

Planning Committee

Wednesday 8 January 2020

6.30 pm

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

Supplemental Agenda No. 1

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Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Webpage: <http://www.southwark.gov.uk>

Date: 8 January 2020

Welcome to Southwark Planning Committee

08 January 2020

MAIN ITEMS OF BUSINESS

Item 7.1: 19/AP/1322 - 840 Old Kent Road,
London, SE15 1NQ

Item 7.2: 19/AP/2196 – Tayo Situ House, 73
Commercial Way, London SE15 6FA

Southwark Free Wi-Fi Password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Margy Newens



Councillor Barrie Hargrove



Councillor Adele Morris



Councillor Catherine Rose



Councillor Damian O'Brien

19/AP/1322 – 840 Old Kent Road, London, SE15 1NQ

Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 168 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

(Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

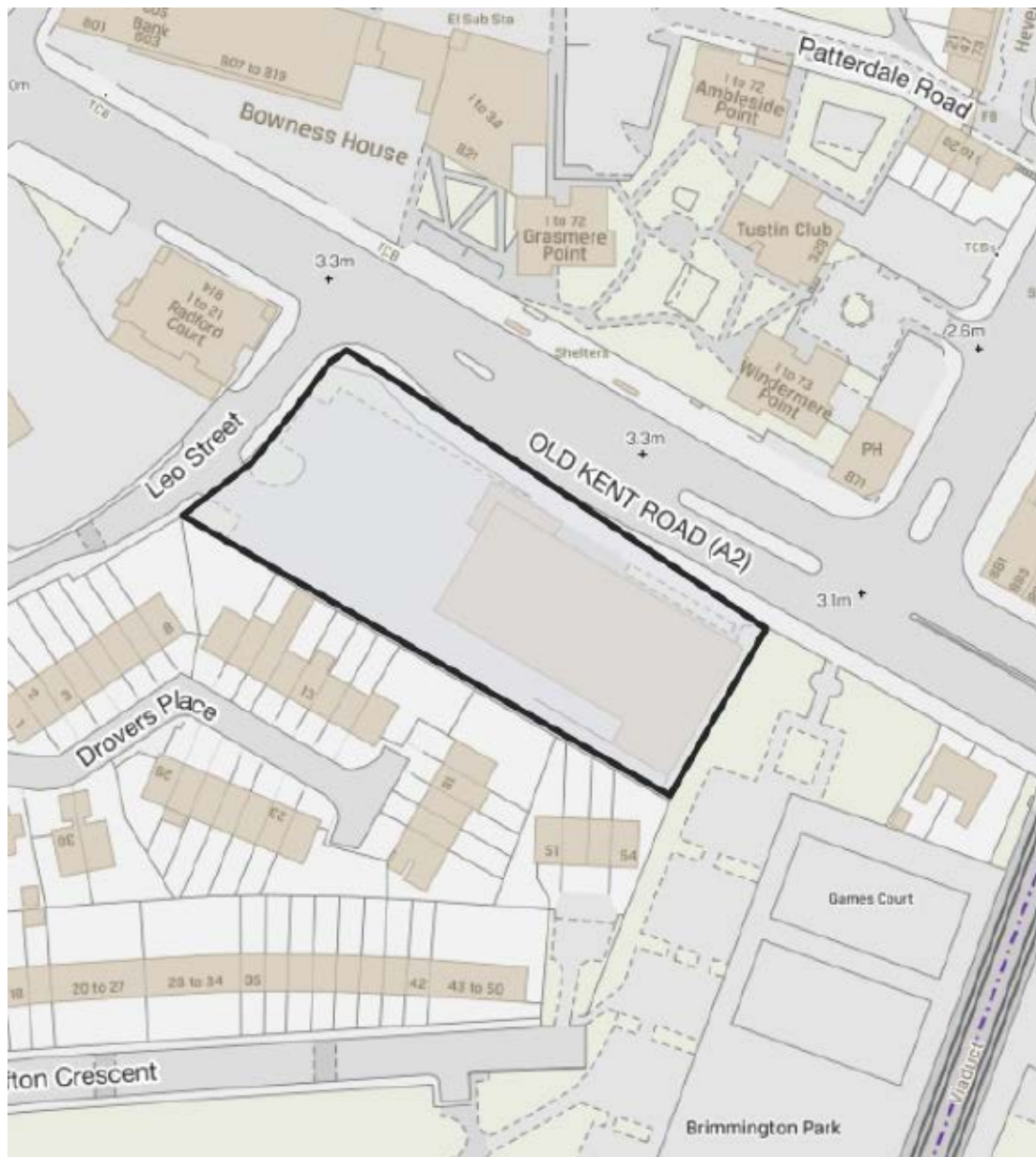
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Current Aldi Site

3







Site Allocation OKR 17, with the application site bound in red and dotted red

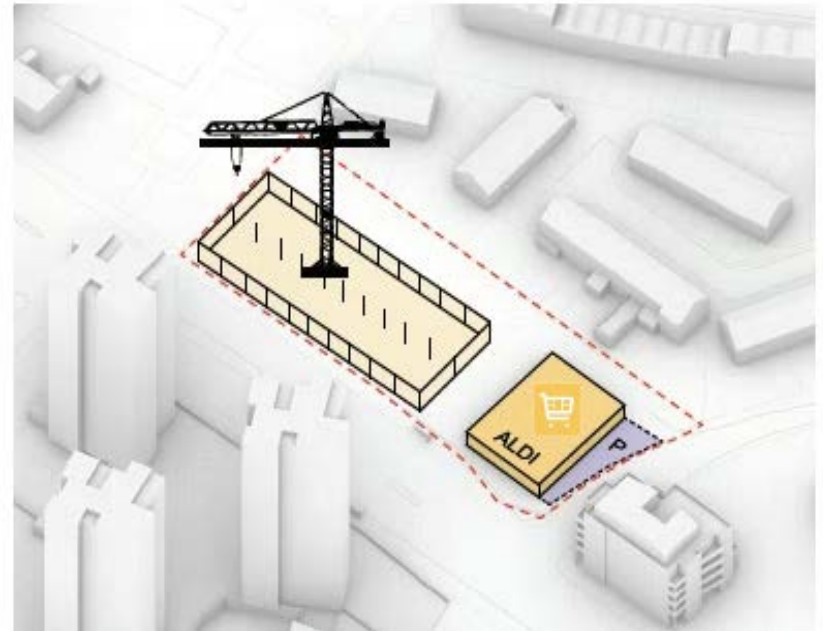
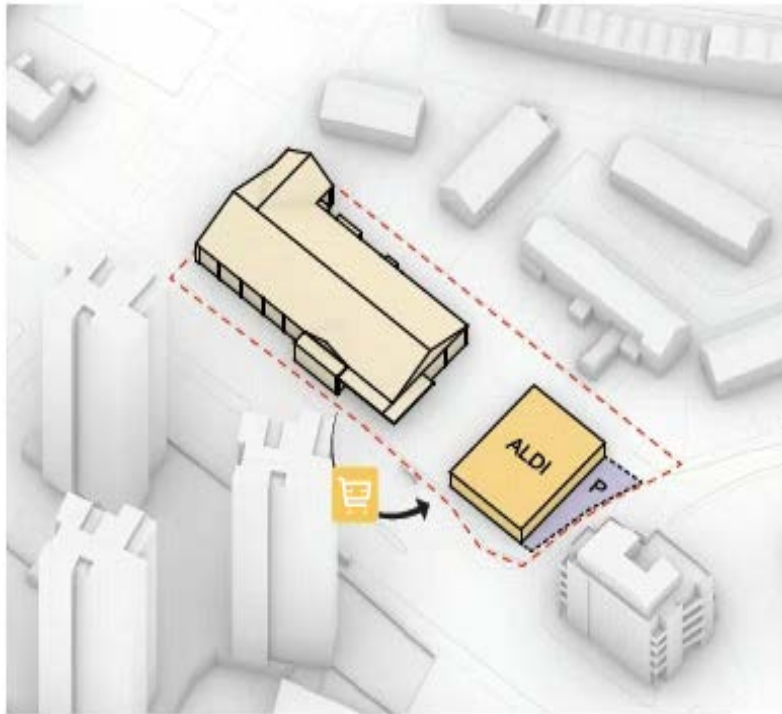


Benefits of the scheme

- 168 new residential homes
- 36% affordable housing with potential to increase to 40% subject to grant funding
- 72% Social Rent at no more than HCA rent cap levels inclusive of service charge, and 28% Shared Ownership by habitable rooms
- 120 of the 168 homes will be dual aspect (78%)
- £369, 410 contribution to the enhancement of Brimmington Park
- Re-provision of Aldi Store on ground level
- Children's play space and amenity space amounting to 390sqm with a further 50sqm facilitated for a community hall/room
- 2 of the initial 4 Electric Charging Points will be rapid. There is a provision to increase the number of charging points to 25 post development.

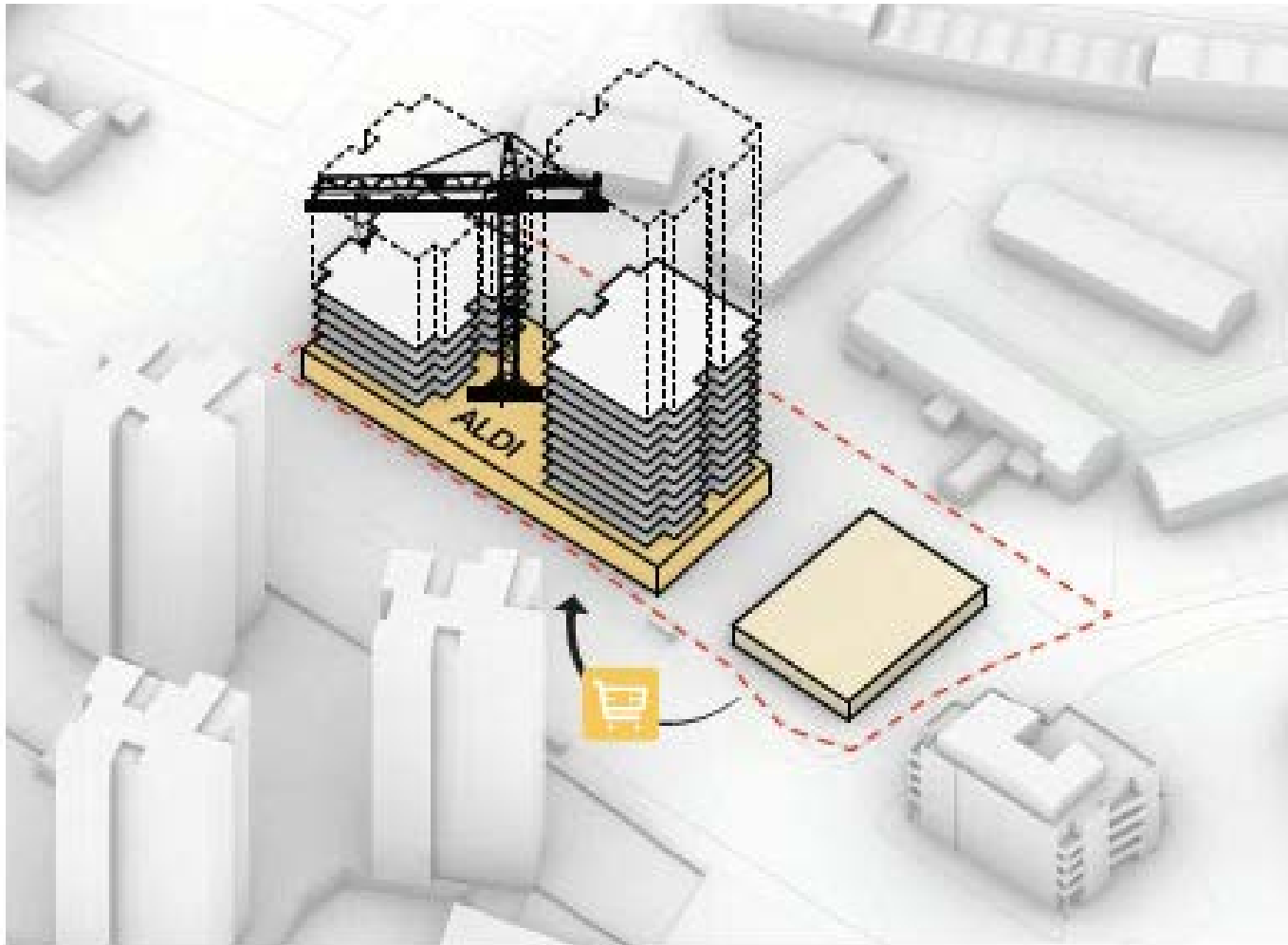
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Temporary Aldi Store

