

Planning Committee

Tuesday 30 January 2018

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.2

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Agenda Item 7

Agenda Item 7

Item No: 7.1, 7.2, 7.3 & 7.4	Classification: Open	Date: 30 January 2018	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Cathedrals & East Walworth	
From:		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 of each item in reaching their decision.

FACTORS 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 7.1 – Application 16/AP/4458 for: Full Planning Application – Shopping Centre Site, Elephant and Castle, 26, 28, 30 and 32 New Kent Road, Arches 6 And 7 Elephant Road, and London College Of Communications Site, London SE1

Item 7.2 – Application 16/AP/4525 for: Listed Building Consent – Metropolitan Tabernacle Church, Elephant and Castle, London SE1 6SD

Corrections to Addendum Report 1

4. This report is to advise Members of the draft reasons for refusal. No revisions have been made to the application.

Appendix 1 reason for refusal 1b (affordable housing) Compliance / conflict with policies

5. The applicant nonetheless re-profiled the affordable housing offer to increase the number of ~~social rent equivalent~~ London Living Rent units, which was reported in the addendum.....

Appendix 1 reason for refusal 8 (daylight and sunlight to Oswin Street) Compliance / conflict with policies

6. Add the Mayor's Housing Supplementary Planning Document to the policy list which advises of the need to be flexible when considering daylight / sunlight impacts, especially in opportunity areas, town centres, large sites and accessible locations.

Correction to paragraph 86 of the 16th January officer report

7. Comparison expenditure in the borough has ~~further decreased~~ increased since the SPD was adopted, and although a retail study completed on behalf of the Council in June 2015

(the Southwark Retail Study) advises that just under 50% of comparison goods spend is made outside the borough .

Correction to paragraph 216 of the 16th January committee report (Loss of the bowling alley)

8. This paragraph advises that there are no equality issues arising from the loss of the bowling alley. Following a consultation response, further advice has been sought from AECOM which undertook the equality analysis. Whilst the largest single user group is White British, the facility is predominantly used by people from ethnic minorities (60%). There would be an impact therefore, but it is not considered to be significant. When compared to the bingo, the bowling alley is used by less people less frequently, and users of the bowling alley are more likely to visit other bowling alleys too. It is also noted that new leisure floorspace would be provided within the development.

Affordable housing – additional information

9. A further representation from the 35% Campaign requests that an additional reason for refusal be included, on the basis that the Committee has not been provided with information about the maximum amount of social rented units which the development could support i.e. social rented units as required under the adopted policy, not social rent equivalent units as proposed by the applicant under the PRS model. The objection advises that this would be contrary to the NPPF, policy 3.11 of the London Plan, policy SP6 of the Core Strategy, saved policy 4.4 of the Southwark Plan and the Elephant and Castle SPD.
Officer response - This scenario has been tested, and the advice received by the Council's advisor, GVA, is that the same development but as a conventional build for sale scheme would not be viable. The maximum amount of affordable housing it would be able to support would be 10% in terms of habitable rooms, with a tenure split of 50% social rented and 50% intermediate. In this instance therefore, the PRS scheme would be more viable than a conventional build to sell model.

17 additional supports received

10. New issues raised:
 - Would be a great disappointment to find a rare window of opportunity for such a significant development and its associated improvements for Southwark residents and for it to be missed.
 - Have waited a long time for this redevelopment of a property no longer fit for purpose, and economic conditions to support a significantly revised development at some future date cannot necessarily be relied upon.
 - Understand there was opposition at the committee meeting, but should be considering the benefits of the development to the wider Southwark residents who may have been less visible than opposing protestors.
 - Objections driven by two ongoing campaigns which do not represent all residents.
 - Would provide a large amount of housing in zone 1 where currently there is no housing, close to jobs which is a good example of sustainable development.
 - Improvement to retail and public realm will encourage people to shop and socialise locally.
 - Must be realistic about what a developer can commit to as part of a single project.
 - Would deliver a new location for LCC and a new tube station.
 - Objections are largely cut and paste duplicates.
 - Pre-application consultation showed 90% of respondents were in favour of / supported the plans.
 - The area will not be able to compete with other zone 1 locations.
 - Will increase the number of visitors to the area.
 - The proposal would be right for the long term health of the borough.

