
RECOMMENDATION

LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Board of Trustees of the Tate Gallery	Reg. Number	09-AP-0039
Application Type	Full Planning Permission	Case Number	TP/1519-53
Recommendation	Grant subject to Legal Agrt, GLA and SoS		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of an 11 level (70.4m AOD) 24,786 sqm (gross external area) extension to Tate Modern to comprise Class D1 (non residential institution) use including display and exhibition spaces, performance spaces, education and learning facilities together with ancillary offices, catering, retail and other facilities, landscaping, external lighting, servicing, vehicle and cycle parking and associated works including works to the public highway and necessary demolition of outbuildings, annexes and structures.

At: TATE MODERN, BANKSIDE, LONDON, SE1 9TG

In accordance with application received on 09/01/2009

and Applicant's Drawing Nos. Site plan, HDM-DR-A-263-3-0100, 0210, 0220, 0230, 0240, 0250, 0260, 0300, 0450, 1000, 1010, 1011, 1020, 1021, 1030, 1031, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1111, 1120, 2010, 2020, 2030, 2040, 2060, 2070, 3010, 3011, 3020, 3021, 3030, 3031, 3040, 3041, 3050, 3060, 3501, 4005, 4010, 4030, 4150, 4160, 4300, 4301, 4610, 5540, 5550, 5551, 5570, 5580, 5581, 0-VLA-DR-L-1290-4-GA-01, GA-02, GA-03, GA-04, GA-05, GA-06, PL-01, DT-01, DT-02, DT-03, DT-04, DT-05, DT-06, DT-07, DT-08, DT-09, DT-10, DT-11, DT-12, DT-13

Transport Assessment, Waste Strategy, Supporting Statement, Environmental Statement - Non Technical Summary, Sustainability Assessment, Environmental Management Plan, Design & Access Statement, Energy Assessment, Environmental Statement - Volume 1, Volume 2, Volume 3a, Volume 3b

Subject to the following condition:

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

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the possible delays in commencing development involved in such a large and complex publicly funded development

- 2 Sample panels of all external facing materials, and surface finishes at ground floor level, to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work on the façade commencing and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the external materials in the interest of the appearance of the building in accordance with Policies 3.12 'Design Quality' and 3.13 'Urban Design' of The Southwark Plan (2007).

- 3 Constructional drawings of the tower building at a scale of 1:20 (unless otherwise stated) of the items listed below shall be submitted to and approved in writing by the Council before any work on the façade is begun and the works shall be carried out in accordance with the approved details:

- a. All new entrances and service doors, fascia signs;

- b. 1:10 drawings of windows and recess details demonstrating the relationship of the window units with the brickwork;
- c. 1:10 drawings of the level 11 terrace including skylights, glass balustrades, security cameras, and the underside of the soft demonstrating its relationship to the façade;
- d. 1:50 elevational drawing of main entrances at ground floor (up to second floor level of the tower); and
- e. detailed drawings of louvers and the mechanical and electrical equipment demonstrating their relationship with the façade.

Reason: To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of the area, in accordance with Policies 3.12 'Design Quality' and 3.13 'Urban Design' of The Southwark Plan.

- 4 Except for the area of landscaping in the north west part of the site, details of the landscaping for the main site at a scale of 1:20 and 1:5 (as appropriate), fully annotated to demonstrate paving and all other types of surface materials, planting, external lighting design including floodlighting, seating, bollards, and security cameras shall be submitted (in phases if appropriate) to and approved in writing by the Local Planning Authority before work on the landscaping scheme for the main site commences and the landscaping scheme for the main site shall not be carried out otherwise than in accordance with the approved plans.

Reason

To ensure that the appearance of the landscaping scheme for the main site is satisfactory and that it contributes to the character and appearance of the area in accordance with Policies 3.12 'Design Quality' and 3.13 'Urban Design' of The Southwark Plan (2007).

- 5 Details of the landscaping scheme for the northwest part of the site, at a scale of 1:20 and 1:5 (as appropriate), fully annotated to demonstrate paving and all other types of surface materials, planting, external lighting design including floodlighting, seating, bollards, and security cameras shall be submitted (in phases if appropriate) to and approved in writing by the Local Planning Authority before work on the landscaping scheme for the main site commences and the landscaping scheme for the main site shall not be carried out otherwise than in accordance with the approved plans.