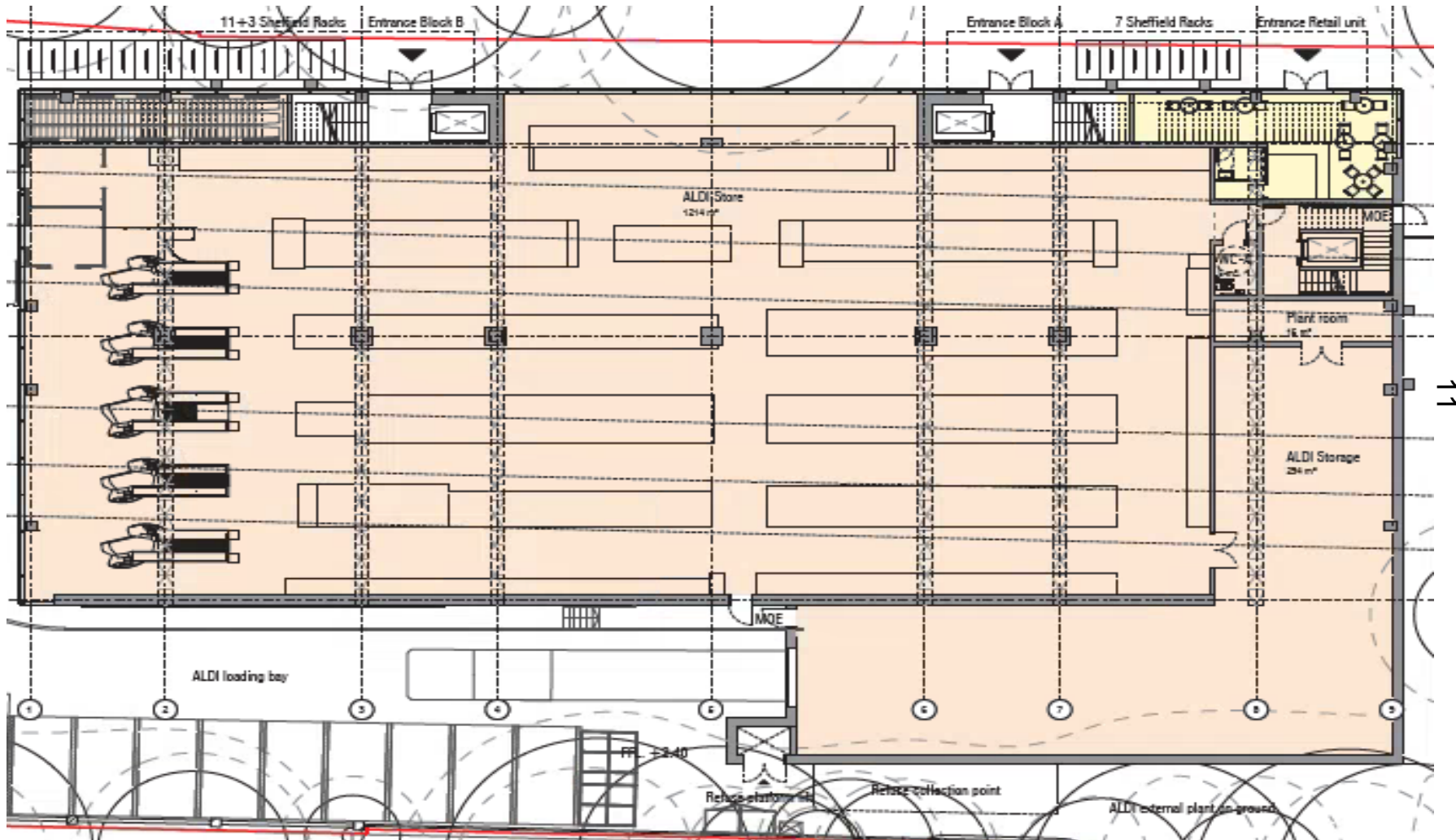


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Temporary Aldi Store



Ground floor layout for Aldi and flexible A1/A3 Unit



New active frontage to the Old Kent Road

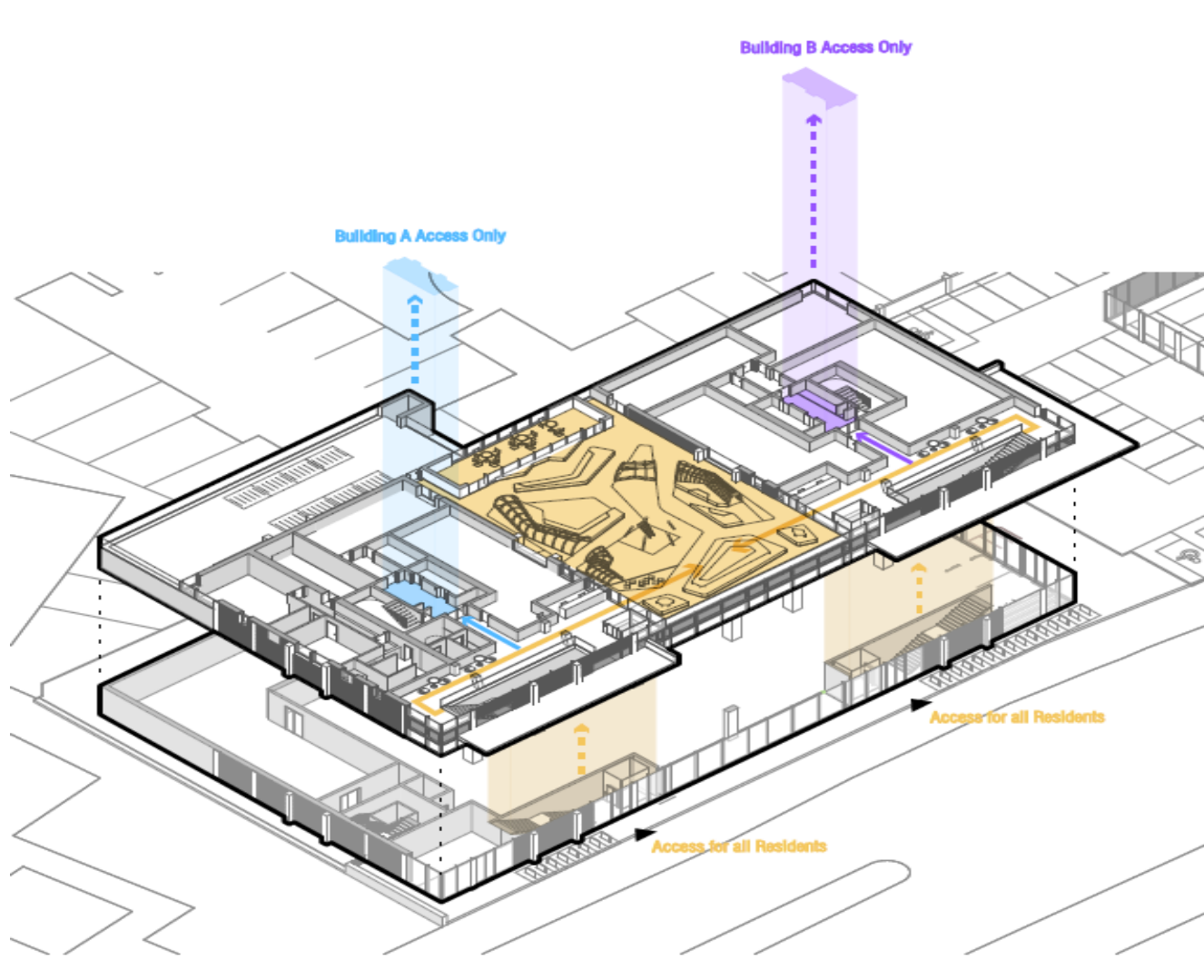


Old Kent Road active frontage and entrances to residential units above

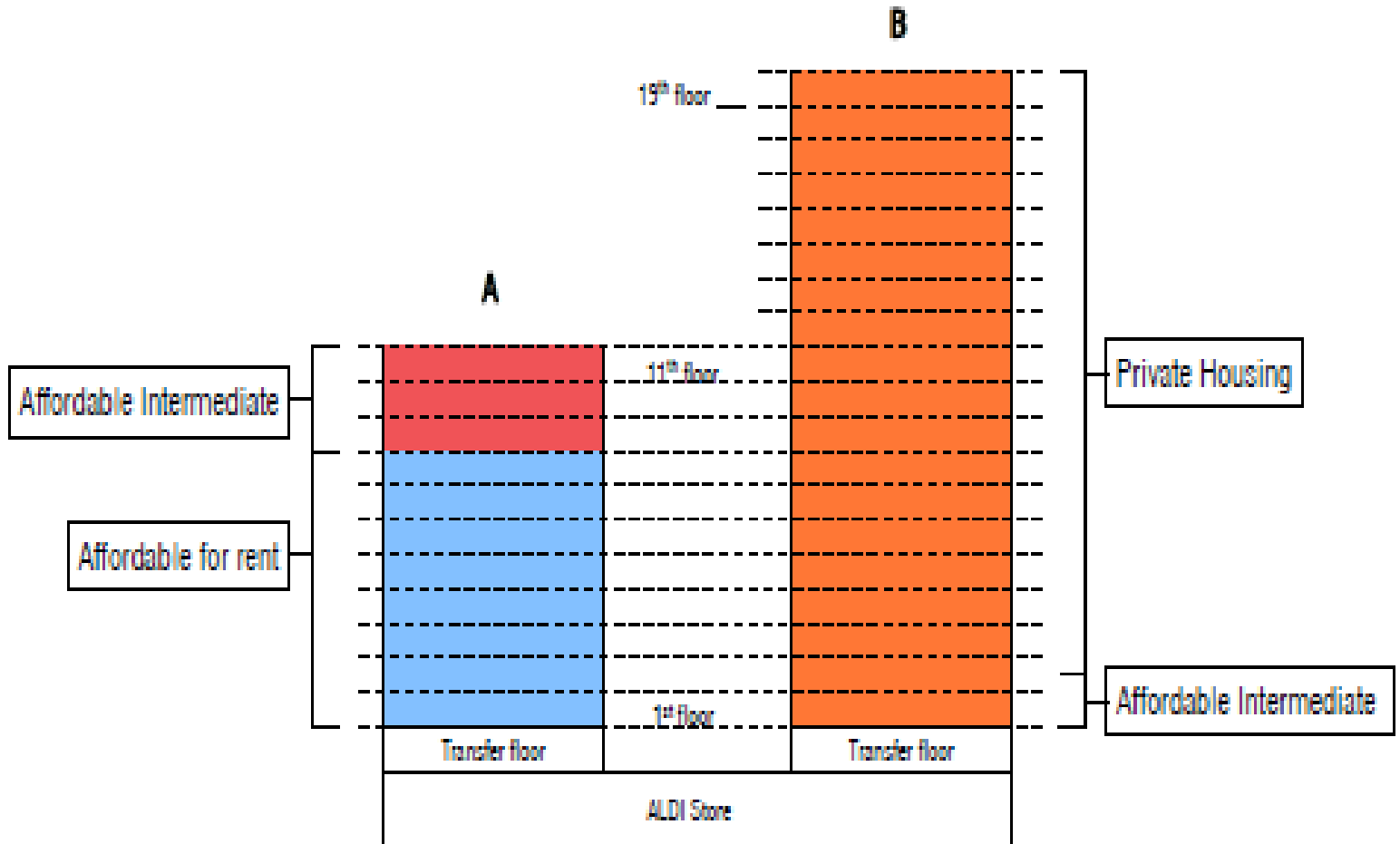


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Accessibility of Transfer Floors in both buildings

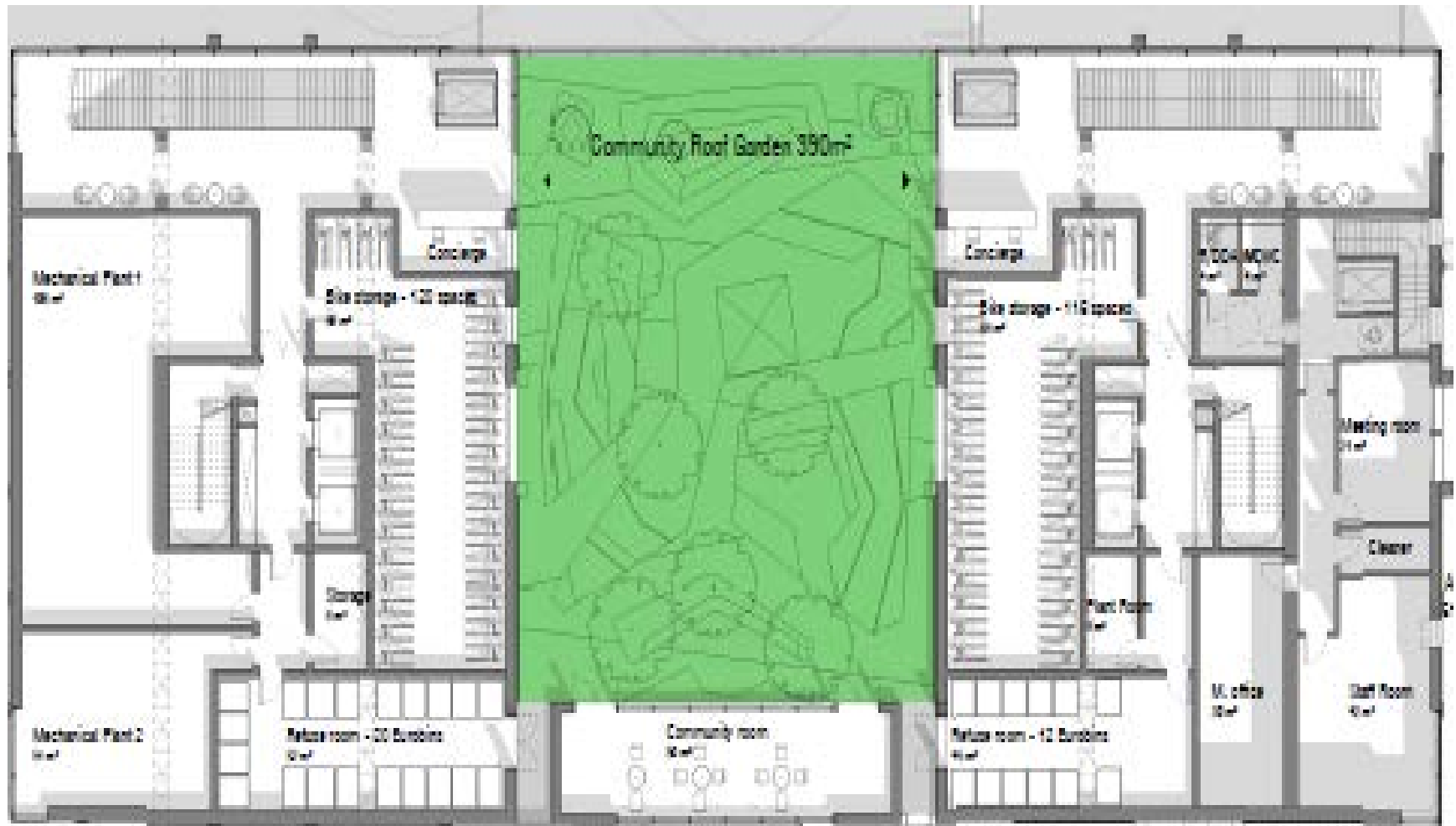


Tenure Mix and distribution

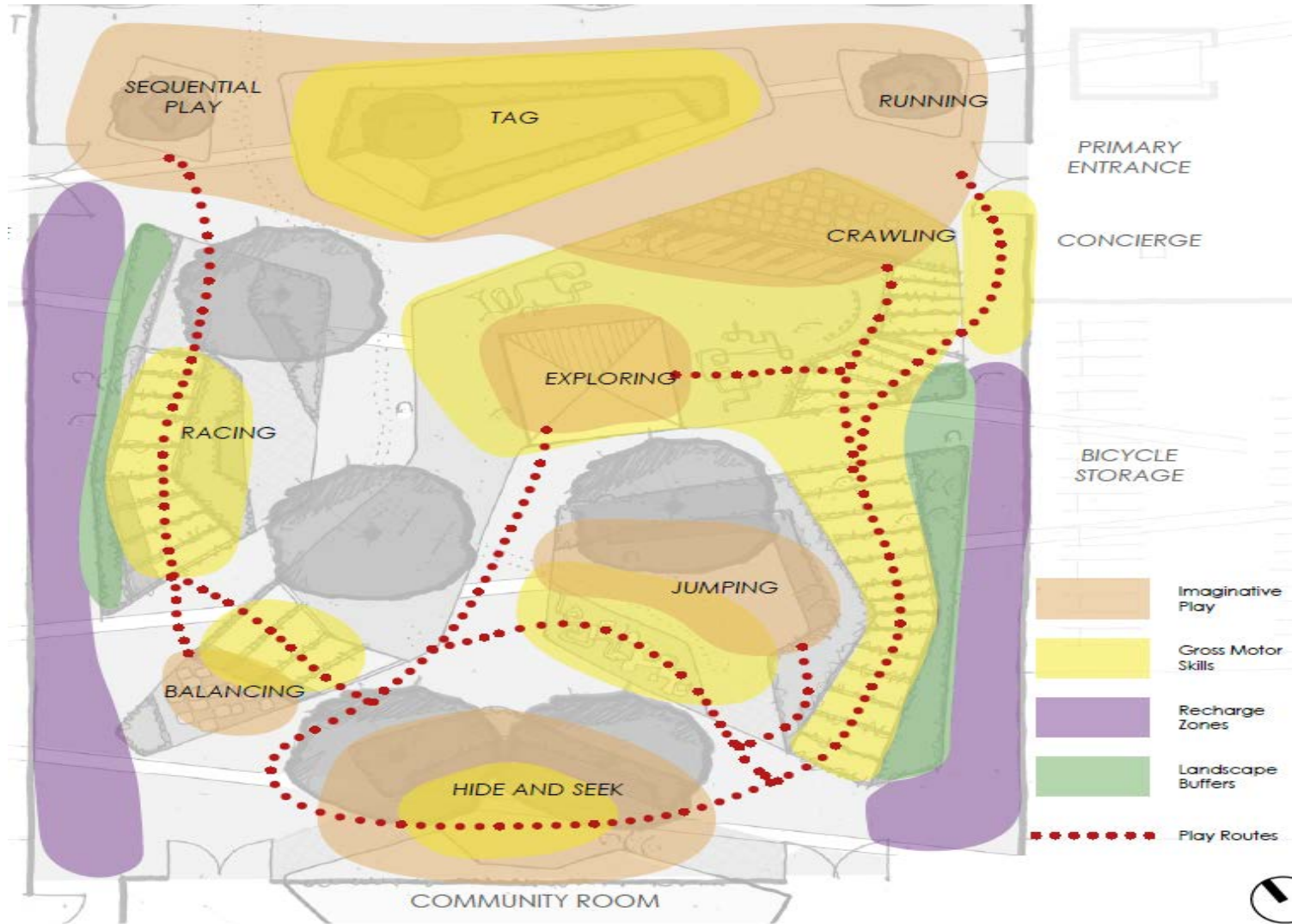


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Transfer Floor layout and Podium layout containing play space and community room



