

Planning Committee

Tuesday 27 March 2012

7.00 pm

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1
2QH

Supplemental Agenda No.1

List of Contents

Item No.	Title	Page No.
6.	Development Management – Addendum Report	1 - 13

Contact

Kenny Uzodike on 020 7525 7236 or email: kenny.uzodike@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Date: 27 March 2012

Agenda Item 6

Item No:	Classification Open	Committee: Planning Committee	Date: 27 March 2012
From: Head of Development Management		Title of Report: Addendum Late observations, consultation responses, and further information.	

PURPOSE

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

RECOMMENDATION

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

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:

3.1 National Planning Policy Framework (NPPF)

- 3.2 Comments of the Head of Development Management: Today the DCLG published the National Planning Policy Framework with immediate effect. The NPPF replaces previous government guidance including all PPGs and PPSs. Members are advised to give full weight to the NPPF as a material consideration in taking planning decisions. Whilst officers have read the NPPF, we have not yet had time to fully absorb it in its final form. Members are advised that:

- the policies in the NPPF apply from today and are a material planning consideration;
- for the purpose of decision-taking, the policies in the Core Strategy, DPDs and SPDs should not be considered out of date simply because they were adopted prior to the publication of the NPPF;
- for 12 months from the date of publication, decision-takers can continue to give full weight to relevant planning policies such as LDDs adopted in accordance with the PCPA 2004 and those in the London Plan.

3.3 Item 6/1: Burgess Park BMX Track

3.4 Additional Consultation response

One additional consultation response has been received, from Friends of Burgess Park reiterating their concerns about the positioning of the track on the site. The current layout blocks movement between the two sections of the park. Questions whether alternative options for the site layout were investigated.

- 3.5 Response from the Parks Service: Various locations for the BMX track were explored and presented for consultation/conflict resolution. The Albany Road/Wells Way site was

identified as the preferred option. The current layout is the most suitable for the track, whilst also allowing the key perimeter trees to be retained. The revitalisation project design team have been involved to ensure integration into the wider park.

3.6 Comment from Head of Development Management

The application is required to be determined on the basis of the submitted plans and information. The recommendation remains that the proposed layout does not cause harm to the wider park environment sufficient to warrant refusal of planning permission, particularly having regard to the benefits of the scheme.

3.7 **Item 6/2: Empire Warehouse, Bear Gardens, SE1**

3.8 Additional Consultation Response from the Conservation Area Advisory Group (CAAG):

The scheme is considered to be too greedy, and is one or two stories too tall. The merits of the intricate new façade proposal were much debated and thought to be inventive and of quality. If this scheme goes ahead it will be essential that careful conditions are attached so that the conservation work, the external landscaping proposals, and most importantly, the new intervention matches the ambitious standard shown in this application. It would be a great shame if a 'dumbed down' version of this proposal was built on such a valuable and historically significant site.

3.9 Officer response: The issues raised by the CAAG have already been addressed and considered in the officer report, in paragraphs 106-116.

3.10 Comments from the Head of Development Management

After taking account of the additional consultation response, the recommendation remains that planning permission be granted subject to conditions and the completion of a legal agreement, and also that conservation area consent be granted with conditions.

3.11 **Item 6/4: Surrey Quays Shopping Centre, Redriff Road, SE16**

3.12 Additional Consultation Responses

20 Walker House, Odessa Street, making comments on the application as follows:

- Notes that the officers report makes a number of references to the proposal being 'disappointing';
- Proposal lacks permeability and connectivity – no new entrances are created from Surrey Quays Road, the Leisure Park, or towards Canada Water Basin – does not address the current problems of access into the centre;
- Scheme has no new Department or anchor store – falls short of the aspirations of the CWAAP;
- The suggested 500 new jobs is an exaggeration;
- New frontages are an improvement on the present dead façade;
- The application should be rejected since it falls so far short of the targets in the AAP.