Reason

To ensure that the appearance of the landscaping scheme for the north west part of the site is satisfactory and that it contributes to the character and appearance of the area in accordance with Policies 3.12 'Design Quality' and 3.13 'Urban Design' of The Southwark Plan (2007).

- 6 The landscaping and planting shown on the drawings approved pursuant to condition 4 shall be carried out in the first appropriate planting season following the completion of the building works.

Reason

To ensure that the landscaping is provided for the benefit of the area at the earliest opportunity, in accordance with Policies 3.2 'Protection of Amenity', 3.12 'Design Quality' and 3.13 'Urban Design' of The Southwark Plan.

- 7 The landscaping and planting shown on the drawings approved pursuant to condition 5 shall be carried out in the first appropriate planting season following the transfer of the land to Tate by GC Bankside LLP.

Reason

To ensure that the landscaping is provided for the benefit of the area at the earliest opportunity, in accordance with Policies 3.2 'Protection of Amenity', 3.12 'Design Quality' and 3.13 'Urban Design' of The Southwark Plan.

- 8 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR

two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

To ensure that the landscaping provided is retained for the benefit of the area, in accordance with Policies 3.2 'Protection of Amenity', 3.12 'Design Quality' and 3.13 'Urban Design' of the Southwark Plan.

- 9 Details of the means by which the existing trees on or immediately adjoining the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To ensure that any trees to be retained are protected from damage during demolition and/or construction works, in accordance with Policies 3.2 'Protection of Amenity' and 3.13 'Urban Design' of The Southwark Plan.

- 10 Prior to the commencement of development works an archaeological evaluation shall be undertaken, according to the details submitted with this planning application. A report detailing the results of the evaluation will be submitted to and approved by the Local Planning Authority. Dependant upon the results of this evaluation a suitable programme of archaeological mitigation works will be agreed in writing with the Local Planning Authority. This agreement will include a timetable for undertaking the archaeological mitigation works and the production of a final report and publication.

Reason:

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

- 11 Details of post construction survey for impacts on television, radio and other telecommunication services shall be submitted to the local planning authority for approval of mitigation matters within 6 months of the completion of the Tate Modern 2 building and any necessary mitigation measures shall be carried out within 12 months of the completion of the Tate Modern 2 building.

Reason:

In order to ensure that any adverse impact of the development on reception by residential properties is identified and resolved satisfactorily

- 12 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of any building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of The Southwark Plan.

- 13 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design

and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 14 The machinery, plant or equipment installed or operated in connection with the operation of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.2 'Protection of Amenity' of the Southwark Plan and Planning Policy Guidance 24 Planning and Noise.

- 15 A schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances that have been identified in ES Volume 1 (Chapter 16: Ground Conditions and ES Volume IIIb Technical Appendices (Ground Conditions), shall be submitted to and approved by the Local Planning Authority and thereafter such remediation shall be carried out as part of the enabling works, within a timescale to be agreed with the Local Planning Authority but not later than the commencement of the main construction programme.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil, in accordance with Strategic Policies SP11 'Amenity and Environmental Quality' and SP12 'Pollution', and Policies 3.2 'Protection of Amenity' and 3.10 'Hazardous substances' of The Southwark Plan (2007).

- 16 Details of the facilities to be provided for the secure storage of cycles, including any structures for bicycle shelters, shall be submitted to and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Policy 5.3 'Walking and Cycling' in the Southwark Plan.

- 17 Details of the Servicing Vehicle Management Strategy for delivery vehicles during the evening and at night shall be submitted to the local planning authority shall be submitted to, and approved, before any service or delivery vehicles are allowed on the Tate Modern 2 site.

Reason

In order to protect the residential amenity for nearby properties, in accordance with Policy 3.2 'Protection of Amenity' of The Southwark Plan.

- 18 Details of the final waste management strategy shall be submitted to and approved by the local planning authority prior to occupation of the development.

Reason:

To ensure that the impact of the development is acceptable and in accordance with Policy 3.7 'Waste

reduction' of The Southwark Plan.