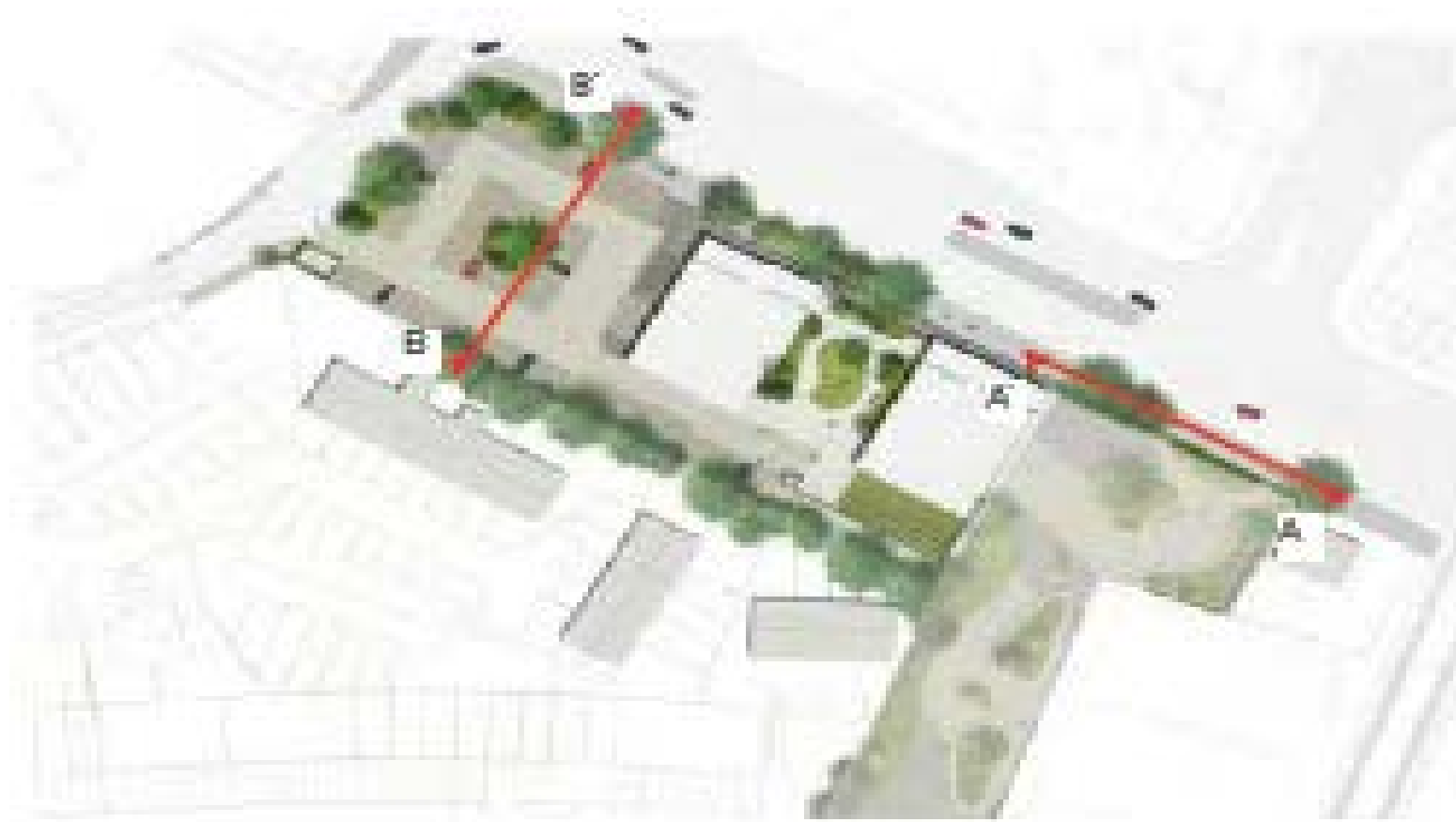
Vision of how the podium and playspace will function



Existing relationship between the application site and Brimmington Park

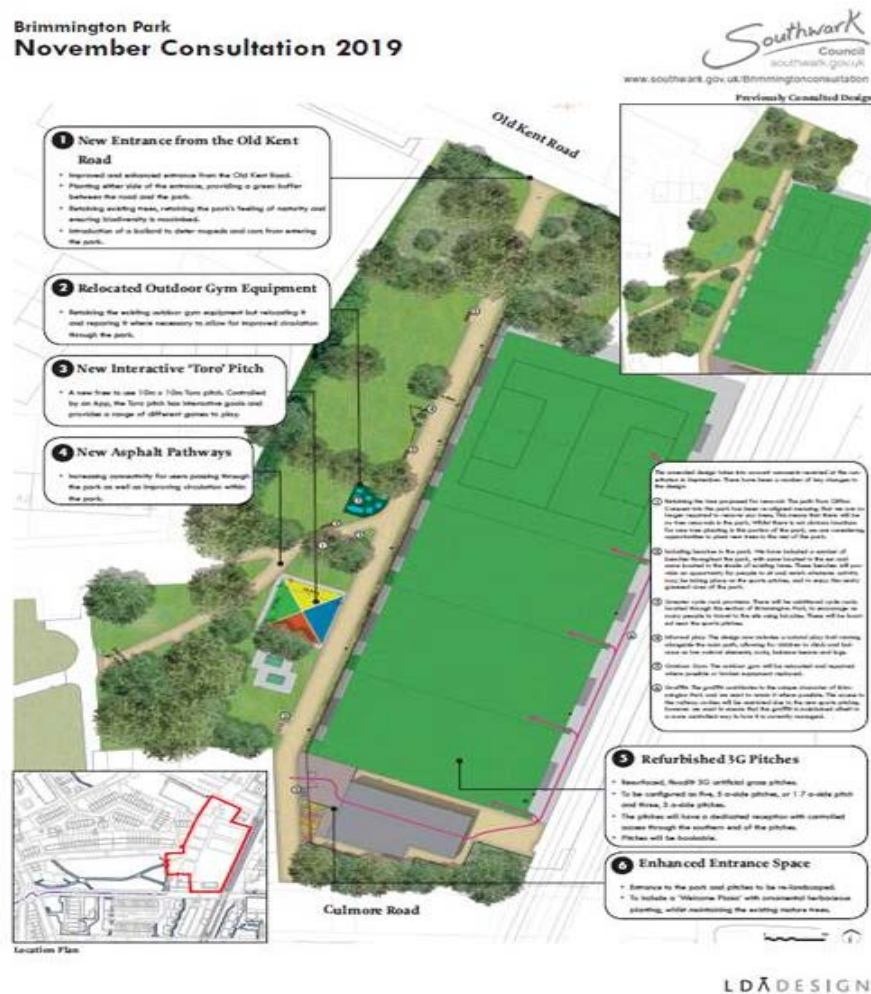


Proposed relationship between application site and Brimmington Park



Southwark Council aspirations for Brimington Park following first public consultation

Brimington Park
November Consultation 2019



Vision of flexible A1/A3 unit fronting onto the public space and Brimington Park



Proposed view of Development from Brimington Park



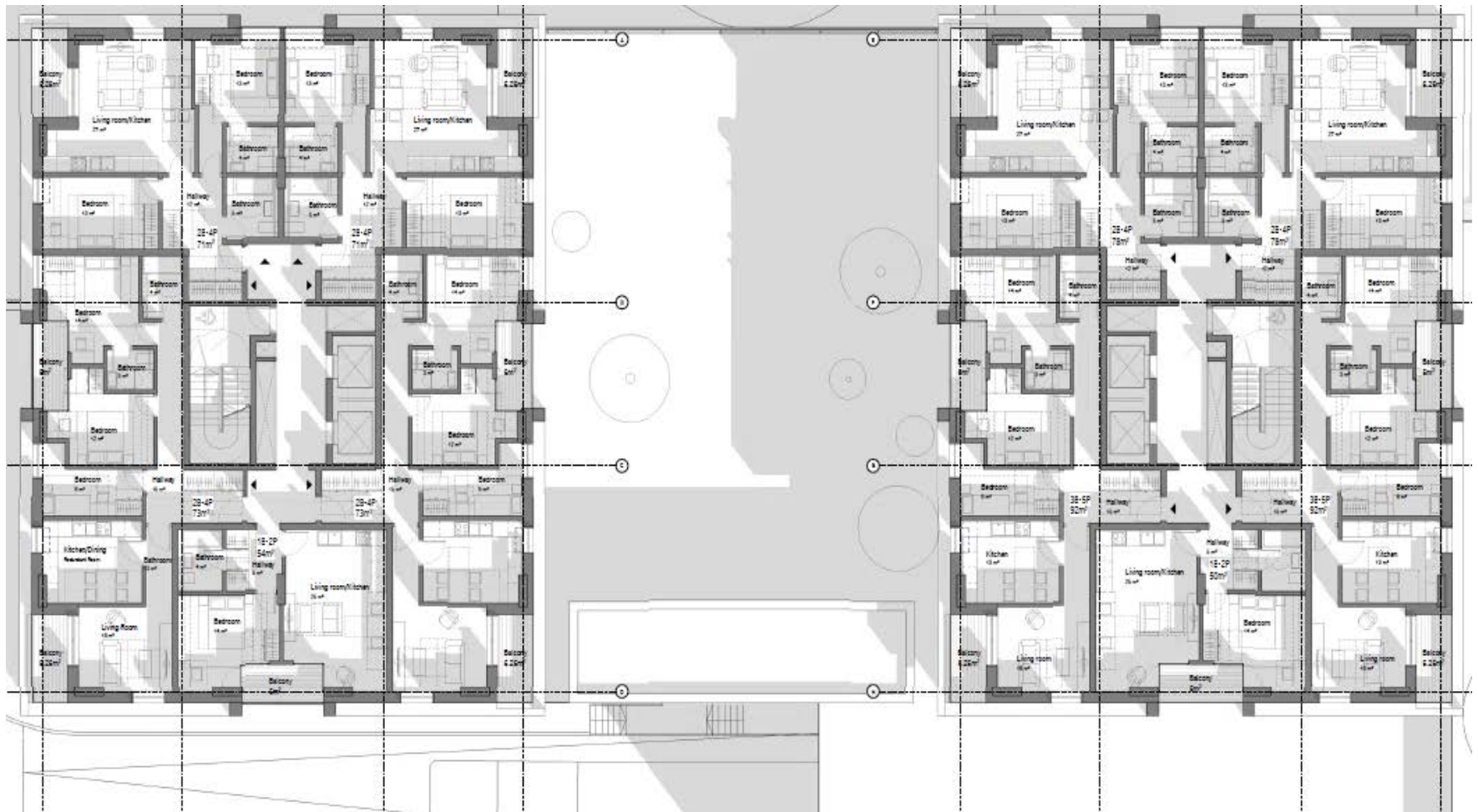
Existing and proposed trees



Proposed landscape layout of the development site



1st to 3rd floor typical layout



25

4th to 6th floor typical layout



26

8th to 11th floor plan



Townscape View – Junction between Old Kent Road and Hillbeck Road



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Townscape View – Southern end of Brimmington Park



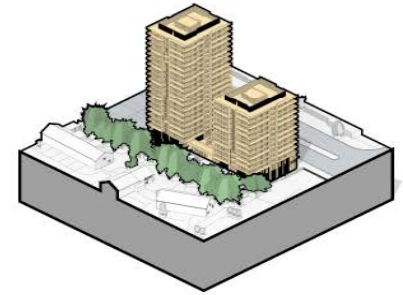
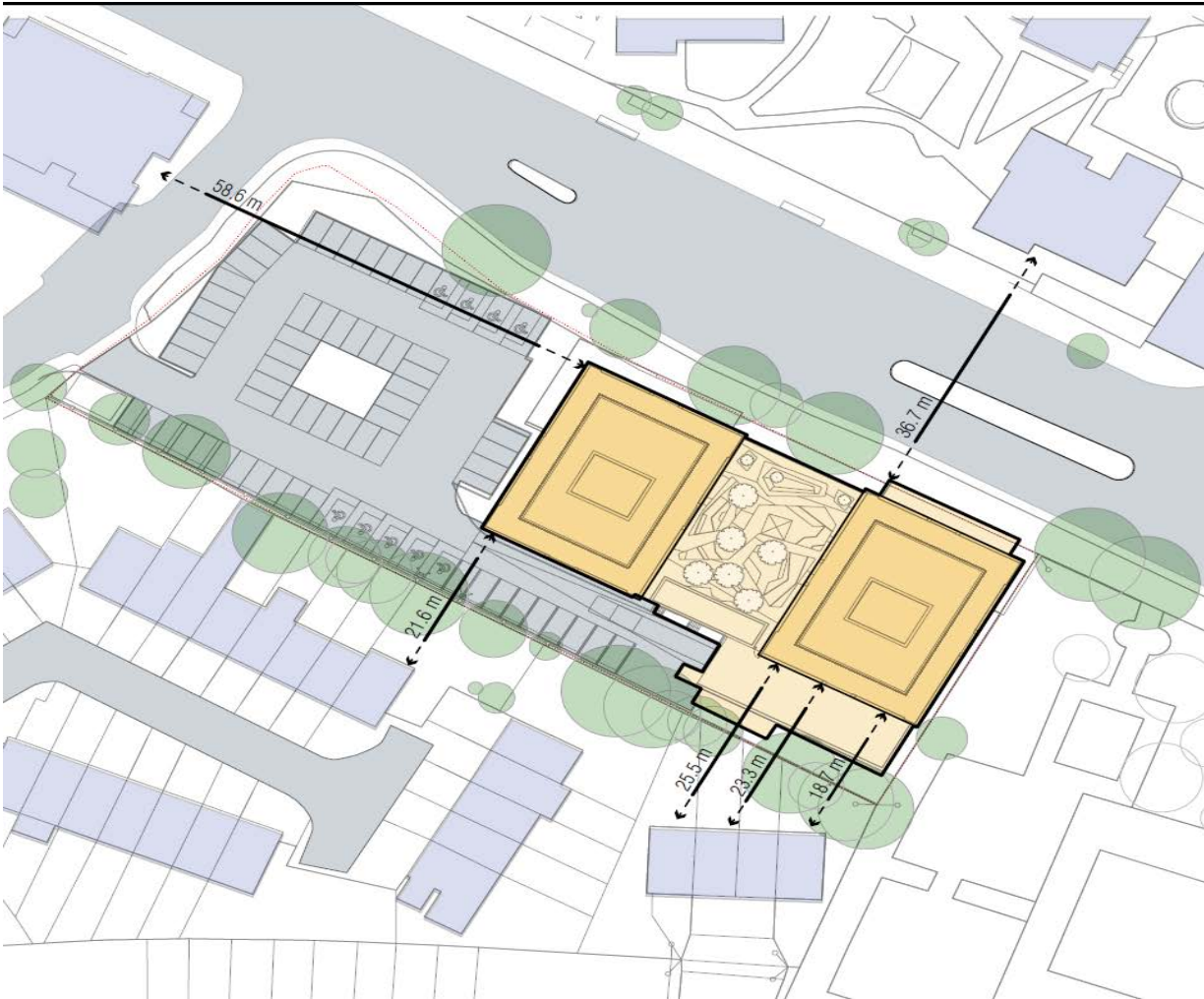
Townscape View – Junction of New Cross Road and Casella Road



