

# Planning Committee

Tuesday 22 March 2016

5.30pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1  
2QH

## Supplemental Agenda

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#### Contact

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Date: 22 March 2016

<b>Item No's:</b> 6.1, 6.2 & 7	<b>Classification:</b> Open	<b>Date:</b> 22 March 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information.	
<b>Ward(s) or groups affected:</b>			
<b>From:</b>		Director of Planning	

### **PURPOSE**

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

### **RECOMMENDATION**

2. That members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

### **KEY ISSUES FOR CONSIDERATION**

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

#### **Item 6.1 – 15/AP/4000 for: Full Planning Permission – 14-21 Rushworth Street, London SE1 0RB**

#### Additional consultation responses

- 3.1. Three additional objections have been received following the re-consultation on the revised plans. The matters raised have been summarised as follows.
  - The latest plans do not address the previous concerns raised;
  - Unacceptable height of the proposal; most buildings in the area are no more than four storeys high;
  - A development of six storeys was not accepted at the neighbouring site at No. 10-13 Rushworth Street, with permission granted for a five storey development only, and accordingly the council has not been consistent with its advice;
  - Negative impact on the Kings Bench Conservation Area and the Grade II listed buildings opposite the site at Ripley and Chadwick House; the development would harm these heritage assets;
  - Increase in noise and disturbance from the new balconies and office courtyard;
  - Loss of privacy (to flats at 59 Webber Street);
  - Loss of light (to properties on Rushworth Street and 59 Webber Street);
  - Loss of sunlight (to flats at 59 Webber Street);
  - Sense of enclosure to balconies at 10-13 Rushworth Street; and

- The communal garden at roof level has no privacy screens and is not set back from the boundary.

#### Basement impact assessment

3.2. As noted in paragraph 128 of the main report, the council's flood and drainage team requested that a basement impact assessment be carried out to consider the effects of the basement on ground water levels and flows. This assessment has now been submitted, and the Flood Risk manager has confirmed that the team has no objections to the development. The following additional conditions have been requested, and it is recommended that they be included on the decision notice in the event that planning permission is granted.

3.3. Additional conditions:

Condition: No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, with a view of achieving a reduction in surface water run-off rates from the site to greenfield runoff rates during a 1% Annual Exceedance Probability (AEP) event has been submitted to (2 copies) and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Policy 5.12 Flood Risk Management of the London Plan, Strategic policy 13 of the Core Strategy (2011) saved policy 3.9 Water of the Southwark Plan and guidance in the Sustainable Design and Construction SPD (2009).

Condition: No below grade works shall commence until details of ground water management strategy showing how continuous ground water movement can be achieved to avoid the build up of groundwater behind the basement has been submitted (2 copies) and approved in writing by the Local Planning Authority. Construction shall be to the detail submitted and approved.

Reason: To minimise the potential of groundwater building up behind the constructed basement and increasing ground water flooding risk to surrounding properties in accordance with Policy 5.12 Flood Risk Management of the London Plan, Strategic Policy 13 of the Core Strategy (2011) Policy 4A.15 Rising Ground Water of the Southwark Plan and guidance in the Sustainable Design and Construction SPD (2009)

Condition: No below grade works shall commence until a suitable construction method statement detailing how dewatering that may be required during the basement construction has been submitted (2 copies) and approved in writing by the Local Planning Authority. Construction shall be to the detail submitted and approved.

Reason: To minimise the risk of ground water pollution and minimise the risk of surface water flooding in surrounding areas in accordance with Policy 5.14 – Water Quality and Waste Water Infrastructure of the London Plan, Strategic Policy 13 of the Core Strategy (2011), saved policy 3.9 Water of the Southwark Plan and guidance in the sustainable Design and Construction SPD (2009).

### Amendments to conditions

- 3.4. The applicant has requested a number of minor changes to the conditions as set out on the draft decision notice. These are discussed as follows.

#### Condition 3: Construction method statement:

As referred to in paragraph 10 of the main report, a prior approval application has been made for demolition of the existing buildings. A demolition method statement has been submitted as part of those application documents, outlining how demolition would be carried out. Accordingly, the applicant has suggested that the construction method statement required under condition 3 should be amended to exclude demolition works. This is considered acceptable and the re-worded condition would therefore read as follows. It is also recommended that the demolition method statement submitted with the prior approval application be added to the list of documents approved under this application.

No development shall take place, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling / disposing of waste resulting from demolition and construction works

#### Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards of the Core Strategy (2011) saved policy 3.2 'Protection of amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

#### Condition 4: Contamination:

The applicant has requested that the contamination investigations be submitted after demolition works have taken place. This is acceptable since a cleared site would better facilitate the required investigation works. The amended condition would therefore read:

- a) Prior to the commencement of any development (excluding demolition), a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

#### 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 offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

#### Condition 12: BREEAM

The applicant has stated that receiving the relevant certification from the BREEAM assessor is very time consuming and would prevent occupation of the offices unnecessarily. Some flexibility to the worded is therefore recommended by changing the triggers from before fit out to prior to occupation and from before occupation to on occupation. This is acceptable with the re-worded condition reading as follows.

