement and circulation areas;
- c) hard surfacing materials;
- d) lighting column design, height and material(s);
- e) soft landscaping including the species and height of tree planting and root volumes, shrubs, green walls, hedges, plants and seeding, with priority given to wildlife friendly species;

- f) minor artefacts and structures (e.g. furniture equipment, refuse or other storage units, signs, **ecologically sensitive lighting (in accordance with Bat Conservation Trust and ILP 2018 Guidance);**
- g) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines, indicating lines, manholes, supports);
- h) retained landscape sculpture and proposals for restoration.

Commented [JG6]: Isn't this dealt with by another condition (7c))

Commented [TG7R6]: This deals with landscaping lighting. 7c deals with construction lighting

Any trees or shrubs planted as part of the landscaping scheme which within a period of five years from the completion of the development is found to be dead, removed, or becomes seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

The landscaping scheme shall be carried out in accordance with the approved details and completed prior to the occupation of the development, or in accordance with a programme agreed in writing with the local planning authority.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan and London Plan Policy G6.

26) Landscape and Ecological Enhancement and Management Plan – prior to above ground works

Prior to commencement of the above ground works (excluding demolition), a Landscape and Ecological Enhancement and Management Plan (LEEMP) shall be submitted to and approved in writing by the local planning authority. The LEEMP shall include details of all measures to provide biodiversity gain, including but not limited to:

- a) details of native and wildlife friendly planting, including night scented species. The species list should indicate which species are native and the known wildlife value;
- b) details of all biodiverse roofs (including any Biosolar roofs) including details of extensive substrate base, features to be included within the substrate e.g. rope coils, sand, gravel, ephemeral ponds etc., and details of any seeding/plug plant choice, including native wildlife friendly species (in accordance with The Gro Green Roof Code 2021);
- c) orientation, target species and location for at least 10x integrated swift bricks/boxes and at least 5x bat boxes to be integrated with the new building;
- d) **A post-construction lighting plan, including lux spill diagrams, to ensure that any lighting will be of a specification that minimises its impacts on bats, onsite habitats and the adjacent River Thames and tidal tributaries**

SINC, in accordance with the BCT and ILP 2023 Guidance Note (including light fittings having a colour temperature of <2700k, no uplighters and no light spill onto any onsite habitat or the River Thames).

Commented [JG8]: Is this covered by condition 7c)?

Commented [TG9R8]: No, this deals with post construction lighting

- e) details on the management to be implemented post-construction shall also be submitted, which shall include management responsibilities and maintenance schedules for all hard and soft landscaped areas as well as the above-mentioned measures to provide biodiversity gain.

The approved details shall be implemented prior to first occupation of the development and maintained thereafter.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan and London Plan Policy G6.

27) Significant BNG – prior to above ground works

Prior to commencement of the above ground works (excluding demolition), details of all significant Biodiversity Net Gain shall be submitted to and approved in writing by the local planning authority. Details shall include:

- Completed Biodiversity Net Gain Plan
- Completed statutory metric with the Pre-development and post-development biodiversity values.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan and London Plan Policy G6.

28) Habitat Management and Monitoring Plan – prior to above ground works

Prior to commencement of the above ground works (excluding demolition), the Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the local planning authority. The HMMP shall include:

- a) The baseline biodiversity assessment against which an uplift in biodiversity value will be monitored;
- b) The project's biodiversity targets;
- c) A detailed adaptive management plan setting out how habitats will be created or enhanced and describing the proposed ongoing management for any significant enhancements (including the biodiverse roofs, native hedgerow, mixed scrub and urban trees) for a minimum of 30 years;

- d) The details of when target condition will be achieved and how they will be maintained;
- e) A detailed monitoring plan that will be used to inform ongoing management and assess the progress towards achieving target condition. This should outline the surveys that will be used to inform condition monitoring reports;
- f) Monitoring reports will be provided to the local planning authority in years 1, 3, 5, 10, 15, 20, 25 and 30;
- g) The roles, responsibilities and professional competencies of the people involved in implementing and monitoring the Biodiversity Net Gain delivery;
- h) Evidence that the necessary resources are available to deliver the proposed biodiversity net gain plan and the ongoing management;
- i) GIS files showing the baseline biodiversity values and all proposed target biodiversity values for any created or enhanced habitats both on and off site.

Reason: To enhance the ecological interest of the site and to ensure that the ecological features are provided and maintained in a satisfactory manner in accordance with Council policy LP55 of the Local Plan and London Plan Policy G6.