Townscape View – Junction of Ilderton Road and Hornshay Street

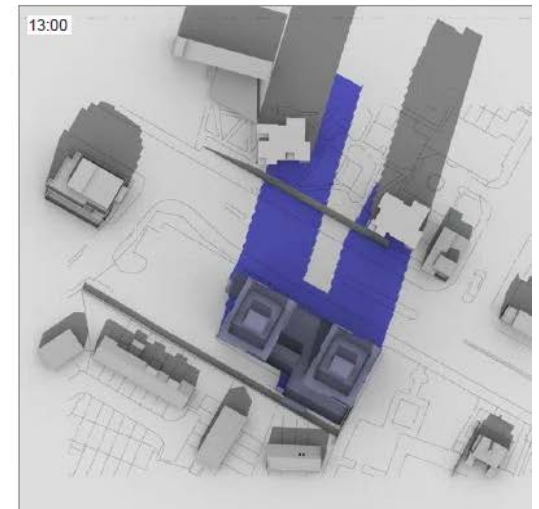
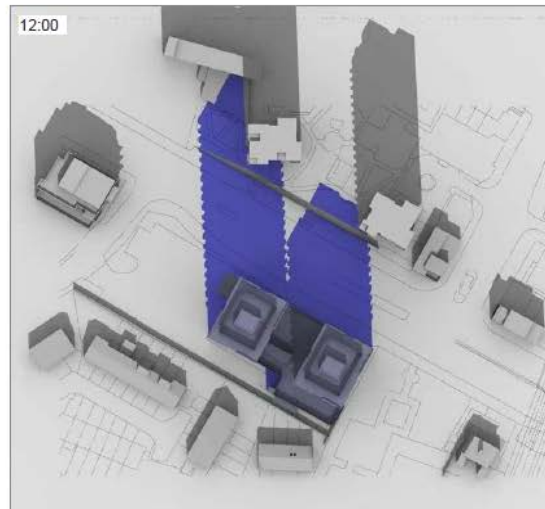
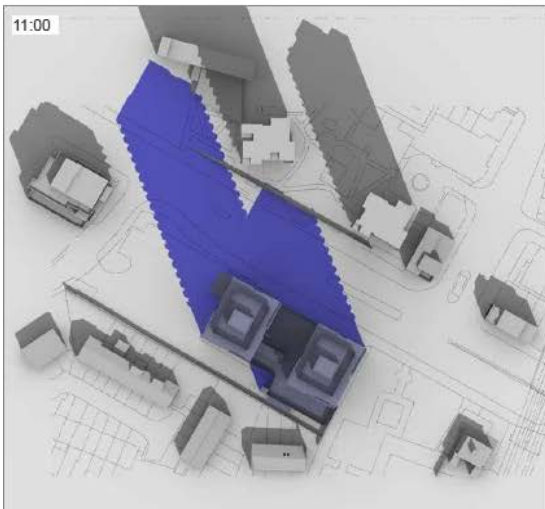
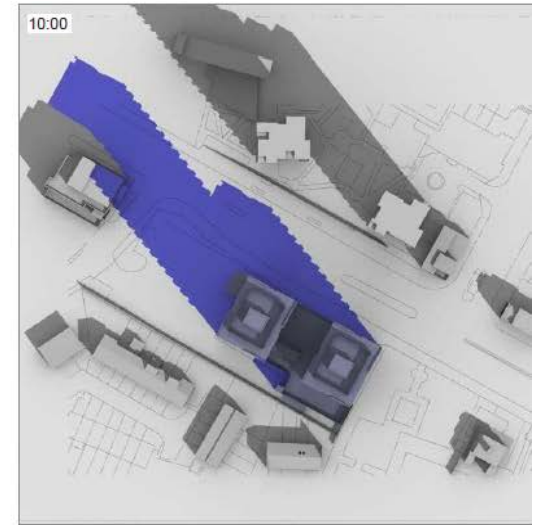
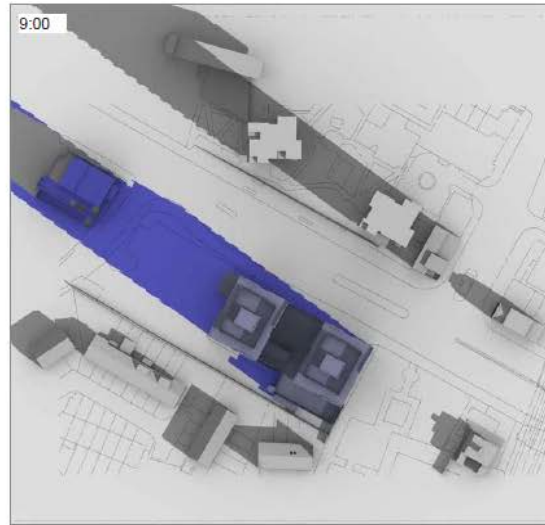
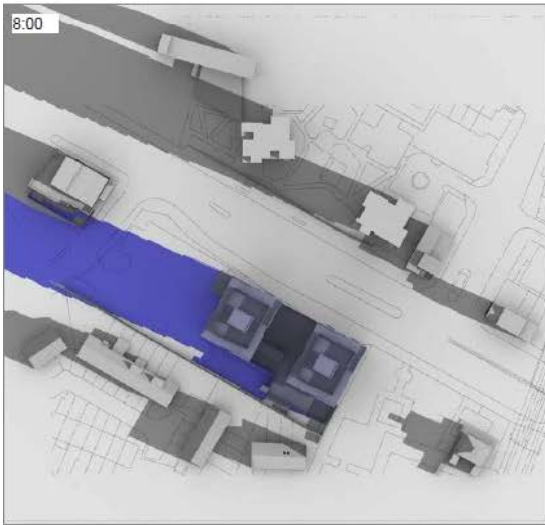


Distances of the development from nearby residential properties



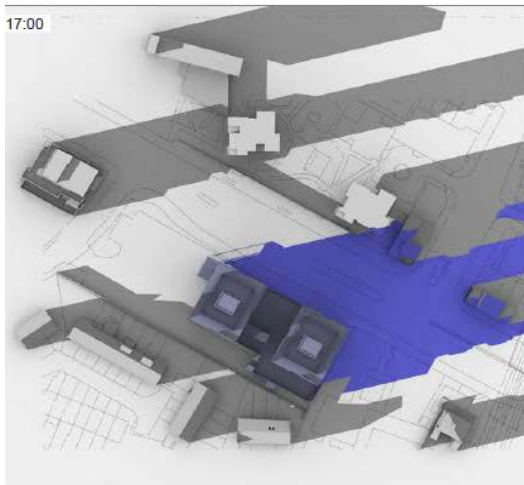
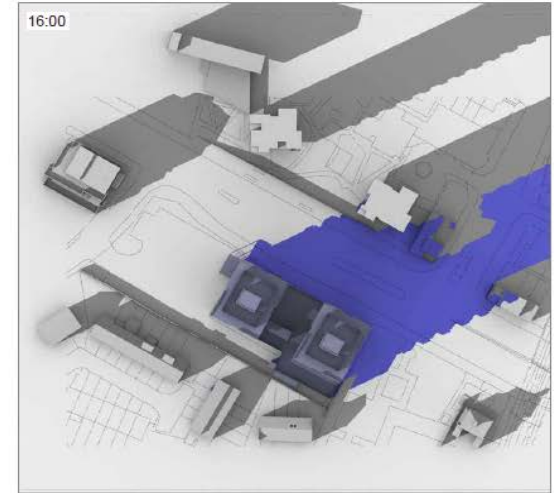
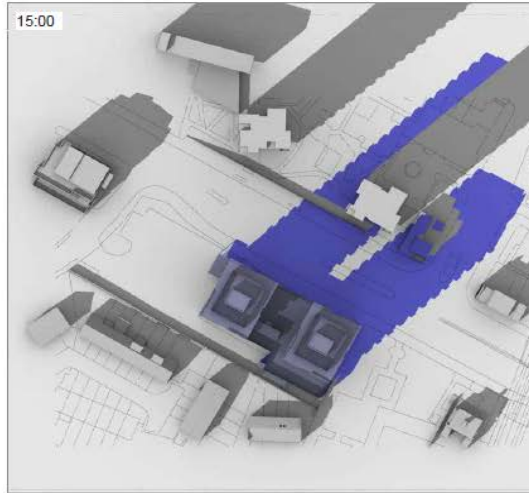
32

Overshadowing from the development March 21st Spring Equinox

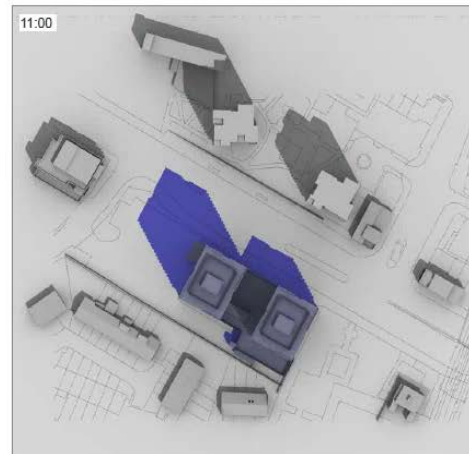
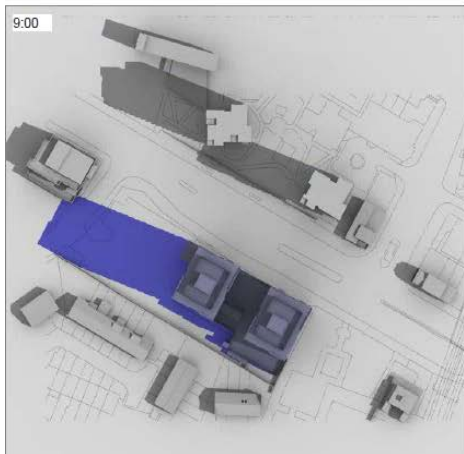
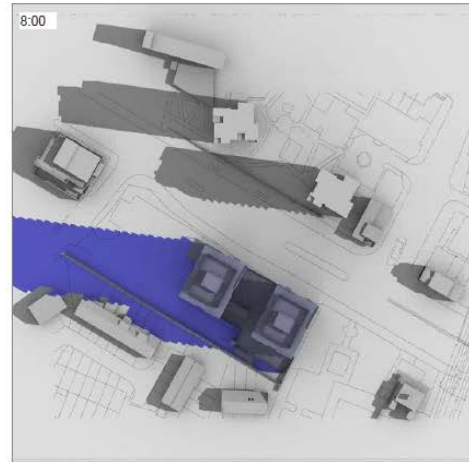
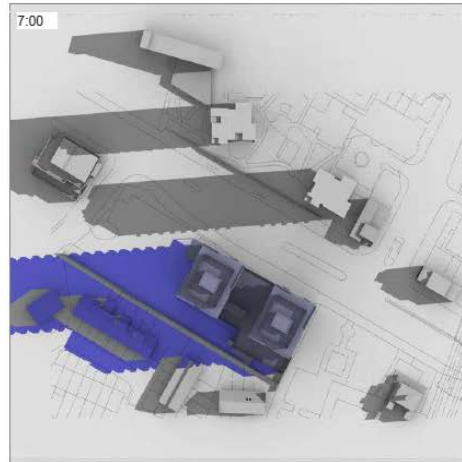
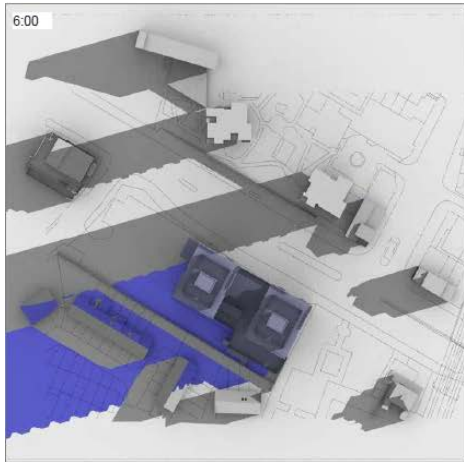


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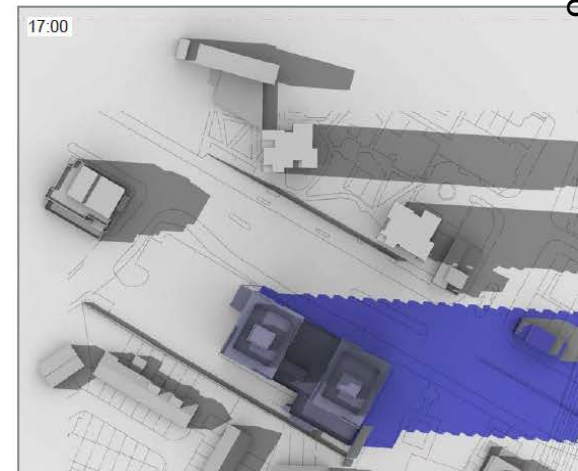
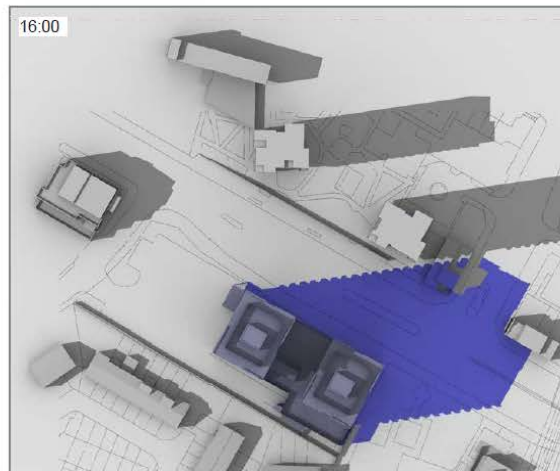
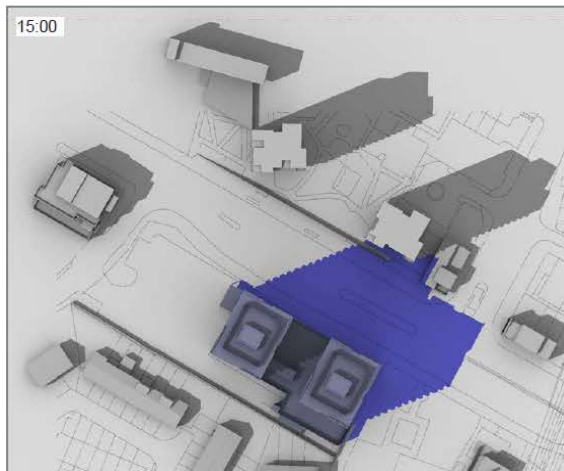
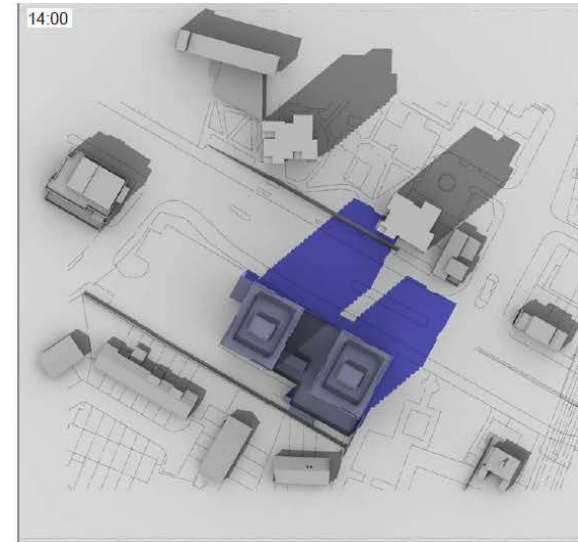
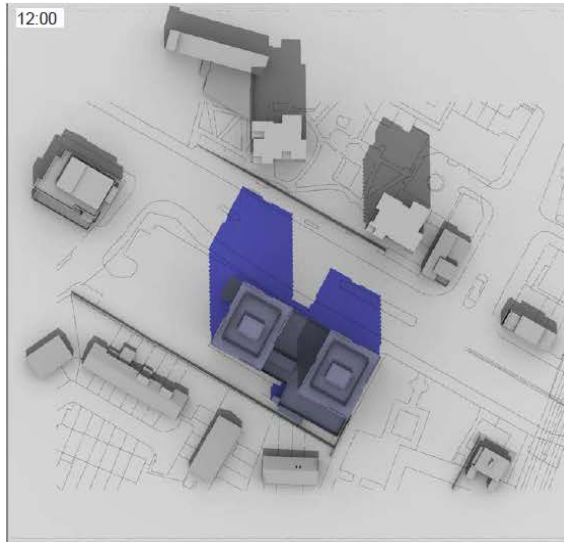
Overshadowing from the development March 21st Spring Equinox continued



Overshadowing from the development June 21st Summer Solstice

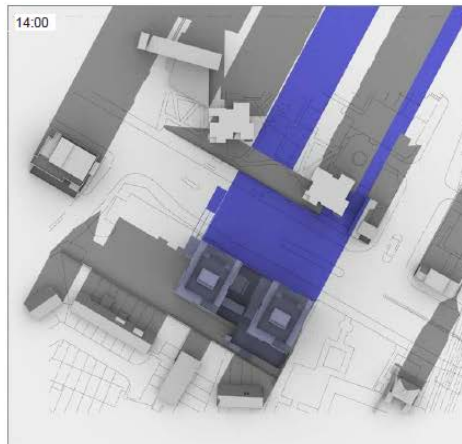
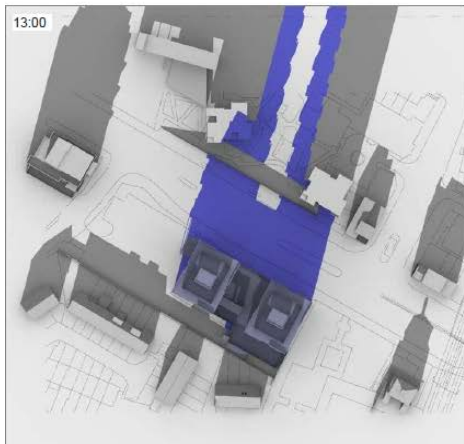
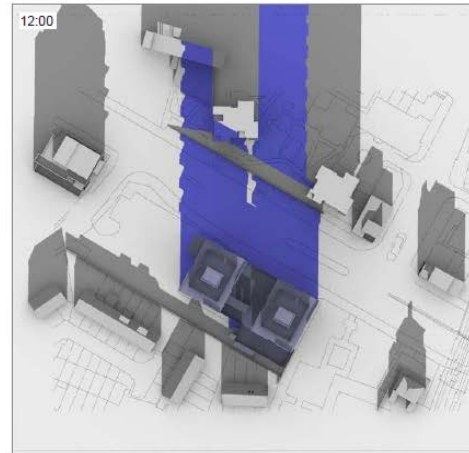
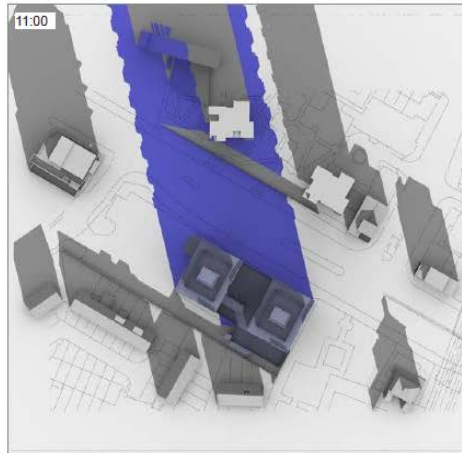
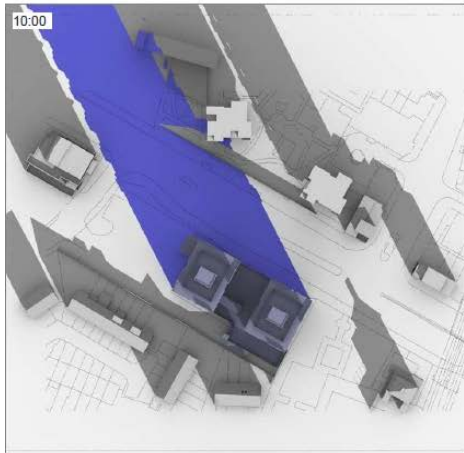