- Prior to occupation of the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum '*excellent*' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- On first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

#### Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and

Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

Comments from the Director of Planning

- 3.5. The additional consultation responses have been noted. Matters raised such as height of the proposal, impact on the Kings Bench Conservation Area and its listed buildings, loss of privacy and noise, have already been considered in the main report.
- 3.6. In relation to the sense of enclosure to balconies at 10-13 Rushworth Street, it is not felt that this would be significant given the limited extent of enclosure by the proposed development and their unrestricted open outlook in a westerly direction. An assessment of the overshadowing impact to these balconies can be found at paragraph 107 of the main report.
- 3.7. In relation to the comment regarding privacy screens to the communal terrace, these have been required by condition (refer to condition 7 on the draft decision notice).
- 3.8. Having taken into account the additional responses, and with the inclusion of additional and amended conditions, the recommendation remains that planning permission be granted, subject to the completion of a legal agreement.

**Item 6.2 – 15/AP/3886 for: Full Planning Permission – 25-29 Harper Road, London SE1 6AW and Crown Court, Swan Street, London SE1 1DF**

Additional representation received:

- 3.9. A further objection has been received from a resident of Grange Road who has already commented on the proposals. In summary the objection relates to:
  - Lack of clarity over the proposed affordable housing offer;
  - Loss of privacy, light and outlook arising from proposed plot 1. The objection advises that the impact on a bathroom has not been considered in the applicant's daylight and sunlight report, but bathrooms are not classed as habitable rooms and as such are not afforded protection for daylight and sunlight;
  - Plot 1 would be visually dominant and would overwhelm the smaller buildings on Grange Road and the conservation area;
  - Loss of security;
  - Impact upon local services.
- 3.10. The objection does not raise any new issues, and the issues which have been raised have been addressed in the officer report.

Update to paragraphs 32 and 190-192 of the officer report (development viability):

- 3.11. The draft Development Viability SPD was adopted by the Council's Cabinet on 15<sup>th</sup> March 2016 and is now a material consideration in the determination of this application.

Update to paragraphs 34 and 233 of the officer report (Old Kent Road Opportunity Area):

- 3.12. The site has been included in a draft boundary of the Old Kent Road Opportunity Area as published in the Integrated Impact Assessment Scoping report (IIA) which has recently been out to consultation. However, this matter should still be accorded very little weight since the IIA is not the draft plan, or draft policy, which is due to be published in May for formal consultation.

Correction to table at paragraph 103 of officer report:

- 3.13. There would be 19 x 3-bed and 6 x 4-bed social rented units within the development (not 18 x 3-bed and 7 x 4-bed as stated in the table).

Update to paragraphs 104 and 182 of the officer report:

- 3.14. The officer report advises that no more than 50% of the private units within any particular phase should be permitted to be occupied until the affordable housing for that phase has been completed. The applicant has requested that phases 1 and 2 be combined in this respect. Phases 1 and 2 are expected to be delivered broadly concurrently, and therefore it is recommended that this will not undermine the timely delivery of affordable housing and that the clause in the draft s106 agreement be amended to reflect this.

Correction to paragraph 125 of the officer report (wheelchair accessible housing):

- 3.15. In the social rented tenure there would be 8 7 x 1-bed and 44 12 x 2-bed...wheelchair accessible units.

Correction to paragraph 181 of the officer report (s106 contributions):

- 3.16. The individual sums in the report are correct, but the total figure was not correctly stated. The corrected totals are:

Total: ~~£1,113,223~~ £1,163,223  
 Admin charge (2% of total): ~~£22,264~~ £23,264.46  
 Overall total: ~~£1,135,487~~ £1,186,487.46

Update to paragraph 185 of the officer report (affordable workspace):

- 3.17. The report sets out that the reduced rents would be secured for 35 years, but that initial leases would be for 25 years (with the extended period secured in subsequent leases). Following further discussion with the developer it has been agreed that initial tenancies for the affordable workspace in areas A and B would be for the full 35 years, not 25 years.

Update to paragraph 198 of the officer report (renewable energy):

- 3.18. The air source heat pumps and photovoltaic panels would provide 5.4% of the development's predicted energy requirements. This would be below the 20% Core Strategy target but given that the overall carbon dioxide reductions would be policy compliant, officers are satisfied that this would be acceptable.

Update to paragraph 213 of the officer report (air quality):

- 3.19. The Council's Environmental Protection Team has provided a revised comment and advised that no updated air quality assessment would be required. Mechanical ventilation would be provided within the development.

Correction to paragraph 231 of the officer report (conclusion):

- 3.20. ...the applicant is in negotiations with a specialist workspace provider to manage the commercial space.

Amendments to draft recommendation

- 3.21. The applicant requested that the draft recommendation be re-formatted to allow conditions to be discharged separately for each phase to reflect the construction programme, and to stage the CIL payments. The conditions have therefore been grouped in terms of whether they relate to demolition, whether they are site wide, or whether they relate to a particular development phase or plot. Definitions of development phase and plot have been included, some plan references have been corrected, plot 1 plans added, and some minor changes have been made to the wording of some of the conditions. These changes do not affect the substance of the

decision, or the Council's ability to control the quality or environmental impact of the development, and therefore it is recommended that the changes are acceptable.