3.13 49 John Kennedy House: Objects to the application for the following reasons:

- The application does not provide sufficient benefits to the community. This application should not be rushed through in advance of the wider masterplan development;
- Inadequate consultation with the community on the masterplan and the community aspirations;
- Does not make any meaningful improvements to the pedestrian environment or links to Surrey Quays station;
- Objects to the car park deck – it is a waste of space, and likely to become permanent, despite being potentially only open to users of the shopping centre;

- The benefits of jobs now should not be used to justify a scheme which could come back with a better design and more sustainable long term development;

3.14 Metropolitan Police:

The Mayors Office for Policing and Crime/Metropolitan Police service, via a planning agent, has requested space within the extended shopping centre. They state that the proposal will have a material impact on the policing provision in the area, and therefore request approximately 175 sqm of floorsapce for policing facilities (such as a Safer Neighbourhood Centre) at a peppercorn rent for 25 years.

The applicant has not agreed to this request. They state that their design incorporates anti-crime measures, and that the local police have not requested this space, since they feel that it would appear to focus the extra policing on the needs of the shopping centre, and not the wider neighbourhood.

- ### 3.15 Response from the Head of Development Management:
- The Metropolitan Police have requested space in several of the developments in Canada Water – so far, none of these schemes have been implemented. Whilst a local police presence would have benefits for the wider community, it would not be reasonable to refuse this application due to the absence of a police unit. The Centre will have its own security staff presence, and the scheme includes features such as CCTV to reduce the risk of crime.

3.16 Independent Shops

The report, at para 127, refers to ongoing discussions with the applicant about including units available to independent retailers, as suggested in the CWAAP and London Plan policy 4.9 'Small Shops'.

The applicant has offered to make 4 of the small kiosk units on the centre frontage available to small independent traders at affordable rates. This would equate to 20% of the retail units, but only around 1% of the retail floor area. The units would be marketed to SME businesses that currently have 3 or less trading outlets. The small number of units being offered is disappointing, although it is noted that small independent retailers are unlikely to be able to take up any of the larger shop units. The applicant has stated that further restrictions on potential tenants may make the scheme unviable.

Neither the CWAAP, nor the London Plan, prescribes an appropriate quantum of space or units for independent shops. Given this lack of clarity, it would be difficult to justify refusal of permission on this basis. The layout of the extension would not preclude take-up by independent shops, but they would need to compete with high street chains for space.

3.17 Revisions to draft decision notice

A number of minor changes are recommended to the draft decision notice included with the main agenda. For clarity, a new draft is attached, which incorporates changes to conditions, as follows:

- Condition 3, relating to BREEM reporting;
- Condition 4 relating to photovoltaics;
- Condition 9 relating to tree planting;
- Condition 11 relating to sample panels;
- Condition 13 relating to relaying of cobbles;
- Condition 17 relating to noise from plant is DELETED;
- Condition 19 relating to mix of Class A uses.

The changes are limited to minor revisions, for instance to the timing of submission of information.

It is also noted that the IT system for the production of decision notices cannot currently handle the 'split decision' format. Once the Committee has made its resolution, a bespoke notice can be produced which will make clearer the decision on the two elements of the scheme.

3.18 Comments of the Head of Development Management

None of the additional consultation responses affect the recommendation, which remains that a split decision (with the shopping centre being approved and the car deck refused) be issued, following the completion of the S106 agreement.

REASON FOR LATENESS

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

REASON FOR URGENCY

- 5 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 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/enforcements and would inconvenience all those who attend the meeting.

Lead Officer: Gary Rice - Head of Development Management

Background Papers: Individual case files.

Located at: 160 Tooley Street London SE1.