Overshadowing from the development June 21st Summer Solstice continued



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Overshadowing from the development December 21st Winter Solstice



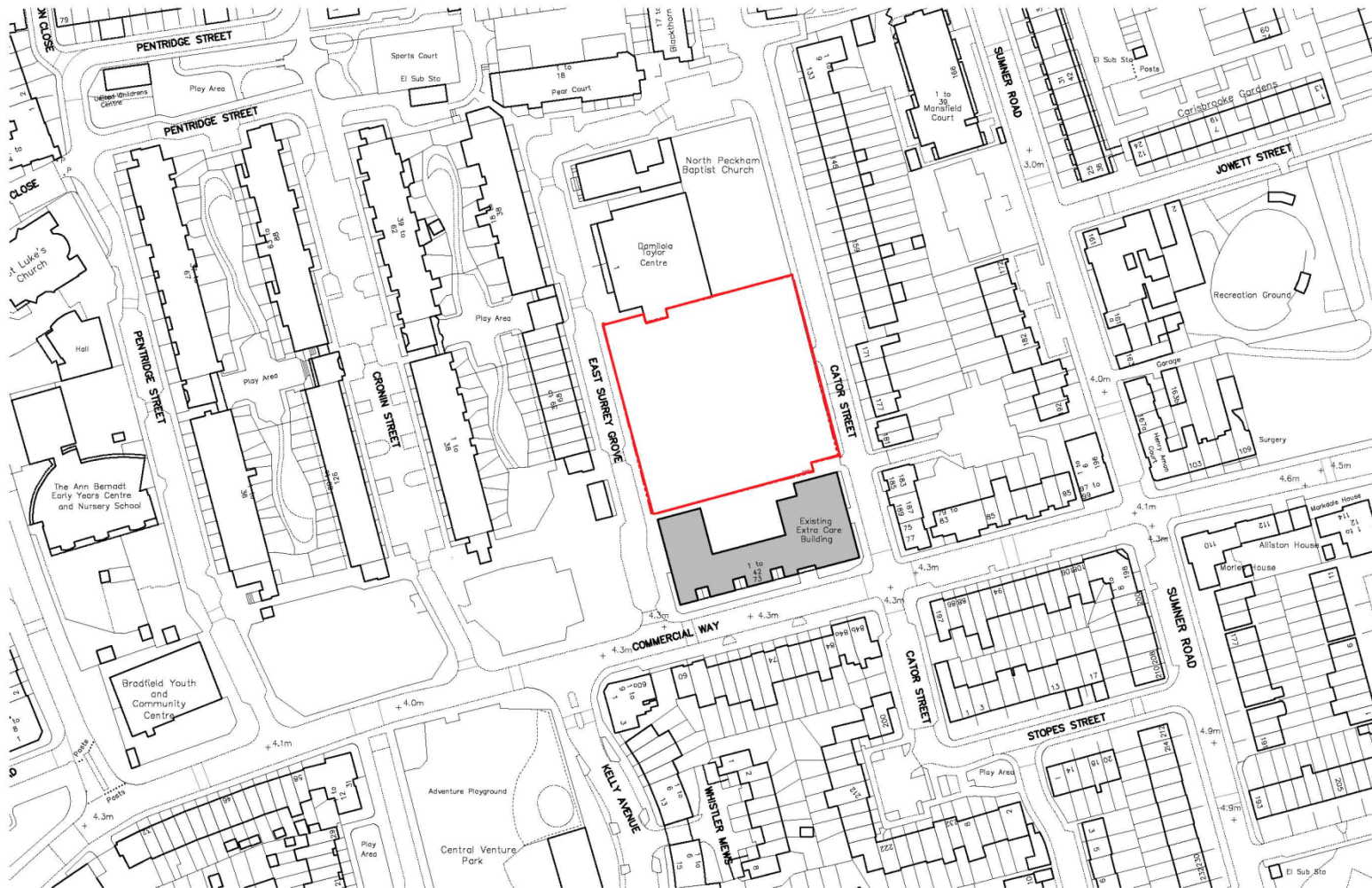
View of proposal



19/AP/2196 – Tayo Situ House, 73 Commercial Way, London, SE15 1NQ

Construction of a four storey building to provide 50 extra care residential units linked to the existing facilities in Tayo Situ House and a dementia centre and community hub at ground floor. Relocation of the existing electrical substation and provision of the associated car parking, vehicle access, cycle parking and landscaping works.

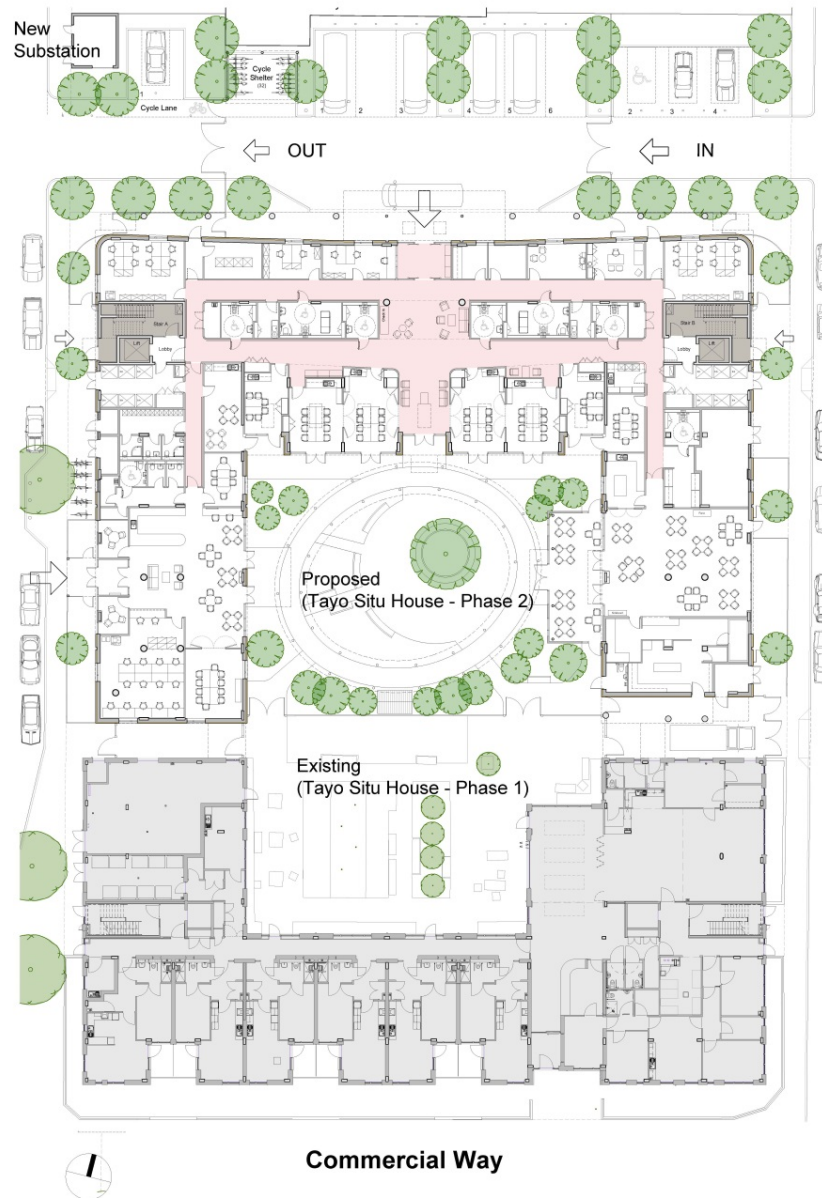
Site location Plan



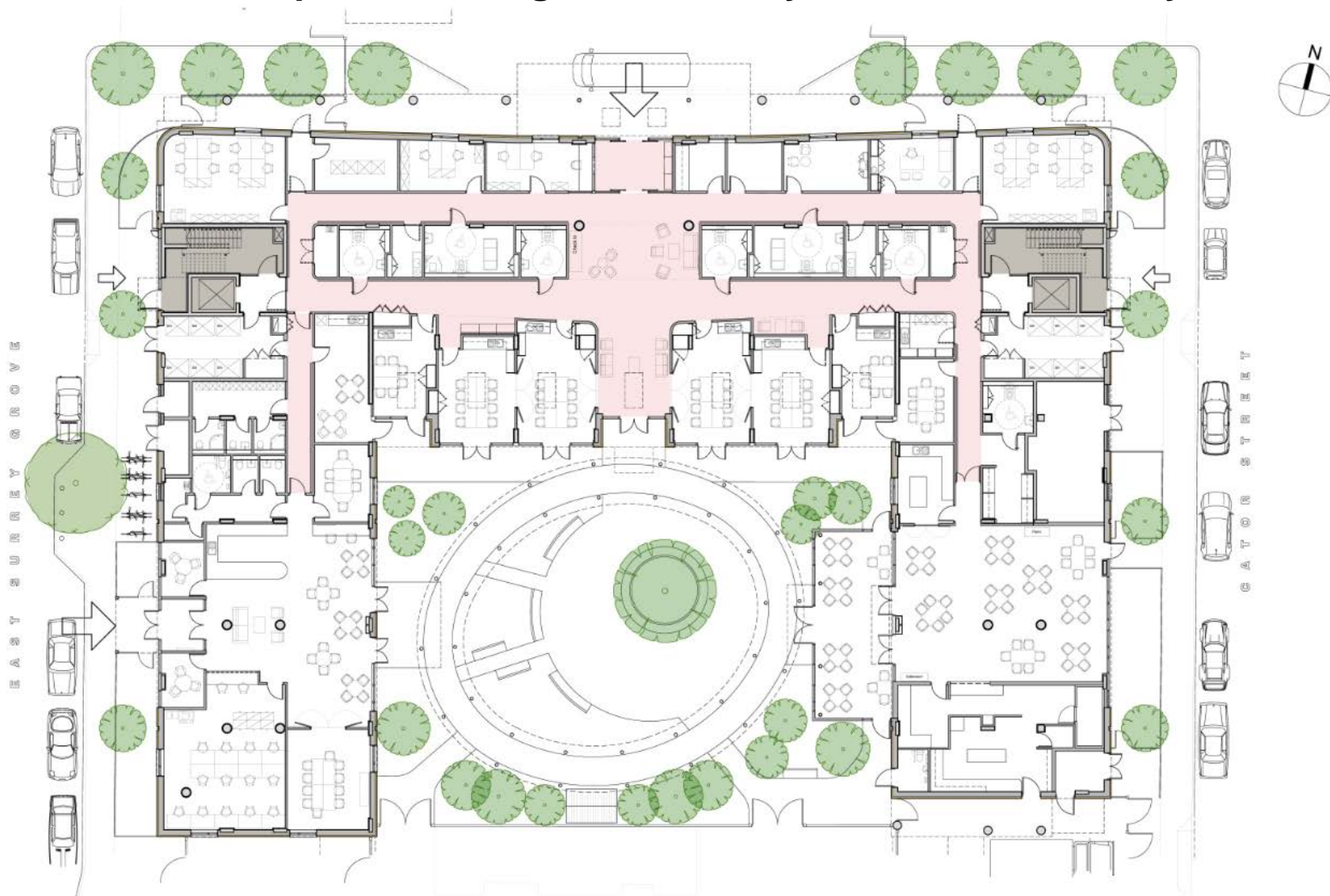
Completed Phase 1 – Tayo Situ House, 73 Commercial Way, SE15



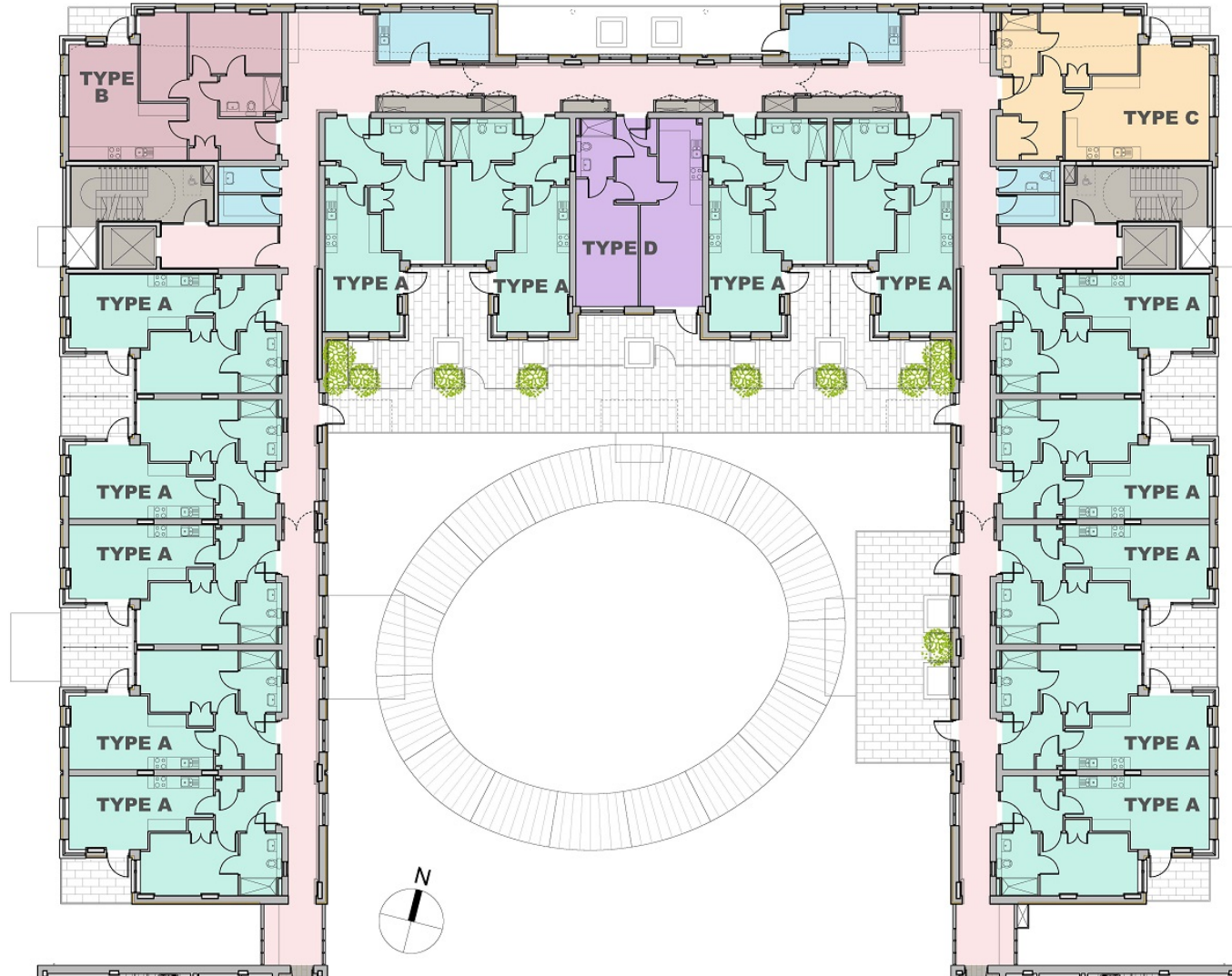
Ground floor Site plan with TS1 And TS2 proposed



Ground floor plan including dementia day care and community hub



Example upper residential floor plan (first floor plan shown)



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East elevation – Cator Street (TS1 shown in grey)



West elevation - East Surrey Grove (TS1 shown in grey)



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North elevation – overlooking parking/access area