Additional condition (water capacity)

Thames Water has advised that the existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development and recommends the following condition which should be attached to any forthcoming permission:

Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

Conclusion of the Director of Planning

- 3.22. The above consultation response, minor corrections and updated information do not affect the conclusions of the officers report, and the recommendation remains that planning permission be granted subject to (revised) conditions, and the completion of a s106 agreement. None of the changes or corrections include material information which would impact on the conclusions of the Environmental Statement.

**Item 7. – Walworth Road Conservation Area**

- 3.23. Since the Committee Agenda was published the Draft Conservation Area Appraisal has been updated to reflect the comments of Statutory Consultees. A full copy of the updated Draft Conservation Area Appraisal is available to download at the following link:

[http://www.southwark.gov.uk/downloads/download/2451/draft\\_conservation\\_area\\_appraisals](http://www.southwark.gov.uk/downloads/download/2451/draft_conservation_area_appraisals)

- 3.24. Paper Copies of the Draft Conservation Area Appraisal are available to view at the Planning Committee Meeting of 22 March 2016.

**REASON FOR URGENCY**

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

**REASON FOR LATENESS**

5. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.



**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

**APPENDICES**

<b>No.</b>	<b>Title</b>
<b>Appendix 1</b>	Recommendation

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	London Square Developments Ltd	<b>Reg. Number</b>	15/AP/2474
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/47-36
<b>Recommendation</b>	Grant subject to Legal Agreement and GLA		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3 - 9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works.

**At:** RICH INDUSTRIAL ESTATE, CRIMSCOTT STREET, LONDON SE1 5TE AND WILLOW WALK, LONDON SE1

**In accordance with application received on 18/06/2015**

**and Applicant's Drawing Nos.** Plot 1 North Elevation Overlay of Existing Building, Internal daylight report addendum 1, design and access statement, environmental statement and appendices by Waterman Energy, Environment & Design Ltd dated May 2015, environmental statement non-technical summary, statement of community involvement, health impact assessment, employment land statement / review, equalities impact assessment, draft s106 heads of terms, landscaping and open space statement, planning statement, sustainability statement, tree survey and assessment, energy strategy dated 27th January 2016, external daylight and sunlight results (appendix 16.2), letter from Waterman dated 4th December 2015 (ES statement of conformity / update letter), clarification information showing relationship with Alaska Buildings, waste management strategy dated December 2015, response to transport assessment comments dated December 2015.

0226\_SEW\_XX\_1101 The Hide General Arrangement: Level 00 Rev 14,0226\_SEW\_XX\_1101\_M The Hide Gen Arrangement: Mez Level 00 Rev 08,0226\_SEW\_XX\_1102 The Hide Gen Arrangement: Level 01 Rev 15,0226\_SEW\_XX\_1103 The Hide Gen Arrangement: Level 02 Rev 08,0226\_SEW\_XX\_1104 The Hide Gen Arrangement: Level 03 Rev 08,0226\_SEW\_XX\_1105 The Hide Gen Arrangement: Level 04 Rev 08,0226\_SEW\_XX\_1106 The Hide Gen Arrangement: Level 05 Rev 13,0226\_SEW\_XX\_1107 The Hide General Arrangement: Level 06 Rev 12,0226\_SEW\_XX\_1108 The Hide General Arrangement: Level 07 Rev 12,0226\_SEW\_XX\_1109 The Hide General Arrangement: Level 08 Rev 10,0226\_SEW\_XX\_1200 The Hide Section AA Rev 06,0226\_SEW\_XX\_1201 The Hide Section BB Rev 06,0226\_SEW\_XX\_2000 The Hide West Elevation Rev 09,0226\_SEW\_XX\_2001 The Hide East Elevation Rev 07,0226\_SEW\_XX\_2002 The Hide South Elevation Rev 06,0226\_SEW\_XX\_2004 The Hide North Elevation Rev 06, 901\_P\_099 Rev 1 Plot 01 Basement Floor Plan (L0), 901\_P\_100 Rev 1 Plot 01 Ground Floor Plan (L0), 901\_P\_100m Rev 1 Plot 01 Mezzanine Floor Plan (L0m), 901\_P\_101 Rev 1 Plot 01 First Floor Plan (L1), 901\_P\_101m Rev 1 Plot 01 Mezzanine Floor Plan (L1m), 901\_P\_102 Rev 1 Plot 01 Second Floor Plan (L2), 901\_P\_103 Rev 1 Plot 01 Third Floor Plan (L3), 901\_P\_104 Rev 1 Plot 01 Fourth Floor Plan (L4), 901\_P\_105 Rev 1 Plot 01 Roof Plan (RF), 901\_P\_200 Rev 1 Plot 01 West Elevation, 901\_P\_201 Rev 1 Plot 01 East Elevation, 901\_P\_202 Rev 1 Plot 01 North Elevation, 901\_P\_203 Rev 1 Plot 01 South Elevation, 901\_P\_210 Rev 1 Plot 01 Detail Unit 12 Elevation, 901\_P\_211 Rev 1 Plot 01 Detail East Elevation, 901\_P\_212 Rev 1 Plot 01 Detail North Elevation, 901\_P\_213 Rev 1 Plot 01 Detail South Elevation, 901\_P\_300 Rev 1 Plot 01 Sections AA & BB,12144\_02\_(00)\_P099 Plot 2 Basement Floor Plan Rev P05,12144\_02\_(00)\_P100 Plot 2 Ground Floor Plan Rev 05,12144\_02\_(00)\_P100M Plot 2 Ground Floor Mezzanine Plan Rev P05,12144\_02\_(00)\_P101 Plot 2 First Floor Plan Rev