29) Mechanical Ventilation Heat Recovery – prior to above ground works

Prior to commencement of the above ground works (excluding demolition), a Mechanical Ventilation Heat Recovery (MVHR) strategy shall be submitted to and approved in writing by the local planning authority in order to mitigate air pollution. The report shall include details and locations of the air intake locations of the mechanical ventilation system.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with Council policy LP14 of the Local Plan, London Plan policy S11 coupled with the requirements of the National Planning Policy Framework

30) Details of the wind mitigation measures – prior to above ground works

Prior to commencement of the above ground works (excluding demolition), details of the measures required to mitigate the microclimate impacts in relation to wind, including all enclosures, shall be submitted and approved by the local planning authority. The approved scheme shall be fully implemented before first occupation of any part of the development and permanently maintained as approved for the lifetime of the development.

Reason: To achieve an acceptable wind climate within the public realm in accordance with Policies LP1, LP2 and LP4 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

31) Digital connectivity infrastructure strategy – prior to above ground works

Prior to commencement of the above ground works (excluding demolition), 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 approved plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the requirements of policy LP22 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

32) External Noise Control (External Plant) – Prior to installation

Prior to installation, a noise control scheme for building services plant that will form part of the development shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved: The cumulative measured or calculated rating level of noise emitted from the building services plant, shall be 10dB(A) below the existing background noise level, at all times that the mechanical plant operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 metre from the façade of the nearest first floor (or higher) noise sensitive premises, and in accordance with the latest British Standard BS 4142. An alternative position for assessment /measurement may be used to allow ease of access, but this must be shown on a map and noise propagation calculations detailed to show how the design criteria are achieved.

Reason: To protect the occupiers of the building and neighbouring occupiers, in accordance with policies LP2 and LP27 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

33) External Plan and Ventilation Equipment – Prior to installation

Prior to installation, details of any external plant and ventilation equipment (except air source heat pumps) shall be submitted to and approved in writing by the local planning authority. The approved equipment shall be installed in accordance with the approved drawings.

Reason: In the interests of residential amenity and visual appearance in accordance with Council policy LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

34) Details of Photovoltaic Cells – Prior to occupation

Prior to occupation, details of the appearance, location, orientation, total area and predicted carbon savings from the photovoltaic panels shall be submitted to and approved by the local planning authority to show how the renewable energy carbon savings are to be achieved. The photovoltaic panels shall be installed in accordance with the approved details prior to the occupation of the development and retained and maintained.

Reason: To achieve appropriate sustainability standards in accordance with Council policy LP10 of the Local Plan and to accord with London Plan policies SI2 and SI3, coupled with the requirements of the National Planning Policy Framework.

35) Details of Air Source Heat Pumps (ASHP) – Prior to occupation

Prior to occupation, details of the appearance, location, predicted carbon savings, noise level and any noise and vibration mitigation measures for the air source heat pumps shall be submitted to and approved by the local planning authority to show how the renewable energy carbon savings are to be achieved and to protect neighbouring amenity. The air source heat pumps shall be installed in accordance with the approved details prior to the occupation of the development and retained and maintained

Reason: To achieve appropriate appearance and sustainability standards and protect neighbouring amenity in accordance with Council policies LP1, LP2 and LP10 of the Local Plan, coupled with the requirements of the National Planning Policy Framework

36) External lighting – prior to installation of lighting

Prior to installation of all permanent external lighting on the building, details shall be submitted to and approved by the local planning authority before its installation, including but not limited to: locations, type of lighting, lux levels, along with pseudo colour rendering and clear geo-referenced lux contour plans and details of measures to control light spill, including prevention from falling onto any biodiversity enhancements such as biodiversity roofs and bat and bird boxes/bricks. This lighting plan must follow best practice industry guidance produced by the Bat Conservation Trust and Institute of Lighting Professionals. The lighting shall be installed and maintained in accordance with the approved details.

Reason: In the interests of ecological functionality and the amenities of existing residents and future occupiers of the development, in accordance with Council policies LP2 and LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

37) Details of play equipment – prior to occupation

Prior to occupation, full details of play equipment to be provided within the development, including details of its location, form and materials, together with details of measures to prevent play areas having a negative impact on nearby biodiversity features, and a proposed maintenance programme for the equipment, shall be submitted to and approved in writing by the local planning authority. The play equipment shall be provided in accordance with the approved details prior to occupation of the development and shall be maintained as such thereafter.

Reason: To ensure the provision of appropriate play equipment in accordance with Council policy LP19 of the Local Plan, coupled with the requirements of the National Planning Policy Framework.