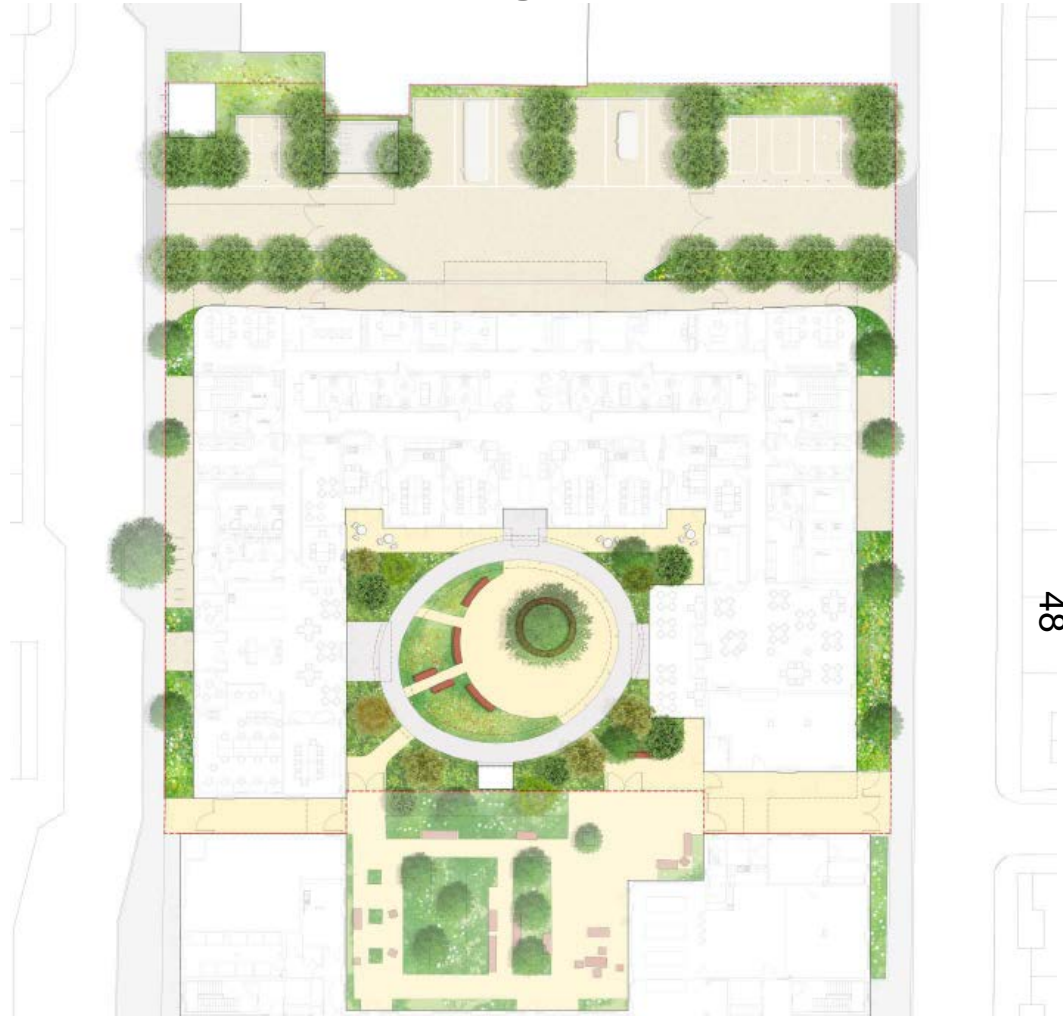
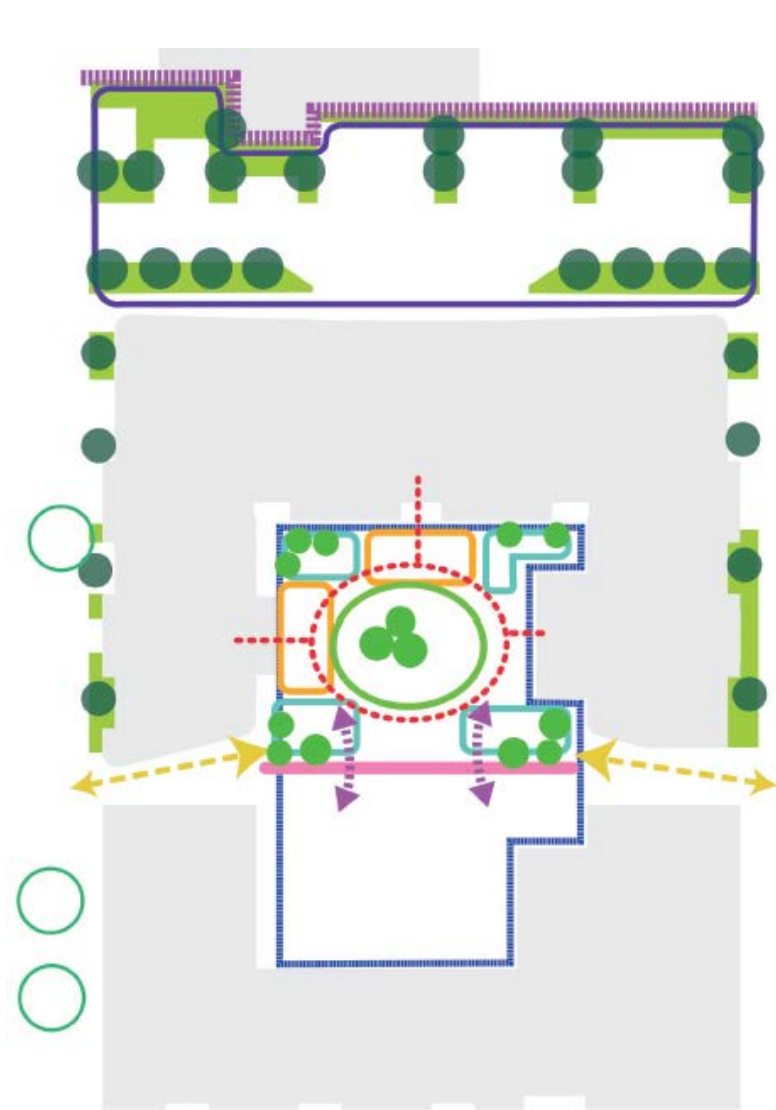


Section showing south-facing courtyard elevation

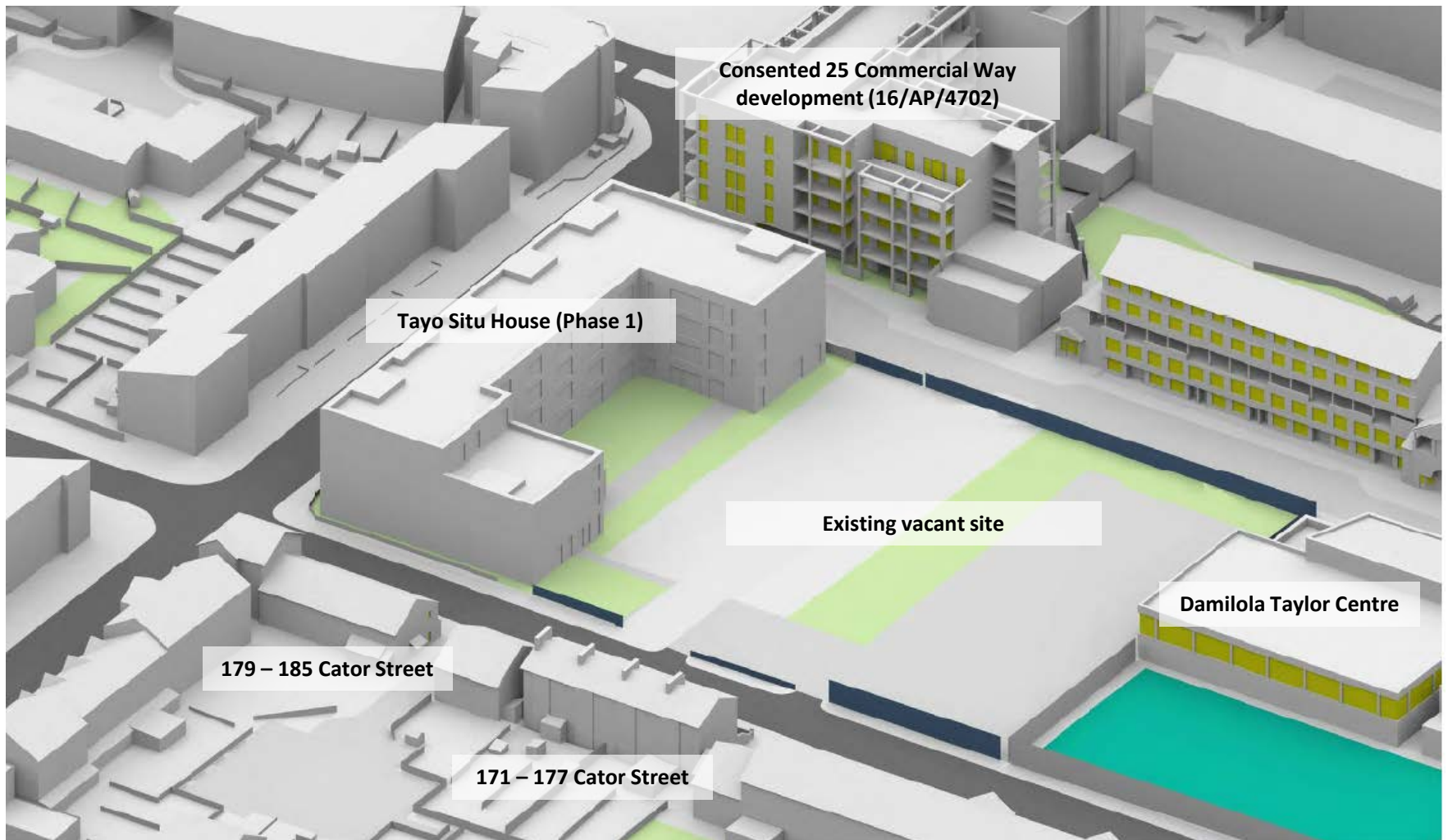


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Indicative hard and soft landscaping

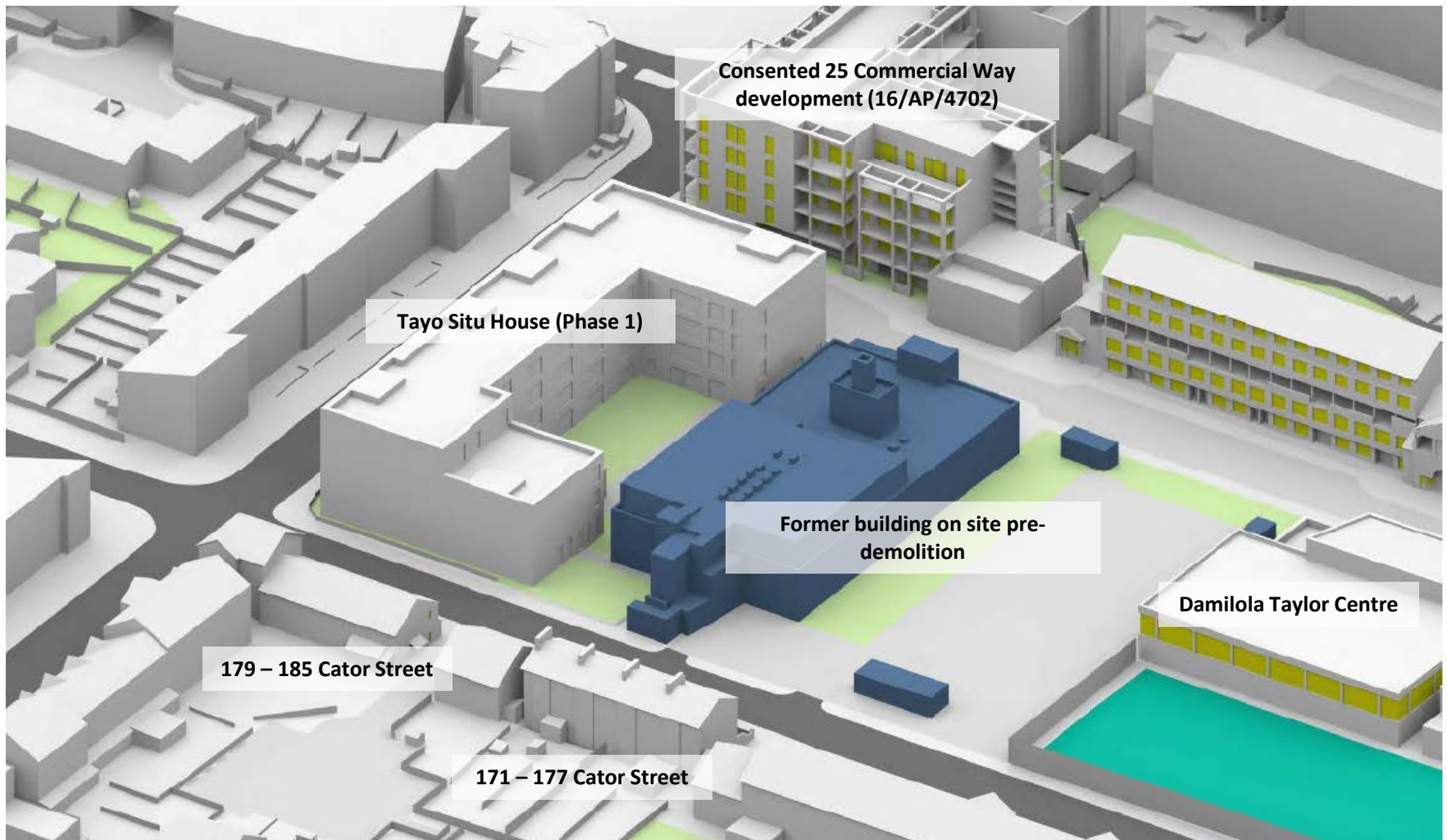


Existing - 3D modelled aerial view from north east looking south west



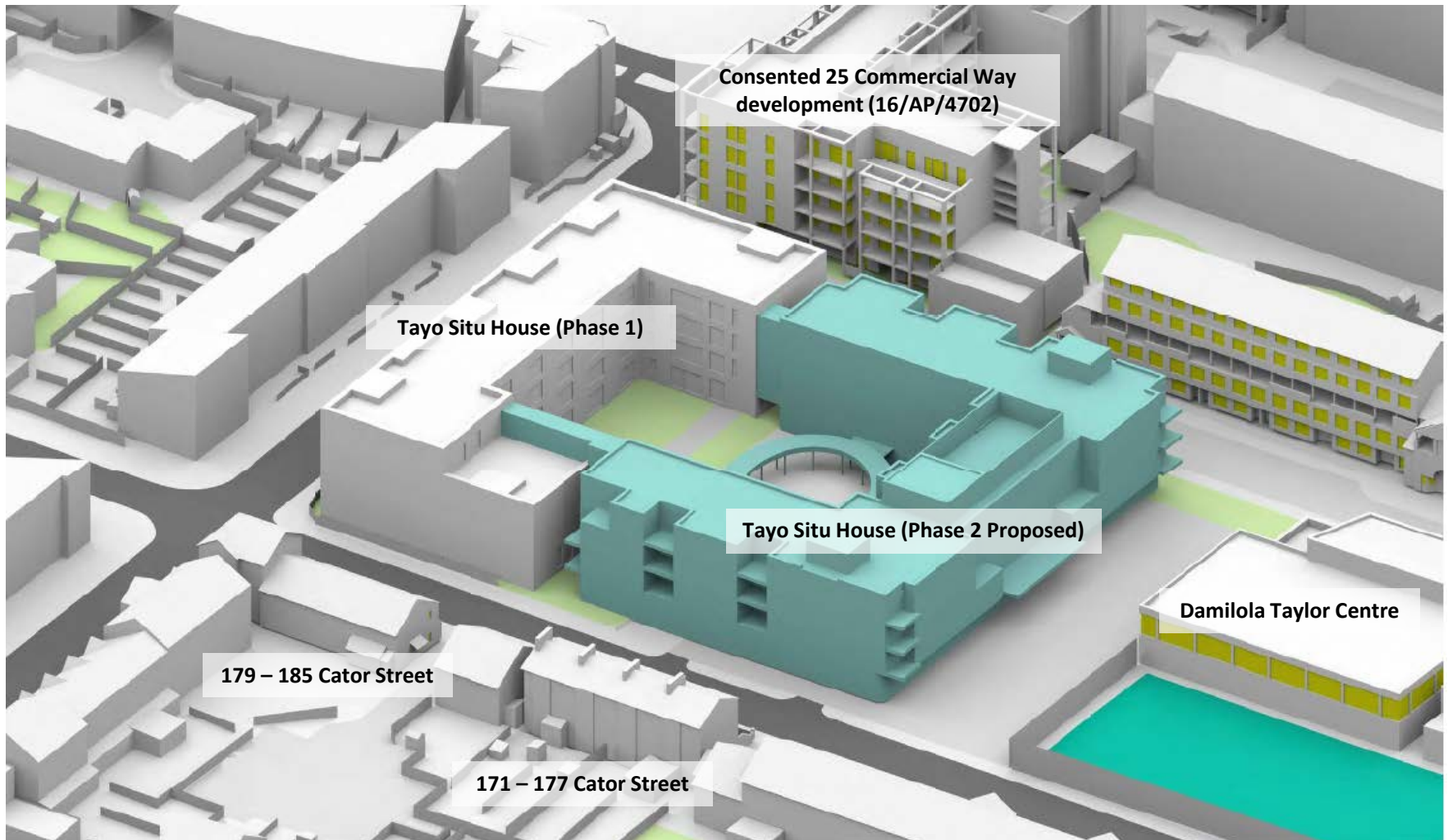
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Pre-demolition - 3D modelled aerial view from north east looking south west