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 West - East 1 Rev P02,12144\_X\_(00)\_P301 Proposed Cross Section West - East 2 Rev P02,  
 12144\_X\_(00)\_P302 Proposed Long Section Rev P02.

**Subject to the following conditions:**

## Definitions

a) "Phasing Plan" means the 3 phases of comprehensive redevelopment as assessed within the Environmental Statement (May 2015) and subsequent Statement of Conformity (December 2015). For the avoidance of doubt, the approved Phasing Plan is identified on Drawing Reference P006 Rev P05.

b) "Development Plot or Plot" means the Development Plots identified on drawing reference 12144\_X\_(00)\_P005. The Development Plots identified on this drawing are:

Development Plot 1; Development Plot 2; Development Plot 3; Development Plot 4; Development Plot 5, and; Development Plot 6.

**SITE WIDE CONDITIONS**

1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Plot 1 North Elevation Overlay of Existing Building, Internal daylight report addendum 1, design and access statement, environmental statement and appendices by Waterman Energy, Environment & Design Ltd dated May 2015, environmental statement non-technical summary, statement of community involvement, health impact assessment, employment land statement / review, equalities impact assessment, draft s106 heads of terms, landscaping and open space statement, planning statement, sustainability statement, tree survey and assessment, energy strategy dated 27th January 2016, external daylight and sunlight results (appendix 16.2), letter from Waterman dated 4th December 2015 (ES update letter), clarification information showing relationship with Alaska Buildings, waste management strategy dated December 2015, response to transport assessment comments dated December 2015.

0226\_SEW\_XX\_1101 The Hide General Arrangement: Level 00 Rev 14,0226\_SEW\_XX\_1101\_M The Hide Gen Arrangement: Mez Level 00 Rev 08,0226\_SEW\_XX\_1102 The Hide Gen Arrangement: Level 01 Rev 15,0226\_SEW\_XX\_1103 The Hide Gen Arrangement: Level 02 Rev 08,0226\_SEW\_XX\_1104 The Hide Gen Arrangement: Level 03 Rev 08,0226\_SEW\_XX\_1105 The Hide Gen Arrangement: Level 04 Rev 08,0226\_SEW\_XX\_1106 The Hide Gen Arrangement: Level 05 Rev 13,0226\_SEW\_XX\_1107 The Hide General Arrangement: Level 06 Rev 12,0226\_SEW\_XX\_1108 The Hide General Arrangement: Level 07 Rev 12,0226\_SEW\_XX\_1109 The Hide General Arrangement: Level 08 Rev 10,0226\_SEW\_XX\_1200 The Hide Section AA Rev 06,0226\_SEW\_XX\_1201 The Hide Section BB Rev 06,0226\_SEW\_XX\_2000 The Hide West Elevation Rev 09,0226\_SEW\_XX\_2001 The Hide East Elevation Rev 07,0226\_SEW\_XX\_2002 The Hide South Elevation Rev 06,0226\_SEW\_XX\_2004 The Hide North Elevation Rev 06, 901\_P\_099 Rev 1 Plot 01 Basement Floor Plan (L0), 901\_P\_100 Rev 1 Plot 01 Ground Floor Plan (L0), 901\_P\_100m Rev 1 Plot 01 Mezzanine Floor Plan (L0m), 901\_P\_101 Rev 1 Plot 01 First Floor Plan (L1), 901\_P\_101m Rev 1 Plot 01 Mezzanine Floor Plan (L1m), 901\_P\_102 Rev 1 Plot 01 Second Floor Plan (L2), 901\_P\_103 Rev 1 Plot 01 Third Floor Plan (L3), 901\_P\_104 Rev 1 Plot 01 Fourth Floor Plan (L4), 901\_P\_105 Rev 1 Plot 01 Roof Plan (RF), 901\_P\_200 Rev 1 Plot 01 West Elevation, 901\_P\_201 Rev 1 Plot 01 East Elevation, 901\_P\_202 Rev 1 Plot 01 North Elevation, 901\_P\_203 Rev 1 Plot 01 South Elevation, 901\_P\_210 Rev 1 Plot 01 Detail Unit 12 Elevation, 901\_P\_211 Rev 1 Plot 01 Detail East Elevation, 901\_P\_212 Rev 1 Plot 01 Detail North Elevation, 901\_P\_213 Rev 1 Plot 01 Detail South Elevation, 901\_P\_300 Rev 1 Plot 01 Sections AA & BB,12144\_02\_(00)\_P099 Plot 2 Basement Floor Plan Rev P05,12144\_02\_(00)\_P100 Plot 2 Ground Floor Plan Rev 05,12144\_02\_(00)\_P100M Plot 2 Ground Floor Mezzanine Plan Rev P05,12144\_02\_(00)\_P101 Plot 2 First Floor Plan Rev P05,12144\_02\_(00)\_P102 Plot 2 Second Floor Plan Rev P05,12144\_02\_(00)\_P103 Plot 2 Third Floor Plan Rev P05,12144\_02\_(00)\_P104 Plot 2 Fourth Floor Plan Rev P05,12144\_02\_(00)\_P105 Plot 2 Fifth Floor Plan Rev P05,12144\_02\_(00)\_P106 Plot 2 Sixth Floor Plan Rev P05,12144\_02\_(00)\_P107 Plot 2 Seventh Floor Plan Rev P05,12144\_02\_(00)\_P108 Plot 2 Roof Plan Rev P05,12144\_02\_(00)\_P200 Plot 2 West Elevation Rev P05,12144\_02\_(00)\_P201 Plot 2 South Elevation Rev P05,12144\_02\_(00)\_P202 Plot 2 East Elevation Rev P05,12144\_02\_(00)\_P203 Plot 2 North Elevation Rev P05,12144\_02\_(00)\_P300 Plot 2 Section A-A Rev P05,12144\_02\_(00)\_P301 Plot 2 Section B-B Rev P05,12144\_02\_(00)\_P302 Plot 2 Section C-C Rev P05,12144\_04\_(00)\_P099 Plot 4 Basement Floor Plan Rev P02,12144\_04\_(00)\_P100 Plot 4 Ground Floor Plan Rev P05,12144\_04\_(00)\_P100M Plot 4 Ground Floor