38) Details of Car Lift – Prior to occupation

Prior to occupation, details of how the car lift would operate, and how motorists would request the lift from both inside and outside the building shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details and retained as such.

Reason: To ensure adequate provision is made for car parking in accordance with Council policies LP27 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

39) Car Parking Management (Disabled Spaces) Plan – Prior to occupation

Prior to occupation, details of the basement car park layout, allocation and arrangement of disabled parking bays, management and security measures shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details and retained as such.

Commented [JG10]: Lighting has now been mentioned in several conditions. Can the parties please go through all relevant conditions and reduce the references to lighting to one condition only.

Commented [TG11R10]: This has been amended to deal with just lighting on the building, separate to landscaping lighting and separate to aeronautical lighting.

Commented [JG12]: Is car parking a necessary part of the landscaping condition if it is covered here?

Commented [TG13R12]: There are no car parking details in the landscaping, the landscaping condition has been amended to reflect

Reason: To ensure adequate provision is made for car parking in accordance with Council policies LP27 and LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

40) Delivery and Servicing Management Plan – Prior to occupation

Prior to occupation, details of a delivery and servicing plan including hours of operation shall be submitted to and approved in writing by the local planning authority. Such details shall include a vehicle swept path for refuse collection vehicles. The development shall be occupied and operated in accordance with the approved delivery and servicing plan.

Reason: To ensure that adequate arrangements are made for deliveries and servicing to the site and to ensure that the plan is sensitive to the amenity of local residents in accordance with Council policy LP51 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

41) Carbon Reductions

The development shall be built in accordance with the submitted One Battersea Bridge GLA Energy Statement - Revision 03 Version 6.0 dated 26/02/2025 by Ridge, demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 63% reduction in CO2 emissions above levels set in Building Regulations Part L 2021 for the residential element. Prior to occupation of the development, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) shall be submitted to and approved in writing by the local planning authority to demonstrate that the development has been carried out in accordance with the approved Energy Strategy. The installed measures shall be retained in accordance with the approved details.

Reason: In the interest of sustainable development and to accord with London Plan policy SI2 and Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

42) Home Mark Quality Post Construction Certificate – prior to first occupation of any residential unit

Prior to the occupation of any residential units to which it relates, a Home Mark Quality Final (Post-Construction) Certificate, issued by the BRE (or equivalent accredited body), shall be submitted to and approved in writing by the local planning authority to demonstrate that the Home Mark Quality standard has been achieved for the approved residential units. All the measures integrated shall be retained thereafter.

43) Whole Life Carbon Assessment Post Construction Assessment – Prior to occupation of any part of the development

Prior to the occupation of any part of the development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with London Plan policy SI2

44) Circular Economy Post Completion Report – prior to occupation

Prior to the occupation, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. Confirmation of submission to the GLA shall be submitted to the local planning authority.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan policy SI7.

45) SuDs Management plan – prior to occupation

Prior to the occupation, a public realm, landscape and SuDs management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include annual maintenance of the garden, any green roofs and SuDS and shall be implemented as approved and permanently maintained as such.

Reason: To ensure that landscape, public realm and SuDs features are maintained and in the interest of local amenity, security, drainage and biodiversity in accordance with Council policies LP1, LP2, LP12 and LP56 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

46) Flood Warning and Evacuation Plan – prior to occupation

Prior to the occupation, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the local planning authority. The Flood Warning and Evacuation Plan shall include:

- a) details of safe access and egress;
- b) who will take responsibility for advising occupants; and
- c) updating the Plan and conducting an Annual Review of the Plan and circulating any updated version produced plus registering the EA Flood line. The plan shall include details of monitoring.

Commented [JG14]: Is the Flood Response Plan part of the Flood Warning and Evacuation Plan or are they one and the same thing?