75 additional objections received

11. New issues raised:

- The Committee's original objections to the proposal should still stand at its meeting on 30th January.
- The traders' own equality survey shows that 41% of the Latin businesses are run by women – officer response – The equality analysis considers the issue of gender, but only identifies issues in relation to age and race.
- No consideration given to the type of other music venues in the area and La Bodeguita and La Distriandina cater specifically for a Latin American audience – officer response- paragraphs 167-192 of the officer report set out the mitigation proposed to support existing traders in relocating.
- Survey data for the bowling alley shows it is used by predominantly non-white residents which raises equality issues – officer response – see correction to paragraph 216 of the officer report.
- The Coronet Theatre is a 'receiving house' not a nightclub and regularly hosted live music, theatre, cabaret and sports nights – officer response – The lawful use of the Coronet is as a nightclub (sui generis). The proposed cultural venue would fall within use class D2 which includes music and concert halls.
- The number of London Living Rent units were increased as reported through the addendum; there has been no change to social rent equivalent units – officer response – this has been corrected above.
- Addendum report 1 does not include a reason for refusal on the grounds that no social rented units would be provided. This should be included because that is what is required by adopted policy, and social rent 'equivalent' units are from a draft policy which has only limited weight at present – officer response – the draft reasons for refusal are based on the concerns raised by Members at the committee meeting.

Item 7.3 – Application 17/AP/0367 & 17/AP/0368 for: Full Planning Application – Southwark Fire Station, 94 Southwark Bridge Road, London SE1 0EG, Grotto Place and Grotto Podiums & Listed Building Consent – Southwark Fire Station, 94 Southwark Bridge Road, London SE1 0EG

Corrections

12. Para 122 of the Officer report states that there are no windows on the new buildings which face on to Copperfield Street. This statement is not correct. There are windows which face onto Copperfield Street but these windows will be fixed with obscure glazing. These details will be secured by condition. There will therefore be no loss of privacy to residents from this block.
13. Para 134 of the Officer Report states that the applicant is proposing to either create a formal servicing bay or double yellow lines that can on occasion accommodate coaches. Further to negotiations, no coach parking is proposed. The applicant is proposing to install double yellow lines on Sawyer Street where there is currently a dropped curb in connection with the Fire Station. The installation of double yellow lines would not impact on existing car parking capacity. It is recommended that the detailed design and implementation of these works are secured by a legal agreement.

Further representations

14. Have been received since the report was published. They can be summarised as:

30 letters of support, the main reasons being:

There is a pressing need for secondary school in the local area
The school will positively contribute to the local community.

15. **1 Letter of objection**, the main reasons being:

- Daylight, overshadowing and amenity impacts to neighbouring properties;
Officer Response: Overall the scheme performs well against the BRE Guidelines. The impacts on daylight and sunlight do not raise any significant concerns and are considered acceptable, taking account of this highly urban context. Appropriate conditions are suggested that would mitigate potential impacts (i.e. construction management plan, obscure glazing, noise restrictions on plant).
- Lack of social housing;
Officer response: See comments on affordable housing in this addendum.
- Heritage and conservation issues;
Officer Response: The scale of demolition and alteration required to deliver the school is justifiable, and in some respects, including the removal of the unsympathetic modern extension to the front of Winchester House, would improve the appearance and heritage value of existing buildings.

16. General comments were also made which can be summarised as:

Affordable housing on the site should be maximised.

Officer response: See comments on affordable housing in this addendum.

Updated information

Affordable Housing

17. The main report explains that officers, the applicant and the GLA have been in detailed negotiations about how to enable the development to properly contribute to the delivery of affordable housing. The issue arose because the purchase price agreed in 2015 with the former Mayor did not take into account the policy requirement to provide affordable housing. On the basis of the purchase price, the applicant did not initially offer to provide any affordable housing. The Council's Development Viability SPD 2016 is clear that purchase price should not be accepted as the Benchmark Land Value (BLV) for the purposes of viability appraisals, and that the BLV should normally be the Current Use Value of the land (with an appropriate uplift to incentivise the release of the land), or in certain circumstances an Alternative Use Value (AUV).
18. The Council's expert advisors, GVA, calculated the BLV to be £40million, on the basis on an AUV scheme provided by the applicant. On that basis GVA considered that the scheme could provide 22% affordable housing. Following representations from the Council to the GLA, the GLA acknowledged that the purchase price should have better reflected the policy requirement for affordable housing, and asked their own advisors to carry out a new valuation of the site, assuming a 20% provision of on site affordable housing in Core C of the new residential block. This followed a discussion about option to include on site affordable housing within a single core, and giving weight to the AUV analysis which assumed around 22% affordable housing.
19. At the time the main report was published, the purchase price had been adjusted to £42,271,222. Hadston continued to challenge the inputs to this valuation, including sales values of the flats. Following further negotiation, the price was adjusted again to £42,255,000. Whilst Hadston continue to question certain assumptions in the valuation, this figure has now been fixed.