Mezzanine Plan Rev P05,12144\_04\_(00)\_P101 Plot 4 First Floor Plan Rev P05,12144\_04\_(00)\_P102 Plot 4 Second Floor Plan Rev P05,12144\_04\_(00)\_P103 Plot 4 Third Floor Plan Rev P05,12144\_04\_(00)\_P104 Plot 4 Fourth Floor Plan Rev P05,12144\_04\_(00)\_P105 Plot 4 Fifth Floor Plan Rev P05,12144\_04\_(00)\_P106 Plot 4 Sixth Floor Plan Rev P05,12144\_04\_(00)\_P107 Plot 4 Roof Plan Rev P05,12144\_04\_(00)\_P200 Plot 4 Crimscott Street Elevation (West) Rev P05,12144\_04\_(00)\_P201 Plot 4 Willow Walk Elevation (South) Rev P05,12144\_04\_(00)\_P202 Plot 4 Courtyard Elevation (East) Rev P05,12144\_04\_(00)\_P203 Plot 4 North Elevation (Courtyard Elevation) Rev P05,12144\_04\_(00)\_P300 Plot 4 Section A-A Rev P05,12144\_04\_(00)\_P301 Plot 4 Section B-B Rev P05,12144\_05\_(00)\_P099 Plot 5 Basement Floor Plan Rev P05,12144\_05\_(00)\_P100 Plot 5 Ground Floor Plan Rev P05,12144\_05\_(00)\_P101 Plot 5 First Floor Plan Rev P05,12144\_05\_(00)\_P102 Plot 5 Second Floor Plan Rev P05,12144\_05\_(00)\_P103 Plot 5 Third Floor Plan Rev P05,12144\_05\_(00)\_P104 Plot 5 Fourth Floor Plan Rev P05,12144\_05\_(00)\_P105 Plot 5 Fifth Floor Plan Rev P05,12144\_05\_(00)\_P106 Plot 5 Sixth Floor Plan Rev P05,12144\_05\_(00)\_P107 Plot 5 Seventh Floor Plan Rev P05,12144\_05\_(00)\_P108 Plot 5 Roof Level Plan Rev P05,12144\_05\_(00)\_P200 Plot 5 West Elevation Rev P05,12144\_05\_(00)\_P201 Plot 5 East Elevation Rev P05,12144\_05\_(00)\_P202 Plot 5 North Elevation Rev P05,12144\_05\_(00)\_P203 Plot 5 South Elevation Rev P05,12144\_05\_(00)\_P300 Plot 5 Section A-A Rev P04,12144\_05\_(00)\_P301 Plot 5 Section B-B Rev P04,12144\_05\_(00)\_P302 Plot 5 Section C-C Rev P04,12144\_05\_(00)\_P303 Plot 05 Section D-D Rev P04,12144\_06\_(00)\_P100 Plot 6 Ground Floor Plan Rev P05,12144\_06\_(00)\_P100M Plot 6 Ground Floor Mezzanine Plan Rev P05,12144\_06\_(00)\_P101 Plot 6 First Floor Plan Rev P05,12144\_06\_(00)\_P102 Plot 6 Second Floor Plan Rev P05,12144\_06\_(00)\_P103 Plot 6 Roof Plan Rev P05,12144\_06\_(00)\_P200 Plot 6 West Elevation Rev P05,12144\_06\_(00)\_P201 Plot 6 East Elevation Rev P05,12144\_06\_(00)\_P202 Plot 6 North Elevation Rev P05,12144\_06\_(00)\_P203 Plot 6 South Elevation Rev P05,12144\_06\_(00)\_P300 Plot 6 Section A-A Rev P05,12144\_06\_(00)\_P301 Plot 6 Section B-B Rev P05,12144\_DAS ADDENDUM