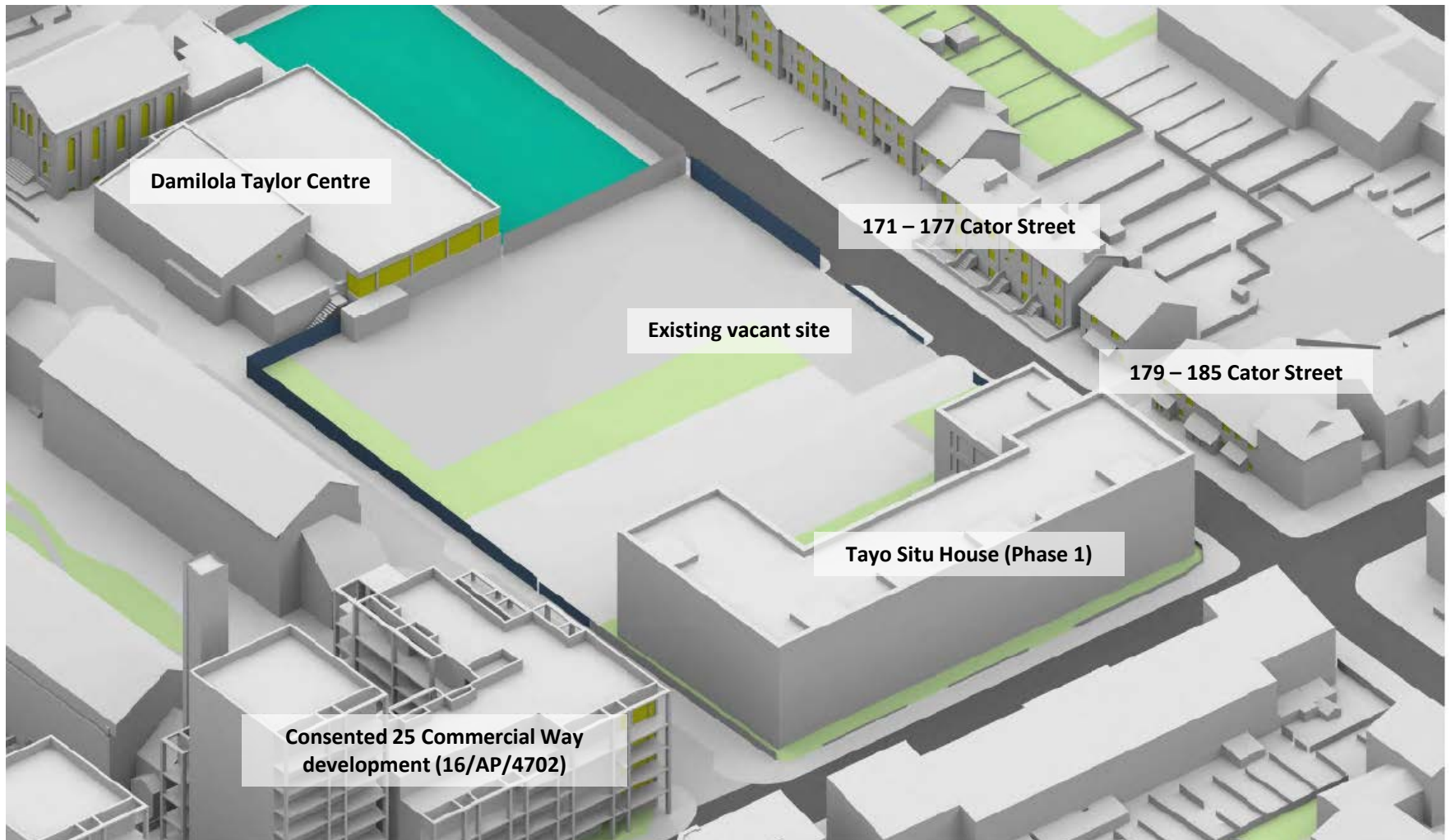
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Proposed - 3D modelled aerial view from north east looking south west

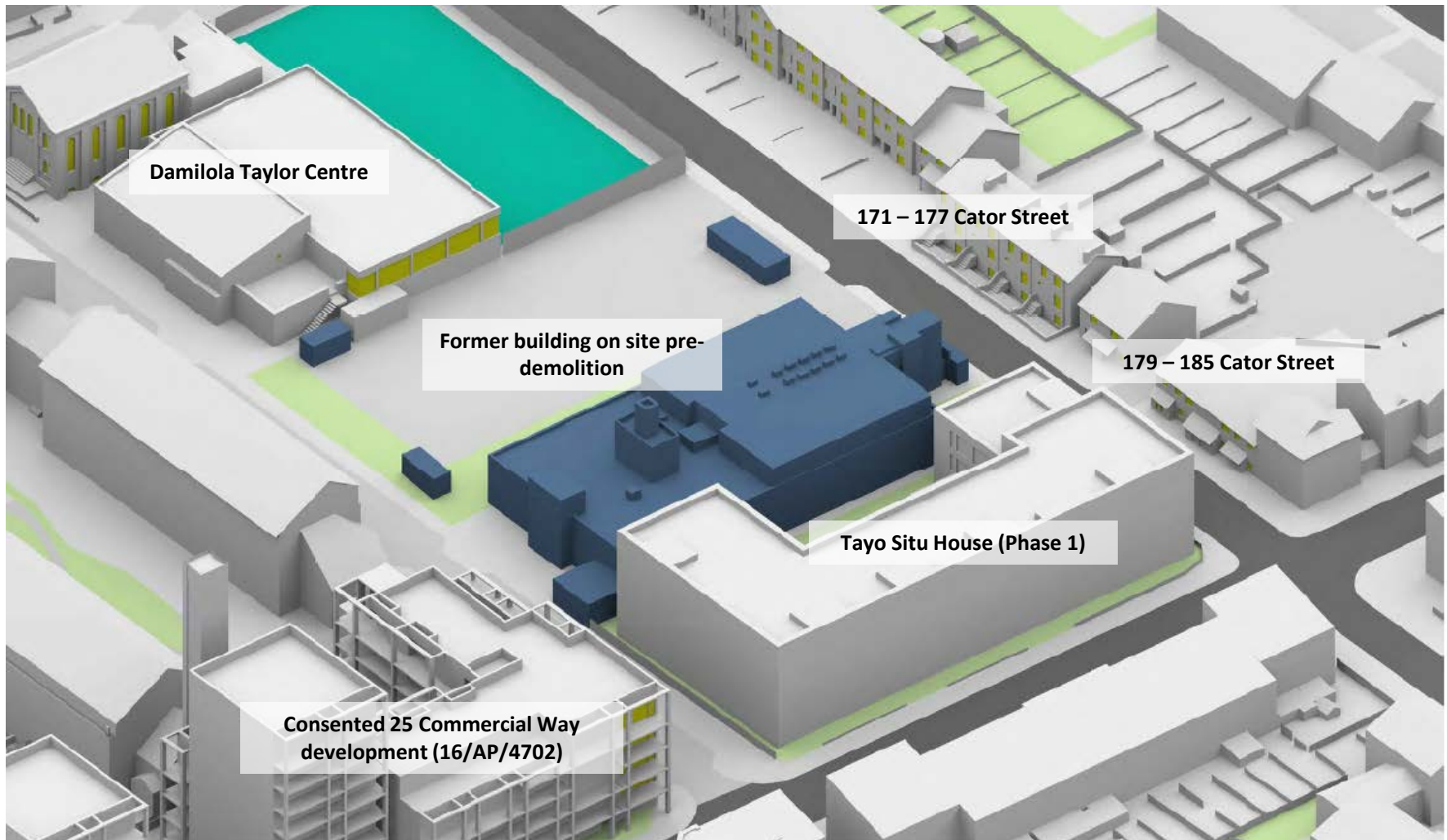


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Existing - 3D modelled aerial view from south west looking north east

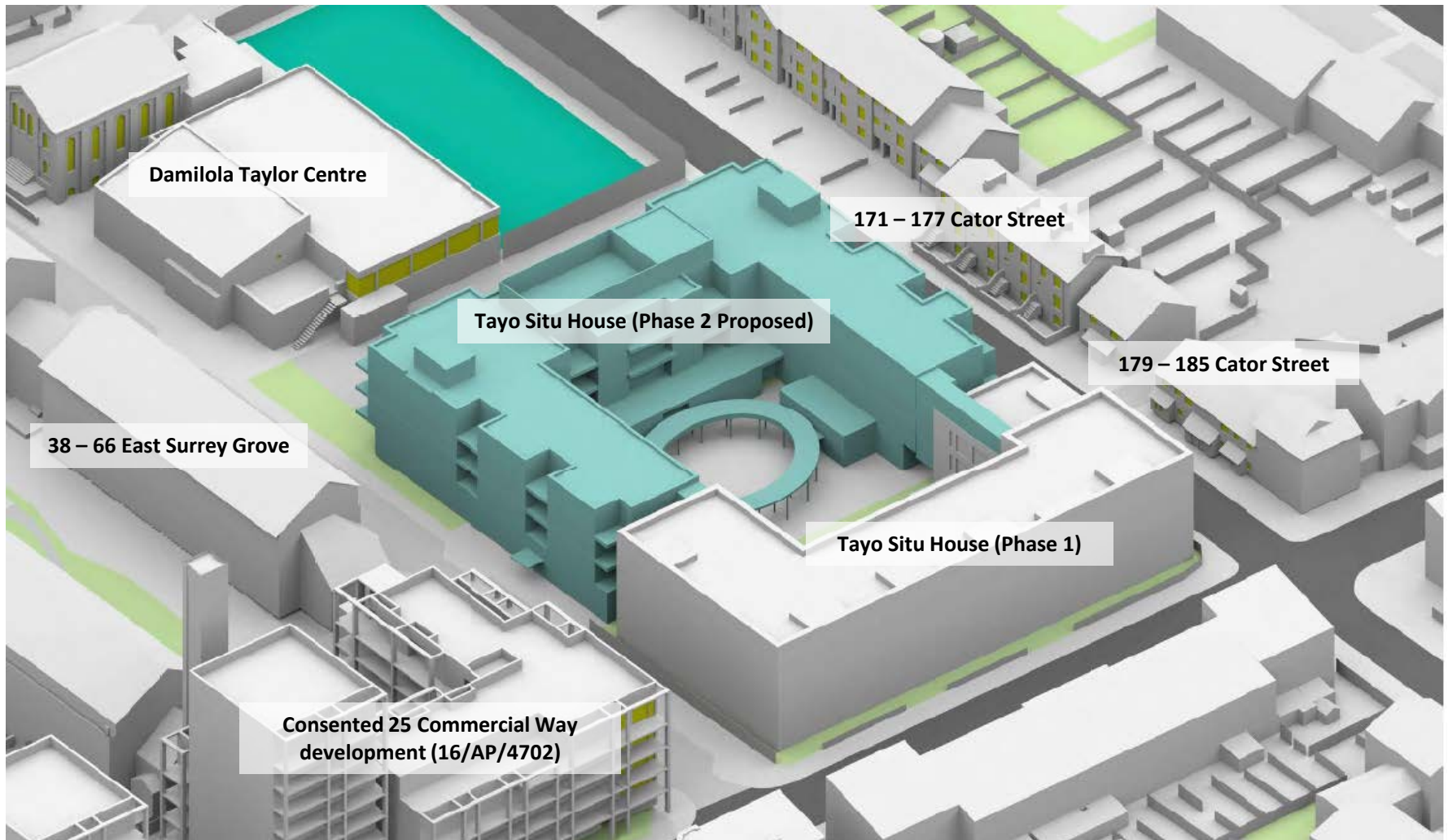


Pre-demolition - 3D modelled aerial view from south west looking north east



53

Proposed - 3D modelled aerial view from south west looking north east



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3D model of west facing elevation of 171 – 177 Cator Street



**3D model of east facing elevation of approved development at
25 Commercial Way (16/AP/4702 – not yet implemented)**



56

Extract of approved ground floor plan of neighbouring 25 Commercial Way Development (16/AP/4207)



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Existing residential courtyard amenity space within Tayo Situ 1 For access by new residents of TS2



Computer generated image of day centre amenity space



Computer generated image of community hub entrance in streetscape on East Surrey Grove



60

Computer generated image of TS2 in streetscape context of TS1



| | | | |
|------------------------------------|--------------------------------|---|--|
| Item No: 7.1 | Classification: Open | Date: 8 January 2020 | Meeting Name: Planning Committee |
| Report title: | | Addendum report Late observations and further information | |
| Ward(s) or groups affected: | | Old Kent Road | |
| 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. Members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

Item 7.1 – Application 19/AP/1322 for: Full Planning Application – 840 OLD KENT ROAD, LONDON SE15 1NQ

3. The following corrections, clarifications and amendments are proposed to the Case Officer's report:
4. Para 22:
Correction –
 - 26 parking spaces are proposed.
5. Para 23:
Change –
 - The long-stay cycle parking provision has been increased from 170 spaces to 236 that provides 48 spaces in the form of cycle hangers at the rear of the first floor level.
6. Para 26:
Correction –

- The overall size of the podium space is approx. 390 sqm. 340 sqm would be playspace with a further 50 sqm general amenity space. In addition, the internal community room is 50 sqm.
7. Para 28:
Correction –
 - The podium space has been increased from 315 sqm to approximately 390 sqm
 8. Para 100:
Correction –
 - “*The existing use on the site (Aldi supermarket) is **not** considered to maximise the potential of this Opportunity Area Proposal Site.*”
 9. Para 103:
Correction –
 - As the proposed Aldi store is less than 2500 sqm, there are no end user employment obligations (as confirmed by the LET comments).
 10. Para 146:
Correction –
 - The external podium space is approximately 390 sqm.
 - The internal community room is 50 sqm taking the total amenity space figure to 440 sqm.
 11. Para 185:
Correction –
 - The podium provides 390sqm of usable play space and amenity for occupiers.
 12. Para 195:
Correction –
 - The amount of trees to be removed is 8 on-site and 1 off-site (9 in total).
 13. Para 206:
Correction –
 - The date of the second DRP was 11 March 2019 not June 2018.
 14. Para 279:
Correction –
 - The table within this paragraph regarding ‘*External community amenity space proposed*’ should read as:
 - Total space – 440 sqm
 - Outdoor play – 340 sqm
 - Amenity space – 50 sqm

- Internal community room – 50 sqm
15. Para 286:
Correction –
 - The internal community room will facilitate children's playspace although this does not count towards the playspace provision as it is internal.
 16. Para 288:
Correction –
The 56 sqm contribution towards open space is to the south-east elevation adjacent to Brimington Park.
 17. Para 291:
Correction –
 - The figures for the 'Playspace' aspect of this table are:
 - Children playspace required – 629 sq. m
 - Playspace proposed – 340 sq.m
 18. Para 398:
Correction –
 - The long-stay cycle parking has been increased from 170 spaces to 236 with 48 spaces in the form of cycle hangers.
 19. Para 409:
Correction –
The existing car park contains 68 spaces for Aldi and the proposed scheme contains 66 spaces, thereby there is a reduction of 2 spaces associated with the Aldi store
 20. Para 496 s106 obligations:
Correction -
 - Carbon offset – the figure is amended to £199,200.00 subject to meeting the relevant carbon reductions
 21. Para 497:
The following non-financial S106 contributions are to be deleted:
 - Appointment of workspace co-ordinator – this is not relevant to the proposal
 - Workspace specification – this is not relevant to the proposal
 - Triggers securing Practical Completion of workspace – not relevant to the proposal
 - Skills and Employment Plan (End User Phase) – this is not required

as the store is below 2,500 sqm

22. Paras 525/526:

Correction –

- Refers to a church and travel plan, and is to be deleted as this is not part of the proposal.