20. Policies at Southwark and London Plan levels would require that the affordable housing arising from a development should normally be provided on site unless exceptional circumstance exist to justify off site provision or an in lieu payment. In this case, Hadston has not offered to provide affordable housing on site, and has set out the reasons why they consider that this is the best outcome in terms of delivery of affordable housing. In summary, these reasons are:
- Core C would need to include a mix of social rented and intermediate tenures which may not be acceptable to a registered provider;
 - The mix of units in Core C (30 x 1 beds, 15 x 2 beds and 1 x 3 beds following omission of the studio flats) would not meet the priority need for larger family homes, and further re-design to include more larger units would further impact on the viability of the scheme;
 - An in lieu payment may be capable of providing more affordable housing;
 - Weight should be given to the wider benefits of the development.
21. Hadston have offered an in lieu payment for affordable housing of **£13,856,222**. This would be payable on occupation of the first market dwelling, and index-linked from the date of the permission.
22. There have been a number of representations from the public which point to the benefits of mixed tenure schemes, and the need for social rented homes in Bankside.
23. The points made by Hadston do have some merit. Given the urgency to progress this scheme, a redesign to provide more family sized accommodation could cause a further delay, particularly since this would require further assessment of values, which could in itself impact on the quantity of affordable housing which could be provided. In the current configuration, the high number of 1 bedroom flats would not meet the priority need, particularly for social rented units.
24. The in lieu sum has been calculated to reflect the benefits to the developer of savings on stamp duty and agency fees, as well as the difference between the original and adjusted purchase price.
25. If the benchmark figure of £100,000 per habitable room was used to calculate the amount of affordable housing which could be delivered by the in lieu sum, then it could provide 138 habitable rooms of affordable housing. However, it is acknowledged that the sum may not be able to deliver that quantum, particularly in areas where the land values are high. An in lieu sum would, however, have the benefit of enabling the Council to provide homes in its preferred mix to meet housing needs, to a design which has been specifically tailored to the delivery of high quality affordable housing.
26. The report makes very clear the wider benefits of the scheme in terms of delivering an urgently needed secondary school. Further delays in resolving the affordable housing delivery mechanism would impact further on the timescales for the school. The GLA's latest valuation ensures that the in lieu sum is maximised. On balance, it is recommended that the in lieu payment should be accepted, and used to deliver new affordable homes through the Council's Direct Delivery programme.

Grotto Site

27. The applicant has clarified that a contribution of £375,000 will be made to the landscaping of the shared space and not £275,000 which was previously indicated in the officer report. Officer response: The contribution will be secured in the legal agreement and go towards the design, build and or maintenance of the Grotto Shared Space.

CIL

28. Based on the projected uplift in floorspace the scheme is estimated to generate a Mayoral Community Infrastructure Levy (MCIL) contribution of £540,050 and Southwark CIL contribution of £1,929,300.

Item 7.4 – Application 16/AP/2668 for: Full Planning Application – Lavington House, 25 Lavington Street, London SE1 0NA

29. Members should be advised of the following committee report clarifications:

- Paragraph 3 – One Avenue Group also lease part of the building;
- Paragraph 9 – The office building would have a new basement;
- Paragraph 11 – Only the materials on Block B were amended;
- Paragraph 61 - The proposed street planting is within the red line application site, although some falls outside the ownership boundary;
- Paragraph 101 – This part of the Borough has a requirement of 20% of new homes to be three bedrooms or more;

30. It is recommended that Conditions 10-16 should be amended to include reference to the 'relevant building' in order to allow phased discharge of these conditions.
31. Members are advised that all S106 contributions would be payable on implementation with the exception of the affordable housing in lieu payment which would be payable prior to the first occupation of any market unit and index linked from the date of permission.
32. The S106 will also detail access arrangements for the public realm as well as securing part of the office building as affordable workspace, specifically the flexible unit in the south west corner (approximately 50sqm) to be let on a peppercorn rent for 10 years.
33. A letter has been received from Bankside Residents Forum that broadly supports the development with the following comments.