Design and Access Statement Addendum ,12144\_Plot 02 Commercial Area Schedule Plot 02 Commercial Area Schedule ,12144\_Plot 02 Detailed Area Schedule Plot 02 Detailed Area Schedule ,12144\_Plot 02 Residential Schedule Plot 02 Residential Schedule ,12144\_Plot 02 Room Schedule Plot 02 Room Schedule ,12144\_Plot 03 Commercial Area Schedule Plot 03 Commercial Area Schedule ,12144\_Plot 03 Detailed Area Schedule Plot 03 Detailed Area Schedule ,12144\_Plot 03 Residential Schedule Plot 03 Residential Schedule ,12144\_Plot 03 Room Schedule Plot 03 Room Schedule ,12144\_Plot 04 Commercial Area Schedule Plot 04 Commercial Area Schedule ,12144\_Plot 04 Detailed Area Schedule Plot 04 Detailed Area Schedule ,12144\_Plot 04 Residential Schedule Plot 04 Residential Schedule ,12144\_Plot 04 Room Schedule Plot 04 Room Schedule ,12144\_Plot 05 Commercial Area Schedule Plot 05 Commercial Area Schedule ,12144\_Plot 05 Detailed Area Schedule Plot 05 Detailed Area Schedule ,12144\_Plot 05 Residential Schedule Plot 05 Residential Schedule ,12144\_Plot 05 Room Schedule Plot 05 Room Schedule ,12144\_Plot 06 Detailed Area Schedule Plot 06 Detailed Area Schedule ,12144\_Plot 06 Residential Schedule Plot 06 Residential Schedule ,12144\_Plot 06 Room Schedule Plot 06 Room Schedule ,12144\_X\_(00)\_P001 Proposed Site Plan In Context Rev P03,12144\_X\_(00)\_P006 Proposed Phasing Plan Rev P05,12144\_X\_(00)\_P099 Level -1 Basement Plan Rev P05,12144\_X\_(00)\_P100 Level 0 Ground Floor Plan Rev P05,12144\_X\_(00)\_P100M Level 0 Mezzanine Floor Plan Rev P05,12144\_X\_(00)\_P101 Level 1 First Floor Plan Rev P05,12144\_X\_(00)\_P102 Level 2 Second Floor Plan Rev P05,12144\_X\_(00)\_P103 Level 3 Third Floor Plan Rev P05,12144\_X\_(00)\_P104 Level 4 Fourth Floor Plan Rev P05,12144\_X\_(00)\_P105 Level 5 Fifth Floor Plan Rev P05,12144\_X\_(00)\_P106 Level 6 Sixth Floor Plan Rev P06,12144\_X\_(00)\_P107 Level 7 Seventh Floor Plan Rev P06,12144\_X\_(00)\_P108 Level 08 Roof Plan Rev P05,12144\_X\_(00)\_P200 Crimscott Street Elevation Rev P02,12144\_X\_(00)\_P201 Yellow Walk Elevation Rev P02,12144\_X\_(00)\_P202 Curtis Street Elevation Rev P02,12144\_X\_(00)\_P300 Proposed Cross Section West - East 1 Rev P02,12144\_X\_(00)\_P301 Proposed Cross Section West - East 2 Rev P02,12144\_X\_(00)\_P302 Proposed Long Section Rev P02.