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	Shopping Centres Ltd	Reg. Number	11/AP/4206
Application Type	Outline Planning Permission	Case	TP/468-1
Recommendation	Split Decision - part grant /part refuse	Number	

Draft of Decision Notice

WARNING - the system has not been configured to handle type/decision combination:

Hybrid outline/full application for the erection of an extension to the existing shopping centre comprising retail floorspace (approximately 10,564sqm of Use Classes A1 retail, A2 services, A3 cafe/restaurant, A4 drinking establishments and A5 hot food takeaways), alterations to the appearance of the existing shopping centre, landscaping, and reconfiguration of part of the existing car parking and associated highway works (full) together with the erection of a single level car parking deck above part of the existing car park, incorporating additional retail floorspace (approximately 450sqm of Use Classes A1, A2, A3, A4 and A5) (outline).

At: SURREY QUAYS SHOPPING CENTRE, REDRIFF ROAD, LONDON, SE16 7LL

In accordance with application received on 13/12/2011

and Applicant's Drawing Nos. Planning Statement, Energy Strategy, External Lighting System Review, Ventilation Statement, Utilities Design Statement, Statement of Community Involvement, Skills, Employment and Training Strategy, Sustainability Statement, Transport Assessment and Travel Plan, Tree Survey Report, PPS 4 Assessment (Retail Assessment), Strategic Masterplan : Delivering the AAP, Environmental Report, Design and Access Statement

Plans:- LDA-0164-PL-(28)01, LDA-0164-PL-(28)-02, LDA-0164-PL-(28)03, LDA-0164-PL-(28)04, LDA-0164-PL-(28)-05, LDA-0164-PL(28)-06, LDA-0164-PL-(28)-07, LDA-0164-PL-(28)-08

1001-401 REV C, 1001-403 REV C, 1001-404 REV C, 1001-405 REV C, 1001-407 REV C, 1001-408 REV C, 1001-409 REV C, 1001-410 REV C, 1001-411 REV C, 1001-412 REV B, 1001-413 REV C, 1001-414 REV C, 1001-415 REV C

CBA7622.01

1001-R001 REV B, 1001-012 REV C, 1001-013 REV C, 1001-027 REV C, 1001-019 REV F, 1001-020 REV F, 1001-021 REV F, 1001-022 REV F, 1001-023 REV F, 1001-024 REV F, 1001-025 REV F, 1001-201 REV F, 1001-202 REV F, 1001-203 REV F, 1001-204 REV F, 1001-205 REV F, 1001-206 REV F, 1001-027 REV F, 1001-301 REV E, 1001-302 REV E, 1001-303 REV E, 1001-304 REV E, 1001-305 REV E, 1001-306 REV E, 1001-307 REV E, CBA7622.01

7461/E(97)SK01 REV B, 7461/E(97)SK02 REV B, 7461/E(97)SK03 REV B, 7461/E(97)SK04 REV B, 7461/E(97)SK05 REV A, 7461/E(97)SK06 REV A, 7461/E(97)SK07 REV A, 7461/E(97)SK08 REV A

LDA-0164-PL-(07)-00, LDA-0164-PL-(07)-01, LDA-0164-PL-(07)-02, LDA-0164-PL-(20)00, LDA-0164-PL-(20)-01, LDA-0164-PL-(20)-02, LDA-0164-PL-(20)-03, LDA-0164-PL-(20)-04, LDA-0164-PL-(20)-05, LDA-0164-PL-(20)-06 REV 00, LDA-0164-PL-(20)-07 REV 00, LDA-0164-PL-(21)-01, LDA-0164-PL-(21)-02, LDA-0164-PL-(21)-04, LDA-0164-PL-(21)-05, LDA-0164-PL-(22)-01, LDA-0164-PL-(22)-02, LDA-0164-PL-(22)-03, LDA-0164-PL-(22)-04, LDA-0164-PL-(22)-05, LDA_0164-PL-(22)-06, LDA-0164-PL-(22)-07, LDA-0164-PL-(22)-08,

LDA-0164-PL-(22)-09, LDA-0164-PL-(22)-10, LDA-0164-PL-(27)-01, LDA-0164-PL-(27)-02, LDA-0164-PL-(27)-03, LDA-0164-PL-(27)-04,
LDA-0164-PL-(27)-05