Loss of light

34. Bankside Residents' Forum recommends that the situation with regards to daylight and sunlight are monitored and that if the situation arises where the daylight and sunlight of residential prosperities is adversely affected beyond what is reasonable that this be remedied. **Response** – Officers have reviewed the daylight and sunlight impacts of the proposal and consider them acceptable with no significant loss of amenity.

Servicing

35. Bankside Residents' Forum recommend that it and other local stakeholders are consulted with regards to the servicing arrangements which will be agreed with Highways as part of a future S.278 Agreement. Bankside Residents' Forum asks that this is reflected in the planning permission if it is granted. **Response:** The S106 Agreement secures a Service Management Plan and it is considered appropriate for Bankside Residents Forum to be consulted on this document.

Wind Tunnel effect

36. Bankside Residents' Forum suggests that the situation is monitored and that if the extreme winds arise as a result of the proposed development that this be remedied. **Response** – Officers have reviewed the microclimate impacts as part of the planning assessment and have concluded that there would be no adverse impact on pedestrian movements or amenity at street level.

Public Realm

37. Bankside Residents Forum request a condition for the maximum opening hours (including weekends) is added if the planning application is granted permission – subject to safety and anti-social behaviour concerns. Bankside Residents Forum note that the applicant agrees to public use of Lavington Gardens during the day on weekdays (until dusk in winter months); public use of the North-South, East West routes either side of the office building during office hours initially, and extended hours once access to the Low Line is in place. **Response** – Access to the public realm and routes through the site will be secured as part of the S106 Agreement.

New homes

38. Bankside Residents' Forum is determined to see the continuance of a mixed and diverse community in Bankside, through various means, one of which is through the delivery of new homes which cater for people of all economic backgrounds. Bankside Residents' Forum maintains its policy that all developments should deliver homes in accordance of Southwark's minimum requirement for 35% affordable housing on site with an aspiration for 50% affordable housing on site where possible. Bankside Residents' Forum and its partners are potentially able to provide financial and practical support to meet the viability requirements of a scheme and the minimum requirement or the aspirational target with regards to affordable housing. Bankside Residents' Forum acknowledges that due to time constraints this will not be possible with regards to 25 Lavington Street. Therefore Bankside Residents' Forum urges that the financial contribution/top-up (by virtue of an s.106 agreement) which is to be agreed with the applicant be for the delivery of genuinely affordable homes within the Bankside area. **Response** – The in lieu payment will contribute towards the provision of affordable housing in line with the Councils home delivery projects.

S106/Community Infrastructure

39. It is Bankside Residents' Forum's view that the community element as well as the element which Southwark retains be allocated to infrastructure in the Bankside and surrounding area and community projects identified by Bankside Residents' Forum and other local stakeholders.

Office space for Bankside Residents Forum

40. BRF support the applicant's proposal to provide Bankside Residents' Forum 50 Square Metres within the flexible unit - affordable workspace in the South West corner of the office building for 10 years at peppercorn rent. **Response** – The flexible unit in the south west corner of the proposed office building will be secured as affordable workspace through the S106 Agreement.

Environment and green space

41. Bankside Residents' Forum commends the applicant and its representatives for proposing net green space to a highly green space deficient area, which has severe air quality issues.

Charitable Partnerships

42. There are many charitable and community led organisations in and around Bankside. The development would be illustrating foresight and vision if there was clearly spelled out strategy to engage local groups and identify needs and common interests in the area to initiate projects and programmes with potential for impact and legacy. Bankside Residents' Forum and its partners are open to discussing this further.

Community Liaison Framework

43. It is of the utmost importance that a Community Liaison Framework is established, this would enable the development to stay in tune with the residents, allow residents to follow the journey of this development until completion. No development is without trouble or hindrance, having residents and the general community onside would make the process

much smoother. The Bankside Residents' Forum in its capacity as a link between residents and developers can administer the Framework in partnership with the applicant and its representatives. This would ensure that the development is done with genuine engagement and partnership with the community. BRF acknowledge and appreciate the applicant's and their representative's commitment to this. Bankside Residents Forum request a condition of continued engagement be added if the planning application is granted permission. **Response** – It is suggested that Bankside Residents Forum enter into their own agreement with the applicant in terms of liaison as a condition for this issue would not be suitable and would not satisfy the test of conditions. Officers will consult Bankside Residents Forum on applications to discharge conditions/obligations regarding servicing and demolition/construction management.