Reason:

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

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

Reason

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

- 3 The development hereby permitted shall be carried out in accordance with phasing plan reference P006 Rev P05.

Reason

To ensure that any proposed new and / or different environmental effects relating to any proposed changes to the phasing of the Development have been properly assessed in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2015.

- 4 The development hereby permitted shall be carried out in accordance with approved Phasing Plan Reference P006 Rev P05. The Phasing Plan may be amended from time to time to reflect changes to the phasing of the development that were not foreseen at the time when the Phasing Plan was approved, subject to obtaining the prior written approval of the Local Planning Authority (in consultation with the GLA and Transport for London), and providing the submission of any updated Phasing Plan shall comply with the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended).

Reason

To allow for revisions to the approved phasing plan to enable development to be delivered in the interests of proper planning.

- 5 Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

- 6 Prior to the commencement of development, construction method statements and detailed sections of the foundations and basement structures (temporary and permanent) showing the relationship between the basement extension and the public highway on Crimscott Street and Willow Walk including the root protection zones of any trees on the public highway shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

To ensure that there would be no harm to the existing trees on the public highway.

- 7 No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, that seeks to achieve a reduction in surface water run-off rates of 50% of the existing runoff rate (in line with the Flood Risk Assessment and Drainage Strategy developed by Waterman Group, dated June 2015) from the site during a 1% Annual Exceedance Probability (AEP) event has been submitted to and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 8 Prior to the occupation of any part of the development details of a car parking management plan detailing how the spaces would be allocated and managed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the on-site car parking would be effectively allocated across the development and to ensure that disabled occupants would have access to wheelchair accessible car parking spaces if required, in accordance with saved policy 4.7 'Parking standards for disabled people and the mobility impaired' of the Southwark Plan (2007).

- 9 The new access into the site from Grange Road shall be for use by pedestrians, cyclists and emergency service vehicles only. Details of signage, bollards or other means of preventing other vehicles from using this access shall be submitted to and approved in writing by the Local Planning Authority and provided in accordance with the

approved details prior to the first occupation of the development.

Reason:

In the interests of highway safety, in accordance with saved policy 5.2 Transport impacts' of the Southwark Plan (2007).

- 10 Before the first occupation of any part of the development hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 11 Prior to the occupation of the development the car parking shall be provided in accordance with the approved plans, made available to the residential occupiers of the development and retained as such thereafter. 20% active and 20% passive electric vehicle charging points shall be provided and none of the parking shall be available for the commercial units within the development.

Reason

To ensure that there would be adequate car parking to serve the development and to encourage electric vehicle use, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011) and saved policy 5.6 'Car parking' of the Southwark Plan (2007).

- 12 Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 0700 - 2000, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

- 13 The access to the site from Curtis Street shall be limited to pedestrians, cyclists and emergency service vehicles only.

Reason

In the interest of the amenity of neighbouring residential occupiers, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007).

- 14 The development hereby permitted shall be constructed to achieve at least a 35% carbon saving against the 2013 Building Regulations.

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

- 15 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level (15 min) at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 16 The measures in the draft Travel Plan shall be implemented upon occupation of the development.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy

Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 17 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 18 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR20.

Reason

To ensure that future occupiers of the development do not suffer a loss of amenity by reason of noise nuisance in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 19 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Waterman Infrastructure and Environment Ltd dated June 2015, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 20 Any gallery uses or units within the scheme which become occupied by A3 uses (cafes and restaurants) shall not be permitted to open outside the hours of 0700-2300 daily.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 21 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T \*, 30 dB LAeq T + , 45dB LAFmax T \*

Living rooms- 35dB LAeq T +

Dining room - 40 dB LAeq T +

\* - Night-time 8 hours between 23:00-07:00

+ - Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 22 No infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details, unless otherwise agreed in writing by the Local Planning Authority.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater.



## DEMOLITION

- 23 No development shall take place, including any works of demolition, until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts and should be available and will include the following information:

- a) A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- b) Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, vibration control, dust control, emission reduction, location of specific activities on site, etc.;
- c) Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- d) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- e) To follow current best construction practice e.g. The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', the Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS5228 'Noise & Vibration on Construction and Open Sites' and relevant CIRIA practice notes and BRE practice notes;
- f) Site traffic: Routing of inbound and outbound site traffic, local junction capacities, one way site traffic, lay off areas, etc.;
- g) Waste Management: Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

A copy of the CEMP shall be kept on site at all times and all demolition and construction work shall then be undertaken in strict accordance with the approved plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

### Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 24 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, particularly in relation to the off-site TPO Plane tree to the rear of Bermondsey Medical Mission, and to highway trees.

Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree on or adjoining the site is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

## PHASE CONDITIONS

- 25 Before any work begins on a particular phase, including demolition, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording for that phase in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

**Reason**

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

- 26 a) Prior to the commencement of development on a particular phase (excluding demolition) a site investigation and risk assessment for that phase shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- i) A Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

**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 in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 27 Before any below ground work hereby authorised begins on a particular phase the applicant shall secure the implementation of a programme of archaeological mitigation works for that phase, in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

**Reason**

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 28 Before any below work hereby authorised begins on a particular phase, the applicant shall secure the implementation of a programme of archaeological evaluation works for that phase in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

## Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 29 Within one year of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

## Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 30 Prior to the commencement of above grade works on any particular phase, details of the children's play equipment for that phase shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of that phase.

## Reason

To ensure that appropriate play facilities would be provided, in accordance with saved policy 4.3 'Quality of accommodation' of the Southwark Plan (2007).

- 31 Before any above grade work hereby authorised begins on a particular phase, detailed drawings of a hard and soft landscaping scheme for that phase showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details, boundary treatment and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

## Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

PLOT CONDITIONS

- 32 No impact piling for a particular plot within the development shall take place until a piling method statement for that plot (detailing 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 any risk to ground water, the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

## Reason:

To prevent any contamination of ground water or damage to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. You are advised to contact the Environment Agency and Thames Water Developer Services (on 0800 3921) to discuss these requirements.