SET OF A1 AND A3 DRAWINGS AND 1 X CD

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

- 1 - Sustainable development states that development will improve places we live and work in and enable a better quality of life for Southwark's diverse population;
- 2 - Sustainable transport, asks development to encourage walking, cycling and the use of public transport rather than travel by car;
- 3 - Shopping, leisure and entertainment, states that development should assist in maintaining a network of successful town centres which have a wide range of shops, services and facilities;
- 10 - Jobs and businesses, asks development to create an environment in which business can thrive;
- 11 - Open spaces and wildlife, asks development to improve, protect and maintain a network of open spaces and green corridors that will make places attractive and provide for sport, leisure and growing opportunities;
- 12 - Design and conservation, states that development is expected to meet the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in;
- 13 - High environmental standards, explains that we expect development to respect the limit of the planet's natural resources, reduce pollution and damage to the environment and help us to adapt to climate change.

Saved policies of the Southwark Plan 2007

- 1.1 Access to employment opportunities, advises that for all developments creating over 1000sq.m new or improved floorspace, the LPA will seek to enter into planning obligations in relation to training, employment opportunities, childcare, and facilities for those with disabilities;
- 1.7 Development within town and local centres, seeks to ensure that most new development for retail and other town centre uses are accommodated within existing town and local centres. Within the centres, developments providing a range of uses will be permitted providing a defined set of criteria is met;
- 1.8 Location of developments for retail and other town centre uses, states the criteria that should be satisfied if development for retail, leisure and other town centre uses is to be accepted outside town centre locations;
- 1.9 Change of use within protected shopping frontages, states that planning permission for a change of use from A1 Use Class within the protected shopping frontage will only be permitted where specific circumstances are demonstrated;
- 2.5 Planning obligations, seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant, in accordance with Circular 05/2005 and other relevant guidance;
- 3.1 Environmental effects, seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development;
- 3.2 Protection of amenity, advises that permission will not be granted where it would cause a loss of amenity;
- 3.3 Sustainability assessment, protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site;
- 3.4 Energy efficiency, advises that development should be designed to maximise energy efficiency;
- 3.6 Air quality, advises that permission will not be granted for development that would lead to a reduction in air quality;
- 3.7 Waste reduction, states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities;
- 3.11 Efficient use of land, advises developments to ensure the maximum efficiency of land use on sites;
- 3.12 Quality of design, requires new development to achieve a high quality of architectural and urban design;
- 3.13 Urban design, advises that principles of good design must be taken into account in all developments;
- 3.14 Designing out crime, seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention;
- 3.15 Conservation of the historic environment, requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance;
- 3.26 Borough open land, describes the type of development that would be permitted in Borough Open Land;
- 3.28 Biodiversity, requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged;
- 5.1 Locating developments, advises that the size of a development must be appropriate for its location;
- 5.2 Transport impacts, states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the

site;

5.3 Walking and cycling, advises that developments must ensure adequate arrangements for pedestrians and cyclists;

5.4 Public transport improvements, states that planning permission will be granted for public transport improvements especially where this will facilitate regeneration;

5.6 Car parking, states that all developments requiring car parking should minimise the number of spaces provided;

5.7 Parking standards for disabled people and the mobility impaired, requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired;

7.2 Canada Water Action Area, explains the type of development desired in the Canada Water Area.

Southwark's Supplementary Planning Documents

Submission Version of the Draft Canada Water Action Area Plan 2010 (*Proposal site CWAAP 7: Decathlon Site, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and overflow car park.*)

Sustainable Design and Construction 2009

Section 106 Planning Obligations 2007

Policies of the London Plan 2011

4.1 Developing London's Economy; 4.7 Retail and Town Centre Development; 4.8 Supporting a Successful and Diverse Retail Sector; 4.9 Small Shops; 4.12 Improving Opportunities for All; 5.1 Climate change mitigation; 5.2 Minimising carbon emissions; 5.3 Sustainable design and construction; 5.5 Decentralised energy networks; 5.6 Decentralised energy in development proposals; 5.7 Renewable energy; 5.11 Green roofs and development site environs; 5.12 Flood risk management; 5.13 Sustainable drainage; 6.3 Assessing effects of development capacity and safeguarding land for transport; 6.9 Cycling; 6.10 Walking; 6.13 Parking; 8.2 Planning obligations.