REASON FOR URGENCY

44. 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

45. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee 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

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

APPENDICES

No.	Title
Appendix 1	Recommendation for 17/AP/0367
Appendix 2	Recommendation for 17/AP/0368

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	Hadston Southwark Ltd	Reg. Number	17/AP/0367
Application Type	Full Planning Application	Case Number	TP/1396-H
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site including alterations and extensions to listed buildings for a mixed use scheme to provide a new secondary school with 6th form (up to 1150 pupils), 199 residential units in buildings up the 10 storeys in height, 234 sqm of flexible commercial or community use (Class A1, A3, B1, D1, D2), a 139 sqm Gym associated landscape and public realm works, cycle parking, disabled parking and servicing access; and the redevelopment of land at Grotto Place for the provision of a new sports hall (1,452sqm) and external multi use games facility and landscaping in connection with a public accessible open space.

At: SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON, SE1 0EG, GROTTTO PLACE AND GROTTTO PODIUMS

In accordance with application received on 01/02/2017 16:04:23

Subject to the following thirty-four conditions:

Time limit for implementing this permission and the approved plans

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

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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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.
Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ 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.

- 4 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works 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.

- 5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works 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 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.

- 6 Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) 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 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.

- 7 No development shall take place, including any works of demolition, 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 Method Statement shall include (but is not limited to):

A detailed specification of the methodology for demolition and site preparation works including consideration of all related environmental impacts and proposed remedial measures;

Engineering measures to eliminate or mitigate identified environmental effects e.g. site perimeter hoardings, acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, Details of routes for demolition and construction vehicles, the types of vehicles expected, their frequency, their time of arrival and departure and temporary traffic measures which might be required during the course of demolition and construction

Details demonstrating accreditation of Contractors to the Fleet Operator Recognition Scheme

Details of arrangements for direct responsive contact for nearby occupiers with the site management during demolition and construction (including signage on hoardings, newsletters, residents liaison meetings)

Best practice measures in accordance with The Mayor of London's 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 unless otherwise approved in writing by the Local Planning Authority

include details of how the waste will be recycled and/or disposed of and managed during demolition and construction including separation, storage, transportation and disposal.

All demolition and construction work shall be undertaken in strict accordance with the approved plan, Southwark's environmental codes of construction practice, subject to any amendments to the approved plan that are agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment 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

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 8 Prior to the commencement of above grade works on the Grotto site, details of measures to reduce impact noise, including details of mesh fencing around the Multi Use Games Area 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 prior to the first use of the MUGA, and retained thereafter.

Reason

To minimise noise to nearby residents, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan 2007.

- 9 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials or any parking, access, or pathways layouts, materials and edge details), 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.

- 10 1:5/10 section detail-drawings through the residential buildings showing:
the facades;
parapets;
roof edges;
junctions with the existing buildings;
heads, cills and jambs of all openings;
the exposed flanks of the 'core' at the top
to be used in the carrying out of this permission shall be submitted and approved in writing by the local planning authority before any work in connection with this permission is carried out; 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 design details in the interest of the special architectural or historic qualities of the listed building in accordance with part 7 of the NPPF 2012, policy SP12 'Design and conservation' of the Core Strategy 2011 and saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007.

- 11 3metre x 3 metre sample panels of the stone and brick cladding and the metal clad dormers as well as samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the local planning authority before above grade works commence, and the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of the materials to be used.

Reason

In order that the local planning authority may be satisfied with the design details in accordance with part 7 of the NPPF 2012, policy SP12 'Design and conservation' of the Core Strategy 2011 and saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007.

- 12 1:5/10 section detail-drawings through the school buildings showing:
the facades;
parapets;
roof edges;
junctions with the existing buildings;
heads, cills and jambs of all openings;
the exposed flanks of the 'core' at the top
to be used in the carrying out of this permission shall be submitted and approved in writing by the local planning authority before any above grade work commences 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 design details in the interest of the special architectural or historic qualities of the listed building in accordance with part 7 of the NPPF 2012, policy SP12 'Design and conservation' of the Core Strategy 2011 and saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan 2007.