Commented [TG15R14]: They are one plan

The approved Flood Warning and Evacuation Plan shall be implemented as approved in perpetuity and for the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and third parties in accordance with policy LP12 of the Local Plan coupled with the requirements of the National Planning Policy Framework

47) Foul Water Network Infrastructure Capacity – prior to occupation

Prior to occupation, confirmation shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water that either:

- a. Foul water capacity exists off site to serve the development, or
- b. A development and infrastructure phasing plan has been agreed with the local planning authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
- c. All foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning

48) Waste storage provision – prior to occupation

Prior to occupation, an operational waste and recycling strategy shall be submitted to and approved in writing by the local planning authority. The submitted operational waste and recycling strategy shall include details of the arrangements for storage and collection of waste from the development. The measures detailed in the approved operational waste and recycling strategy shall be installed prior to first occupation of the development and operated and

maintained in accordance with the approved operational waste and recycling strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, to accord with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

49) Contaminated land - verification report – prior to occupation

Prior to occupation the remediation as set out in the Remediation Method Statement shall be completed and a verification report produced on completion of the remediation, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that remedial measures have been undertaken and the environmental risks have been satisfactorily managed so that the site is deemed suitable for residential use to accord with Council policy LP14 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

50) Details of Air Handling (Restaurant) – Prior to first commencement of use

Prior to first commencement of use, a scheme for the extraction and treatment of fumes and odours generated from cooking undertaken within the ground floor commercial kitchen within the Thames fronting restaurant shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with the manufacturer's instructions.

Reason: To protect the occupiers of the building and neighbouring occupiers, in accordance with policies LP2 and LP27 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

51) Water Network Infrastructure Capacity – no occupation beyond the 100th dwelling

Where it is not confirmed under condition 45 that foul water capacity exists off site to serve the development, prior to the occupation beyond the 100th dwelling, confirmation shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water that either:

1. Water network upgrades required to accommodate the additional demand to serve the development have been completed, or

Commented [TG16]: This does not reflect approval in the event the first option in Condition 45 exists i.e. that foul water capacity exists off site to serve the development

Commented [JG17R16]: Is it more appropriate to include this requirement in condition 45 as a staged approach depending on foul water capacity?

Commented [TG18R16]: We consider it is appropriate to split these

2. A development and infrastructure plan confirming that sufficient capacity is already available has been agreed with Thames Water

Reason: The development may lead to low / no water pressures 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. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues.

52) Secured by Design – prior to occupation

Prior to occupation, a Secured by Design Certification shall be submitted to and approved by the Local Planning Authority to demonstrate that the Social Rent tenure achieves the Silver Award of Secured by Design on completion in order to mitigate future crime and victimisation.

Reason: To ensure development is delivered in accordance with secured by design principles in accordance with Policy D11 of the London Plan (2021).

53) Security surveillance equipment strategy – prior to occupation

Prior to occupation, details of the proposed security surveillance equipment strategy shall be submitted to and approved by the local planning authority (in consultation with the Met Police). The approved security surveillance equipment strategy shall be carried out in accordance with these approved details which shall be retained and maintained thereafter.

Reason: In order to assess the suitability of the proposed equipment in the interest of the appearance of the locality in accordance with the requirements of policy LP1 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

54) Fire Safety and Evacuation Strategy - prior to occupation

Prior to occupation, a Fire Safety and Evacuation Strategy shall be submitted to and approved in writing by the local planning authority, this is to include details of who will take responsibility for advising occupants. The development shall only be carried out in accordance with those approved details.

Reason: To ensure that adequate arrangements are made for fire safety in accordance with Local Plan policy LP27 and London Plan policies D5 and D12.

55) Aeronautical lighting – prior to occupation

Prior to the first occupation, details of the lighting scheme for the building to include the architectural lighting and aeronautical lighting shall be submitted to and approved in writing by the local planning authority (in consultation with London Heliport, Network Rail and Port of London Authority). The submitted details shall include details on the lighting effect to the building as a whole, the spread, lux, colour(s), number, appearance and location of fixtures, and hours of operation. The lighting shall be installed in accordance with the approved details prior to the residential occupation of the development, and shall be operated in accordance with the approved details.

Reason: In the interest of the amenity of the area, biodiversity, operations of the heliport and river traffic to accord with Council policies LP1, LP4 and LP55 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

Commented [JG19]: See my previous comments on lighting. How many lighting conditions are really necessary?

Commented [TG20R19]: This is necessary and separate from the other lighting conditions as above.

56) BREEAM Post Construction Certificate - Within 9 months of occupation

Within nine months of the occupation of the building, a BREEAM New Construction Final (Post-Construction) Certificate issued by the BRE or equivalent accredited body, shall be submitted to and approved in writing by the local planning authority to demonstrate that an Excellent rating with a score of 70.55% has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To achieve appropriate sustainability standards in accordance with Council policy LP10 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

57) Quantum of Development - compliance

The development, hereby approved, shall contain no more than 110 residential units (Use Class C3), 189 sqm (GIA) Restaurant (Use Class E(b)), 535 sqm (GIA) Office (Class E(g)(i)) and 273sqm (GIA) Community use (Class F2) floorspace, as detailed in the drawings hereby approved:

Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.