23. Public comments:

One letter has been received in support of the application following the submission of the committee report, the comment is detailed below:

24. On behalf of the Tustin Community Association (TCA), I am writing in support of the Aldi planning application for the redevelopment of their site at 840 Old Kent Road, London, SE15 1NQ

25. The applicant has consulted with us and we have now had several meetings with them the last of which was held on the 17th December. 2019. We have agreed to work collaboratively to ensure the successful integration of the new development and residents in the area, with the new amenities, open space and services provided by the development benefitting local residents and the residents of the Tustin Estate. As an example, we are exploring the potential to establish a joint skills training programme that will benefit some of the new and existing residents in the area.

26. We believe the development will provide several benefits, including:

- A safer environment with a clear effort from the applicant to reduce and design out crime
- Significant new employment opportunities and creating new jobs for local people
- New cafe, helping to re-establish Old Kent Road as a High Street for local residents
- Opportunity for new affordable homes as part of the project

We are pleased with the level of consultation that the Aldi team has engaged in.

Working together we believe that the development will contribute positively to the local area.

27. Petition:

28. PR consultants, Kanda, have submitted a petition that contains 23 signatures confirming support for the proposal to redevelop the Aldi site. This was obtained from information stalls set up outside the store last summer
29. Members attention is drawn to the updated draft recommendation at Appendix 1 of this report

REASON FOR URGENCY

30. 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 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

31. 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 | Place and Wellbeing Department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 |

UPDATED DRAFT 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 | PPR OKR LIMITED | Reg. Number | 19/AP/1322 |
| Application Type | Full Planning Application | Case Number | TP/2168-816 |
| Recommendation | Grant subject to Legal Agreement | | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 168 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

At: 840 OLD KENT ROAD, LONDON, SE15 1NQ

In accordance with application received on 26/04/2019

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

BMD.18.022.DR.P101 REV A – OVERALL GENERAL ARRANGEMENT

BMD.18.022.DR.P301 REV A – PLANTING PLAN

PL_100_190930 – REV 1 – PROPOSED GROUND FLOOR PLAN – 1/200

PL_101M-I_190930 REV 3 – TRANSFER FLOOR

PL_101_190930 REV 1 - PROPOSED TYPICAL RESIDENTIAL FLOORPLAN LEVELS 4 - 6

PL_121_190930 REV 1 - ROOF PLAN

PL_200_190630 REV 1 - PROPOSED NORTH / SOUTH SECTIONS

PL_201_190930 REV 1 - PROPOSED EAST / WEST SECTIONS
 PL_202_190930 REV 1 - PROPOSED EAST / WEST & NORTH / SOUTH SECTIONS
 PL_300_190930 REV 1 - PROPOSED SOUTHEAST / NORTHEAST ELEVATIONS
 PL_301_190930 REV 1 - PROPOSED NORTHWEST / SOUTHWEST ELEVATION
 PL_400_190930 – REV 1 – PROPOSED GROUND FLOOR PLAN – 1/100
 PL_101M_190930 REV 2 – PROPOSED TRANSFER FLOOR PLAN 1/100
 PL_401_190930 REV 1 - PROPOSED 1ST - 3RD FLOOR
 PL_404_190930 REV 1 - PROPOSED 4TH - 6TH FLOOR
 PL_407_190930 REV 1 - PROPOSED 7TH FLOOR
 PL_411_190930 REV 1 - PROPOSED 8TH - 11TH FLOOR PLAN
 PL_412_190930 REV 1 - PROPOSED 12TH FLOOR PLAN
 PL_413_190930 REV 1 - PROPOSED 13TH - 14TH FLOOR PLAN
 PL_415_190930 REV 1 - PROPOSED 15TH - 17TH FLOOR PLAN
 PL_418_190930 REV 1 - PROPOSED 18TH - 19TH FLOOR PLAN
 PL_420_190930 REV 1 - PROPOSED 20TH FLOOR PLAN
 PL_421_190930 REV 1 - PROPOSED ROOF PLAN
 PL_500_190930 REV 1 - PROPOSED NORTH / SOUTH SECTIONS
 PL_501_190930 REV 1 - PROPOSED NORTH / SOUTH SECTIONS
 PL_502_190930 REV 1 - PROPOSED EAST / WEST ELEVATION
 PL_503_190930 REV 1 - PROPOSED EAST / WEST SECTION
 PL_600_190930 REV 1 - PROPOSED NORTHEAST ELEVATION
 PL_601_190930 REV P1 - PROPOSED SOUTHWEST ELEVATION
 PL_602_190930 REV 1 - PROPOSED NORTHWEST / SOUTHEAST ELEAVATION
 PL_800_190930 REV 1 - COMMUNITY ROOM
 PL_904_190930 REV 1 - INDICATIVE DETAIL 1

PL_905_190930 REV 1 - INDICATIVE DETAIL 2

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

No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) for the site has been devised. 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. A copy of the CEMP shall be available on site at all times and shall 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) Site perimeter continuous automated noise, dust and vibration monitoring;
- c) Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction (including NRMM), location of specific activities on site, etc.;
- d) Compliance with non-road mobile machinery (NRMM) London emission standards <http://nrmm.london/> ;
- e) 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);
- f) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- g) Site traffic – Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- h) Waste Management – Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise 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 unnecessary pollution or 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 2019.

- 4
- a) Prior to the commencement of any development other than demolition works, a Phase 2 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.
 - b) In the event that contamination is present, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, buildings and other property and the natural and historical environment. The approved remediation scheme (if required) shall be implemented during the development works.
 - c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted providing evidence that all works required by the remediation strategy have been completed.
 - 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 2019.

5

Prior to the commencement of works relating to any part of the development (excluding any works such as:

- a. demolition and soft strip
- b. site clearance
- c. site investigations, testing or surveys
- d. the provision of infrastructure boreholes permitted by the Town and Country Planning General Permitted Development Order 1995 or any amendment or replacement thereof
- e. excavation above -1.0m AOD, deposition, compaction, levelling of materials to new contours and works connected with infilling
- f. construction of temporary accesses and/or highway works to facilitate the carrying out of the Development including internal haul roads
- g. archaeological investigations and digs
- h. ecological surveys, investigations or assessments (including, for the avoidance of doubt, investigations or assessments relating to bats)
- i. decontamination and remediation works
- j. site preparation
- k. the construction of boundary fencing or hoardings (including the erection of an enclosure for the purpose of site security), erection of temporary facilities for security personnel and the erection of security cameras
- l. erection of boards advertising the development and other site notices

- m. the construction of a temporary site compound and welfare facilities/buildings/enclosures, or temporary buildings moveable structures works plant or machinery and storage areas, or a temporary marketing suite that does not form a structure or part of a structure that will become part of the development after its use as temporary offices
 - n. establishing temporary accommodation/facilities ahead of construction asbestos removal
 - o. new transformer/statutory services provision and the laying and diversion of infrastructure and services
 - p. access works or works subject to separate agreements under s184 or s278
 - q. works and operations to enable any of the foregoing to take place)
- a detailed design and construction method statement(s) for all of:

- (i) the ground floor structures,
- (ii) foundations,
- (iii) basements, and
- (iv) any other structures below ground level, including piling and any other permanent installations relevant to the development,

in each case in so far as these extend below -1.0m AOD, shall be submitted to and approved by the Local Planning Authority in consultation with Transport for London which:

(i) Accommodate the proposed location of the Bakerloo Line Extension tunnels and other Bakerloo Line Extension structures in the vicinity of the site; and

(ii) Accommodate ground movement arising from the construction of the proposed Bakerloo Line Extension; and

(iii) Mitigate the effects of noise and vibration arising from the operation of the Bakerloo Line Extension within its tunnels and its other structures.

1.1 For the avoidance of doubt:

- (a) the detailed design and construction method statement shall accommodate the “proposed location of the Bakerloo Line Extension tunnels and other Bakerloo Line Extension structures in the vicinity of the site” as these are designed and as this design information is in the public domain at the point of applying to discharge this condition. It shall not be necessary for the developer to wait until TfL has progressed the design to a more detailed level until this obligation can be discharged;
- (b) the detailed design and construction method statement shall accommodate “ground movement arising from the construction of the proposed Bakerloo Line Extension” by reference to the construction methodology for the Bakerloo Line Extension as such information is in the public domain at the point of applying to discharge this condition. It shall not be necessary for the developer to wait until TfL has progressed the construction methodology to a more detailed level until this condition can be discharged;
- (c) the detailed design and construction method statement shall “mitigate the effects of noise and vibration arising from the operation of the Bakerloo Line Extension within its

tunnels and its other structures” by reference to the operational noise and vibration effects of the Bakerloo Line Extension as such information is in the public domain at the point of applying to discharge this condition. It shall not be necessary for the developer to wait until TfL has undertaken noise and vibration assessment to a more detailed level until this condition can be discharged;

- (d) it shall not be necessary for the Local Planning Authority to wait for a substantive response from TfL before discharging this condition if the period of 21 days has elapsed since the Local Planning Authority first consulted TfL in connection with the discharge of this condition and no response has been received in that period.

- 1.2 The development shall be carried out in all respects in accordance with the approved design and method statements. All relevant structures and works comprised within the development hereby permitted and required by this condition shall be completed prior to the occupation of the development (unless otherwise agreed by the Local Planning Authority).
- 1.3 No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Transport for London. Where any alteration of these aspects of the development is sought by the developer then paragraph 1.1 shall apply.
- 1.4 In paragraph 1.1(d) a “substantive response” shall mean a response by TfL that it either approves or rejects (in the case of a rejection reasons must be given) the detailed design and construction method statement; or a request by TfL for further information; for the avoidance of doubt a holding response shall not be considered a “substantive response” for the purposes of this condition.”

- 6 Prior to works commencing, including any demolition, an Arboricultural Method Statement 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 Prior to the commencement of works, full details of the proposed trees to be planted including a replacement tree on Leo Street shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

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 in accordance with The National Planning Policy Framework 2019 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.

- 8 No works shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the 'Flood Risk Assessment & Surface / Foul Water Management Report' prepared by PPR OKR LIMITED (dated September 2019, Rev D); the drainage layout should be in line with Appendix G, including access/inspection units external to the building footprint. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. It is recommended that applicant liaises with the drainage systems manufacturer to ensure that detailed design includes consideration of overflows, inspection/maintenance and installation. 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 Southwark's Strategic Flood Risk Assessment (2017) and Policy 5.13 of the London Plan (2015).

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.

- 9 Prior to commencement of any relevant works above grade (excluding demolition), detailed drawings at a scale of 1:5 or 1:10 through:
- i) all facade variations; and
 - ii) shop fronts and residential entrances; and
 - iii) all parapets and roof edges; and
 - iv) all balcony details; and
 - v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority 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 quality of the design and details in accordance with the National Planning Policy Framework 2019, Policy 7.7 Location and Design of Tall Buildings of the London Plan 2016, Strategic Policy SP12 'Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

- 10 Prior to the commencement of works above grade (excluding demolition), samples of all external facing materials and full-scale (1:1) mock-ups of the facades to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority.

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 the National Planning Policy Framework 2019, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 'Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007)

- 11 Before any above grade work hereby authorised begins (excluding demolition), details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 12 Prior to the commencement of above grade works, details and 1:50 scale drawings of the secure cycle parking facilities, ground level car parking and servicing layout and its relationship with the public highway shall be submitted to be approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided prior to the occupation of the development and thereafter 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

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2019, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 13 Before any fit out works to 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 'Very Good' 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;

Before the 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 2019, 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.

- 14 i) Prior to commencement of works thereby affected, details of the green roof proposed shall be submitted to and approved in writing by the Local Planning Authority. The roof shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green roof shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green roof and Southwark Council agreeing the submitted plans.

ii) Once the green roof is completed in full in accordance to the agreed plans a post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 5.11 of the London Plan 2016, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 15 Prior to the installation of any lighting, a detailed lighting strategy and design for all internal and external lighting, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved by the Local Planning Authority in writing. 23.00 hrs shall be the curfew for light pollution / light spillage assessment and implementation of the approved lighting strategy. If mitigation is required to avoid harmful light pollution or light spillage it shall be implemented prior to the first use of the building and retained as such thereafter.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2019, 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 and 3.14 Designing out crime of the Southwark Plan 2007.

- 17 Prior to the commencement of any landscaping works, 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 of 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 2019 Chapters 8, 12, 15 & 16 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.

- 18 No later than 6 months prior to occupation of the development hereby approved, the applicant shall submit details of all the play spaces proposed and details of the play equipment to be installed on the site, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and

retained as such.

The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2019 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

- 19 Before any above grade work hereby authorised begins, a detailed Delivery and Servicing Management Plan (DSMP) 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 2019, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 20 Prior to the commencement of works above grade, 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.

M4 (Category 3) 'wheelchair user dwellings' - at least 10%

M4 (Category 2) 'accessible and adaptable' - remaining units

Reason:

In order to ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2016 Policy 3.8 (Housing choice).

- 21 Prior to commencement of above grade work (excluding demolition), the following further information on the Air Source Heat pumps should be submitted and approved by the Local Planning Authority:
- The heat pump's total capacity (kWth).
 - An estimate of the heating and/or cooling energy (MWh/annum) the heat pumps would provide to the development and the percentage of contribution to the site's heat loads.
 - Details of how the Seasonal Coefficient of Performance (SCOP) and Seasonal Energy Efficiency ratio (SEER) has been calculated for the energy modelling. This should be based on a dynamic calculation of the system boundaries over the course of a year i.e.

incorporating variations in source temperatures and the design sink temperatures (for space heat and hot water).

- Manufacturer datasheets showing performance under test conditions for the specific source and sink temperatures of the proposed development and assumptions for hours spent under changing source temperatures. Whether any additional technology is required for hot water top up and how this has been incorporated into the energy modelling assumptions.
- An estimate of the expected heating costs to occupants, demonstrating that the costs have been minimised through energy efficient design.
- The expected heat source temperature and the heat distribution system temperature with an explanation of how the difference will be minimised to ensure the system runs efficiently.
- A commitment to monitor the performance of the heat pump system post construction to ensure it is achieving the expected performance approved during planning.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2019, The London Plan 2016, 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.

- 22
- a) During all below grade works (except demolition to ground slab level only) the applicant shall maintain an archaeological watching brief in accordance with an archaeological written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The below-grade works shall not be carried out otherwise than in accordance with any such approval given.
 - b) In the event that archaeological finds or deposits are found at any time when carrying out the approved development that could be deemed to be of national significance, they shall be reported immediately to the Local Planning Authority, and a scheme for their protection, investigation, recording and/or preservation shall be submitted to the Local Planning Authority for approval in writing
 - c) Within six months of the completion of the archaeological site works, a report detailing the results of the work, 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: To ensure that the archaeological interest of the site is preserved by record or in situ, that archaeological operations are undertaken to an acceptable standard, and in order to mitigate the impact of the works on the archaeological resource, 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 2019.

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.

- 23 Before the first occupation of the building hereby permitted, details of the arrangements for the storing of domestic and commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space 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 2019, 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

- 24 Prior to occupation of the development hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned balconies), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

- 25 Before the first occupation of the building hereby permitted evidence that Secure By Design Accreditation has been awarded by the Metropolitan Police and that all approve security measures have been implemented shall be submitted to and approved by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

- 26 Before the marketing of the development, details to ensure the promotion of car free living is clear to the occupiers of the new development.

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.

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.

- 27 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 2019, 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.

- 28 Any deliveries or collections to the Aldi shall only be between the following hours: 06.00 to 23.00hrs on Monday to Saturdays and on 09:00 to 18:00 on Sundays & Bank Holidays.

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, 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 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T_z, 30 dB LAeq T*, typical noise levels of 45dB LAFmax T *

Living rooms- 35dB LAeq T_z

Dining room - 40 dB LAeq T_z

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

z - 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 2019.

- 30 The Rated level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level at this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014. This shall apply to future uses made of the developed site as well as plant used in connection with the residential use.

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 National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 31 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 due to the commercial premises does not exceed NR20 as a predicted LAeq noise level. A written report including noise level predictions shall be submitted to and approved by the Local planning Authority prior to any above grade works taking place. Prior to occupation of any homes or commencement of the commercial use, details of the proposed ceiling/floor construction, including likely sound insulation performance shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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 2019.

- 32 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 any future 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.

- 33 Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 34 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are 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.

Reason:

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

- 35 The use hereby permitted for the Aldi store shall not be carried on outside of the hours of:

08:00 to 22:00; on Monday to Saturdays, and;

11:00 to 17:00; on Sundays and Bank Holidays.

The use hereby permitted for the flexible A1/A3 purposes shall not be carried on outside of the hours of:

07:00 to 18:00; on Monday to Saturdays, and;

07:00 to 16:00; on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.