

Our ref: LW/KJ/15960



Date: 06th September 2021

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Development Management
Chief Executive's Department
London Borough of Southwark
PO Box 64529
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FAO: Terence McLellan

Dear Terence,

**DISCHARGE OF CONDITION 24 [SECURE BY DESIGN]
SHARD PLACE FIELDEN HOUSE, 28-42 LONDON BRIDGE STREET, LONDON SE1
PLANNING PORTAL REF: PP-10067831**

I write on behalf of our client, LBQ Fielden Ltd, to submit an application to discharge condition 24 pursuant to planning permission, LPA ref: 20/AP/1473, granted on the 27th August 2020 for the following development:

“Minor material amendment to Planning consent 18/AP/3540 (which was an amendment to 17/AP/4008 and 14/AP/1302). The proposed amendments include:

- amendments internally and externally to the retail accommodation and location/number of the short stay cycle spaces at the lower levels;*
- increase in the size of the mezzanine within the ground floor retail unit by 56 sq metres;*
- split in the retail units to provide two separate units;*
- removal of lift between the Level 2 and associated mezzanine;*
- provision of a new dedicated lift to access the mezzanine cycle store;*
- relocation of vehicle mitigation bollards on St Thomas Street and London Bridge Street to bring them within property title boundary;*
- minor amendments to the flank window of Mary Sheridan House, located to the west of the site beneath the new public stairs;*
- minor changes to the position of partitions within the amenity area on level 4; and,*
- amendments to the canopies and increase in planters at roof level (level 27).”*

Condition 24 states:

“Unless previously discharged, prior to occupation of the development, confirmation that Secure by Design certification for the development has been achieved shall be submitted to and approved in writing by the Local Planning Authority. Three months following the final occupation of the development confirmation that the entire development has achieved Secure by Design certification shall be submitted to the Council for approval in writing.

Reason

To ensure that the development would provide a safe and secure environment for future occupiers, in accordance with saved policy 3.14 Designing out crime of the Southwark Plan (2007).”

Application Documents

The following information has been submitted to discharge the condition:

- Completed application form and cover letter (this letter); and
- Secured by Design – Gold Award Certificate (issued on 25th March 2021).

The accompanying Secured by Design Gold Award Certificate demonstrates that the development would provide a safe and secure environment for future occupiers. The relevant strategies and measurements have been recognised by the Metropolitan Police. It is considered that this is compliant with saved policy 3.14 Designing out crime of the Southwark Plan 2007, and fully meets the requirements of the condition.

This discharge of condition application has been submitted via the Planning Portal and given the reference number PP-10067831. The application fee of £116.00 (plus £28.00 planning portal administration fee) has been paid by credit card via the Planning Portal.

I trust that you have all the information that you require to register the application. If you have any queries, please do not hesitate to contact me or my colleague Karen Jones at the above office.

Yours sincerely,



Louis Wong

Planner

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for RPS Consulting Services Ltd

Enc.