- 13 Before any above grade work hereby authorised begins, details of the biodiverse (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiverse roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development positively contributes towards the creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 14 Prior to the commencement of above grade works, details of swift nesting bricks and bird boxes shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 15 Before the first commercial occupation of the development hereby permitted a Servicing, Parking and Pupil Drop-off & Collection Management Plan detailing how all elements of the site are to be trafficked and serviced shall be submitted to and approved by the LPA. The servicing and traffic management of the development shall be carried out in accordance with the approval given and the Management Plan shall remain extant for as long as the development is occupied. It shall include:

- a) measures to ensure there would be no conflict between pupils entering the site and construction and servicing vehicles;
- b) Supervision of Southwark Bridge Road to discourage short term parking and obstruction to the highway and cycle route by vehicles dropping off pupils;

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.

- 16 a) Before the first occupation of the school hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a School Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including pupils, staff and visitors.
- b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

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 Prior to the occupation of the development hereby approved, details of the obscure glazing to windows shall be submitted for approval in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In order to protect the privacy of occupiers residing at properties on Sawyer Street and Copperfield Street 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.

- 18 Prior to the occupation of the development the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans 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

Access to and use of building standard M4(1)
E105, S204

Access to and use of building standard M4(2)
1, 2, 3,4,5,6,7,8,9,10,11,12,13,14, A101, B101, C101, A201, A202, A203, A205, B202, B203, B204, B205, B206, C202, C202, D202, E101, E102, E103, E104, E105, S101, S102, S103, S104, S105, A301, A303, A304, A306, B302, B303, B304, B305, B306, C301, C302, C303, C304, C305, C306, D301, D302, E201, E202, E203, E204,

S201, S202, S203, S205, A401, A403, A404, A406, B401, B402, B403, B404, B405, B406, C401, C402, C403, C404, C405, C406, C407, C408, C409, D401, D402, E301, E302, E303, E304, S301, S302, S303, S304, S305, A501, A503, A504, A506, B502, B503, B504, B505, B506, C502, C503, C504, C505, C506, C507, C508, C509, E401, S401, S402, S403, S404, S405, A601, A603, A604, A606, B602, B603, B604, B605, B606, C601, C602, C603, C604, C605, C606, C607, C608, C609, S501, S502, S503, S504, A701, A703, A704, A706, B702, B703, B704, B705, B706, C701, C702, C704, C705, C706, A801, A802, A803, A804, A805, B801, B802, B803, B803, B804, B805, B806, A901, A902, A903, A904, A905, A906, B901, B902, B903, B904, B905, B906, B907,

Access to and use of building standard M4(3)

B201, A302, B301, A402, A405, B401, A502, A505, B501, A602, A605, B601, A702, A705, B701, C703, B807

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).

- 19 Before the first occupation of any building 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.

- 20 Before the first occupation of the school, residential buildings, commercial use or Grotto Place site, details of the refuse storage arrangements shall be provided to the local planning authority and made available for use by the occupiers of the building and the facilities provided shall thereafter be retained and shall not be used for any other purpose.

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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 21 Prior to the commencement of school, residential uses, commercial space or Sports Hall 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, has been 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 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.

- 22 Before the first occupation of the School 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 no less than a minimum BREEAM rating of 'Very Good' has been achieved.

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.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 23 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.

- 24 The rated noise from any plant, together with any associated ducting, shall be 10 dB(A) or more below the lowest relevant measured LA90 (15 min) at the facade of the nearest or most exposed noise sensitive premises.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the NPPF 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.

- 25 The use of the main school buildings, for education or community purposes, shall not take place outside of the hours of 07:00 to 22:00 on Mondays to Fridays, and 08:00 to 22:00 on Saturdays, Sundays and Bank Holidays.

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.

- 26 The use of the sports hall, MUGA and open space, shall not take place except between the hours of 08:00 and 22:00 on any day.

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.

- 27 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall not include any other use other than as a school.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 28 The flexible commercial use hereby permitted for Class A1, A3, B1, D1, D2 purposes shall not be carried on outside of the hours 07:00 to 23:30 on Monday to Saturday or 08:00 to 22:00 on other days.

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.

- 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 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.

- 31 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[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason

In order to ensure that no additional plant 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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 32 The school entrance on Sawyer Street shall only be used by pupils travelling to the Grotto site facilities, including to access the cycle parking, and shall not be used as the main pupil access to the school.

Reason

In order to avoid congestion on the narrow pavements on Sawyer Street, in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan 2007.

- 33 The entrance to the school from Pepper Street shall only be used by staff, and shall not be used by pupils to access the school.