- 33 Before development is commenced on a particular plot (excluding demolition) the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans for that plot meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Wheelchair accessible units M4(3)(2b)

01\_01\_14,01\_02\_14,04\_01\_05,04\_01\_07,04\_01\_08,04\_02\_15,04\_02\_17,04\_02\_18,04\_03\_25,04\_03\_27,04\_03\_28,04\_04\_37,04\_04\_38,04\_05\_45,04\_05\_46,04\_04\_35,04\_05\_44,05\_03\_18,05\_03\_27,05\_03\_28,05\_03\_29,05\_04\_47,05\_04\_56,05\_04\_57,05\_04\_58,06\_00\_04, 06\_01\_06, 06\_01\_07, 06\_01\_09, 06\_02\_11

Wheelchair adaptable units M4(3)(2a)

01\_01\_01, 01\_02\_01, 05\_03\_06, 05\_03\_10, 05\_03\_11, 05\_04\_35, 05\_04\_39, 05\_04\_40, 05\_05\_64, 05\_05\_68, 05\_05\_69, 05\_05\_76

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 34 Prior to the commencement of above grade works on a particular plot, detailed drawings (scale 1:5) through the following elements for that plot shall be submitted to and approved in writing by the Local Planning Authority.

- a) Parapets and roof edges;
- b) Balconies and shutters;
- c) Junctions with existing buildings; and
- d) Heads, cills and jambs of all openings (both residential and commercial)

The development shall be carried out in accordance with the details thereby approved.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 35 Prior to the commencement of above grade works on a particular plot, sample panels of all external facing materials for that plot including window frames, 1 sqm panels of each type of brickwork showing mortar, bond and pointing, powder coated aluminium cladding panels for plot 1 and 1 sqm panels of the perforate anodized aluminium for plot 3 shall be presented on site and approved in writing by Local Planning Authority; 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 that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.18 Setting of listed buildings, conservation areas and world heritage sites; of The Southwark Plan 2007.

- 36 Before any above grade work hereby authorised begins on a particular plot, details (including a specification and maintenance plan) of the green/brown roofs, terraces and planters to be provided in that plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roofs, terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core

Strategy 2011 and Saved Policies 3.2 Protection of amenity; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

- 37 Prior to the commencement of above grade work on a particular plot, details of bird nesting boxes for that plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To enhance the ecological value of the site, in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007).

- 38 Prior to the commencement of above grade work on a particular plot, details of obscure glazing / privacy screens for that plot shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, with the obscure glazing / privacy screens provided prior the occupation of unit (s) affected and retained as such thereafter.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 39 a) Before any fit out works begin to the commercial / non-residential units within a particular plot, an independently verified BREEAM report for that plot (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

b) Within 3 months of occupation of a particular plot, a certified Post Construction Review (or other verification process agreed with the local planning authority) for that plot shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 40 Details of measures to prevent the channelling of southwesterly winds outside the entrances to the commercial hub shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to the occupation of plot 5.

Reason

To ensure that there would be suitable conditions outside this entrance to and avoid the creation of wind tunnels.

- 41 a) Prior to the occupation of any particular plot details to demonstrate that the plot has achieved or is on course to achieve secure by design certification shall be submitted to and approved in writing by the Local Planning Authority.

b) Within three months of the final occupation of the development details of Secure by Design for the entire site shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure a safe and secure development, in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan (2007).

- 42 Before the first occupation of any particular plot the cycle storage facilities for that plot shall be provided in accordance with the details hereby approved and thereafter the facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users

and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 43 Before the first occupation of any particular plot, the refuse storage for that plot shall be provided in accordance with the approved details and retained as such thereafter.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 44 Prior to the commencement of any A3 (cafe or restaurant) uses within plot 3 full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

**Reason**

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 45 Pedestrian inter-visibility of 2x 2m must be provided at the vehicle access into the basement car park off Crimscott Street. Any planting within any site access visibility splays shall not exceed 600mm in height.

**Reason**

In the interests of highway safety, in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

**Statement of positive and proactive action in dealing with the application**

The proposals have been amended to enable a positive recommendation to be made.

**Informatives**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), [www.southwark.gov.uk/ssdm](http://www.southwark.gov.uk/ssdm).

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

Phased Planning Permission

Regulation 9(4) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) states in the case of a grant of phased planning permission, each phase of the development is a separate chargeable development. 'Phased planning permission' has the meaning defined in the interpretation section of the Regulations at 2(1). It states that a phased planning permission means a planning permission which expressly provides for development to be carried out in phases.

Phases for the Purposes of Calculating and Collecting CIL

Due to the structure of planning conditions attached to this planning permission, the CIL phases are:

- Demolition on a Phased basis, as defined by the Phasing Plan (Drawing Reference P006 Rev P05). Demolition comprises a CIL phase in its own right.
- The separate Development Plots identified on Drawing Reference 12144\_X\_(00)\_P005. Each Development Plot are separate CIL phases in their own right.

Accordingly, each of the above CIL phases are separate chargeable developments and, in turn, will attract their own CIL liabilities.