- 19 Details of the Façade Cleaning and Maintenance Strategy shall be submitted to and approved by the Local Planning Authority before work on the façade is begun

Reason:

To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of the area, in accordance with Policies 3.12 "Design Quality" and 3.13 "Urban Design" of the Southwark Plan.

- 20 Details of how an accessible, inclusive design solution can be achieved between the Turbine Hall (level 1) and the Bridge at level 2, shall be submitted to and approved by the Local Planning Authority before work on the spiral stair between level 1 and the bridge at level 2 is begun and shall not be carried out otherwise than in accordance with the approved plans.

Reason:

To ensure that access is provided for people with disabilities and those who are mobility impaired, in accordance with Policies SP 3 'Quality and Accessibility', 3.12 'Design Quality' and 3.13 'Urban Design' of The Southwark Plan.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies SP 3 (Quality and Accessibility); SP 5 (Regeneration and creating employment); SP 7 (Arts, Culture and Tourism); 1.1 (Access to Employment Opportunities); 1.7 (Development within town and local centres); 1.11 (Arts, Culture and Tourism uses); 2.5 (Planning Obligations); 3.1 (Environmental Effects); 3.2 (Protection of Amenity); 3.3 (Sustainability assessment); 3.4 (Energy efficiency); 3.5 (Renewable Energy); 3.7 (Waste reduction); 3.8 (Waste management); 3.9 (Water); 3.10 (Hazardous substances); 3.11 (Efficient use of land); 3.12 (Quality in design); 3.13 (Urban design); 3.14 (Designing out crime); 3.18 (Setting of listed buildings, conservation areas and world heritage sites); 3.19 (Archaeology); 3.20 (Tall buildings); 3.22 (Important local views); 3.29 (Development within the Thames policy area); 5.1 (Locating developments); 5.2 (Transport impacts); 5.3 (Walking and cycling); 5.6 (Car parking), 5.7 (Parking standards for disabled people and the mobility impaired); 5.8 (Other parking); and 7.4 (Bankside and Borough Action Area.) of the adopted Southwark Unitary Development Plan [July 2007].
- b) Policies 1.1 (London in its global, European and UK context); 2A.1 (Sustainability criteria); 3B.8 (Creative industry); 3B.9 (Tourism industry); 3C.2 (Matching development to transport capacity); 3C.18 (Allocation of street space); 3C.20 (Improving conditions for buses); 3C.21 (Improving conditions for walking); 3C.22 (Improving conditions for cyclists); 3C.23 (Parking strategy); 3C.25 (Freight strategy); 3D.4 (Development and promotion of arts and culture); 3D.7 (Visitor accommodation and facilities); 4A.1 (Tackling climate change); 4A.2 (Mitigating climate change); 4A.3 (Sustainable design and construction); 4A.4 (Energy assessment); 4A.5 (Provision of heating and cooling networks); 4A.7 (Renewable Energy); 4A.8 (Hydrogen economy); 4A.9 (Adaptation to climate change); 4A.10 (Overheating); 4A.11 (Living roofs and walls); 4A.13 (Flood risk management); 4A.14 (Sustainable drainage); 4A.16 (Water supplies and resources); 4B.1 (Design principles for a compact city); 4B.2 (Promoting world class architecture and design); 4B.3 (Enhancing the quality of the public realm); 4B.5 (Creating an inclusive environment); 4B.8 (Respect local context and communities); 4B.9 (Tall buildings – location); 4B.10 (Large scale buildings –design and impact); 4B.16 (London View Management Framework); 5D.2 (Opportunity Areas in South East London); 5G.2 (Strategic priorities for the Central Activities zone); and 6A.4 (Priorities for planning obligations) of the London Plan consolidated with alterations since 2004 [Feb. 2008].
- c) Planning Policy Statements PPS1 (Delivering Sustainable Development), PPS6 (Planning for Town Centres), PPS9 (Biodiversity and Geological Conservation), PPS22 (Renewable Energy), PPS23 (Planning and Pollution Control) and PPS25 (Development and Flood Risk); and Policy Guidance Notes

PPG13 (Transport), PPG16 (Archaeology and Planning), and PPG24 (Planning and Noise).