Commented [TG21]: We consider this is not necessary. Development needs to comply with approved plans which already secure these caps

58) Use Class Restriction - Compliance

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking, amending and re-enacting the Order the ground floor restaurant hereby approved shall be used only for Class E(b), the first floor office hereby approved shall be used only for Class E(g)(i) and the ground and first floor

Commented [JG22R21]: For discussion at the inquiry.

community use hereby approved shall be used only for Class F2, excluding any other uses, and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval in accordance with the National Planning Policy Framework.

Commented [TG23]: We consider this is not necessary, development reads to comply with the approved plans and the DoD which secures these uses

Commented [JG24R23]: For discussion at the inquiry.

59) Opening Hours – Compliance

The use of the non-residential units at ground and first floors hereby permitted shall not be open for their approved uses as office/restaurant/community uses other than between the hours of 7am to 12 midnight Mondays to Saturdays and 7am to 11pm Sundays and public holidays.

Reason: To safeguard the amenities of the neighbourhood, in accordance with policy LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

60) Accordance with FRA and Drainage Strategy – compliance

The development shall only be carried out in accordance with the approved One Battersea Bridge: Flood Risk Assessment Ref. P21383_R3_REV1 dated December 2024 and One Battersea Bridge: Drainage Strategy P21383_R4 dated March 2024 by Yellowsub. Thereafter the mitigation measures shall be retained as such.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and third parties in accordance with policy LP12 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

61) Urban greening factor – compliance

The proposed development must achieve an urban greening score of at least 0.4. If the proposed development deviates from the urban greening layout detailed in p.104 of the Landscape Strategy within One Battersea Bridge Design & Access Statement Rev P02 dated 14/10/2024 by Farrells, then prior to occupation an updated urban greening table and plan shall be submitted to and approved in writing by the local planning authority. The urban greening shall be provided in accordance with the approved details prior to the occupation of the development.

Reason: To ensure that adequate urban greening is implemented in accordance with Council policy LP57 of the Local Plan, London Plan Policy G5 coupled with the requirements of the National Planning Policy Framework.

62) Accordance with Arboricultural Impact Assessment and Method Statement – compliance

Prior to the commencement of the development, the Tree Protection measures approved under One Battersea Bridge Arboricultural Impact Assessment Revision 2 Version 2.0 dated 22/10/2024, by Temple in line with BS5837:2012 shall be installed and no works or materials/plant storage shall be undertaken within the protected area. The protection measures will be retained until completion of the development.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, in accordance with Council policy LP56 of the Local Plan, coupled with the requirements of the National Planning Policy Framework.

63) Non Road Mobile Machinery - compliance

All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein.

Reason: To help monitor the use of such equipment across London in accordance with the London Plan. It is necessary for the condition to require plant to be registered prior to works starting to ensure all plant is included in the registration.

64) Fire Statement – compliance

The development permitted by this planning permission shall only be carried out in accordance with the approved One Battersea Bridge RIBA Stage 2 Concept Fire Strategy Issue 06 dated 19/12/2024 by Ashton Fire. The proposed mitigation measures shall be installed as proposed and retained as such.

Reason: To ensure that adequate arrangements are made for fire safety in accordance with London Plan Policy D12 coupled with the requirements of the National Planning Policy Framework.

65) No equipment on roof - compliance

No water tanks, plant, lift rooms or other structures shall be erected upon the roof of the approved building.

Reason: To control the appearance of the building and safeguard the appearance of the area, in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

66) No telecommunications equipment – compliance

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, amending or re-enacting that Order) no satellite dishes, telecommunications masts, antennas or equipment or associated structures, shall be installed on the building hereby approved.

Reason: To protect the appearance of the building, and accord with Council policies LP1, LP2 and LP22 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

67) No plumbing other than rainwater pipes on front elevation – compliance

No pipes or flues, other than rainwater pipes, shall be fixed on the front elevation of the building hereby approved.

Reason: To safeguard the appearance of the area, in accordance with Council policy LP1 of the Local Plan coupled with the requirements of the National Planning Policy Framework.

68) Roof terrace – compliance

Except for the approved residential external terraces (including the Level 11 terrace), the roof areas of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area and furthermore, no balustrades, railings or other means of enclosure or means of permanent access shall be erected on this area.

Reason: To safeguard the appearance of the area and amenity, in accordance with Council policies LP1 and LP2 of the Local Plan coupled with the requirements of the National Planning Policy Framework.