Reason

In order to safeguard the amenity of residents of Copperfield Street and Pepper Street and to avoid congestion on the footways in Copperfield Street, in accordance with saved policies 2.3 'Protection of amenity and 5.3 'Walking and cycling' of the Southwark Plan 2007.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 34 A phasing plan for the delivery of the cycle parking spaces for the school linked to the number of pupils on site year on year shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the school. Cycle parking shall be provided in accordance with the details thereby approved and in accordance with the details shown on the approved plans, and shall be retained as such thereafter.

Reason

To ensure that satisfactory, safe and secure cycle parking is provided and retained for the benefit of pupils and staff in order to encourage cycling as a means of transport in accordance with the NPPF 2012, Strategic Policy 2 'Sustainable transport' of the Core Strategy and saved policy 5.3 'Walking and cycling' of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

Informative

No less than 4 swift nesting bricks and 6 mixed bird boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks and boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in

which they are contained.

The Swift nesting bricks and bird boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

RECOMMENDATION

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	Hadston Southwark Ltd	Reg. Number	17/AP/0368
Application Type	Listed Building Consent	Case Number	TP/1396-H
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Alterations, partial demolition and extensions to listed buildings to create a mixed use scheme to provide a new secondary school with 6th form (up to 1150 pupils), 205 residential units, 234 sqm of flexible commercial or community use (Class A1, A3, B1, D1, D2), a 139 sqm Gym associated landscape and public realm works, cycle parking, disabled parking and servicing access

At: SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON, SE1 0EG

In accordance with application received on 01/02/2017 16:04:23

Subject to the following eleven conditions:

Time limit for implementing this permission and the approved plans

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

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Prior to the commencement of any works to the listed building, a Schedule of Condition of all existing windows, doors and roof lanterns (both internal and external) and Schedule of Works for their proposed repair or replacements shall be submitted to the Local Planning Authority for approval. All existing doors, windows, shutter boxes and window cases, shall to be retained, repaired and refurbished unless otherwise agreed in writing. 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 3 Shop drawings (scale 1:5) for all new fenestration and doors, including dormer windows in the proposed new mansard structures shall be submitted to the Local Planning Authority for approval prior to the commencement of works installation of all any new fenestration and or doors. 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the

Southwark Plan 2007.

- 4 Detailed plans, sections and elevations (scale 1:20) of the proposals for the façade retention of the western range showing how the historic fabric would be reused shall be submitted to the Local Planning Authority for approval prior to the commencement of any works in the western range including strip out; 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 5 A detailed Method Statement for all demolition works especially in respect of the modern extension on Southwark Bridge Road, the buildings on Sawyer Street, the eastern range and the internal staircase in Winchester House, shall be submitted and approved in writing prior to the commencement of demolition works on site; 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 method and extent of demolitions conform with the consented scheme in the interest of preserving the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 6 A detailed Method Statement for all excavation works especially in relation to Winchester House and the courtyard, shall be submitted and approved in writing prior to the commencement of demolition works on site; 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 method and extent of demolitions conform with the consented scheme in the interest of preserving the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 7 All surviving historic floors and features such as panelling, skirtings, architraves, picture rails, dado rails, cornices and ceiling mouldings proposed to remain in situ, shall be protected during the course of the works and repaired, in filled and reconditioned as required. A scheme of restoration (name of specialist, Method Statement, Schedule of Works and Specification) for their repair shall be submitted to and approved by this Local Planning Authority in writing prior to the commencement of works to the listed building; 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 8 Prior to the commencement of works, a full photographic survey and a photographic and sketch intervention record (record in situ) of all features that would be lost in the course of the works set in context shall be submitted to the Local Planning Authority for approval in writing. This recording shall be undertaken in accordance with a written scheme of investigation submitted to the planning authority in advance of any works or demolition, and approved in writing by the 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 retain a record of those features of heritage significance that would be lost or altered through demolition or the change of use of this building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 9 All new internal and external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 10 All leadwork (including the dormers, roofs, parapet gutters, flashings) to be in accordance with the Lead Development Association/Lead Sheet Association guidelines and BS EN 12588: 2006. New lead to dormer heads and cheeks shall be dressed to window reveals and should not cover the painted timber surrounds to the dormer fronts.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 11 All repairs to rainwater goods and new pipework runs to be in cast iron and to match existing historic profiles and details. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved by this Local Planning Authority in writing before commencement of the works prior to their on installation on site.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archaeology of the London Plan 2016, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.