Intensification Area 34: Canada Water; Canada Water District Town Centre

Planning Policy Statements [PPS] and Guidance Notes [PPG]

PPS 1: Planning for Sustainable Development; PPS 4: Planning for Sustainable Economic Growth; PPS 5: Planning and the Historic Environment; PPS 9: Biodiversity and Geological Conservation; PPG 13: Transport; PPS 22: Renewable Energy; PPG 24: Planning and Noise; PPS 25: Development and Flood Risk

Planning for Town Centres: Planning Guidance on need, impact and sequential approach

National Planning Policy Framework (NPPF) Bill

Particular regard was had to the aspirations of the Canada Water Area Action Plan, the impact of the proposed extension to the shopping centre on local people, and the loss of car parking that would result from the proposed development, but it was considered that this would be outweighed by the employment benefits that would follow from the proposed development. It was also considered that there was insufficient justification for the replacement of parking on the site. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

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

The following documents in so far as they relate to the extension to the shopping centre only - Planning Statement, Energy Strategy, External Lighting System Review, Ventilation Statement, Utilities Design Statement, Statement of Community Involvement, Skills, Employment and Training Strategy, Sustainability Statement, Transport Assessment and Travel Plan, Tree Survey Report, PPS 4 Assessment (Retail Assessment), Strategic Masterplan : Delivering the AAP, Environmental Report, Design and Access Statement

1001-401 REV C, 1001-403 REV C, 1001-404 REV C, 1001-405 REV C, 1001-407 REV C, 1001-408 REV C, 1001-409 REV C, 1001-410 REV C,
1001-411 REV C, 1001-412 REV B, 1001-413 REV C, 1001-414 REV C, 1001-415 REV C

CBA7622.01

1001-R001 REV B, 1001-012 REV C, 1001-013 REV C, 1001-027 REV C, 1001-019 REV F, 1001-020 REV F, 1001-021 REV F, 1001-022 REV F,
1001-023 REV F, 1001-024 REV F, 1001-025 REV F, 1001-201 REV F, 1001-202 REV F, 1001-203

REV F, 1001-204 REV F, 1001-205 REV F,
 1001-206 REV F, 1001-027 REV F, 1001-301 REV E, 1001-302 REV E, 1001-303 REV E, 1001-304
 REV E, 1001-305 REV E, 1001-306 REV E,
 1001-307 REV E, CBA7622.01

7461/E(97)SK01 REV B, 7461/E(97)SK02 REV B, 7461/E(97)SK03 REV B, 7461/E(97)SK04 REV B,
 7461/E(97)SK05 REV A, 7461/E(97)SK06 REV A,
 7461/E(97)SK07 REV A, 7461/E(97)SK08 REV A

LDA-0164-PL-(07)-00, LDA-0164-PL-(20)00, LDA-0164-PL-(20)-01, LDA-0164-PL-(20)-02, LDA-0164-
 PL-(20)-03, LDA-0164-PL-(20)-04, LDA-0164-PL-(20)-05,
 LDA-0164-PL-(20)-06 REV 00, LDA-0164-PL-(20)-07 REV 00,
 LDA-0164-PL-(21)-01, LDA-0164-PL-(21)-02, LDA-0164-PL-(21)-04, LDA-0164-PL-(21)-05, LDA-
 0164-PL-(22)-01, LDA-0164-PL-(22)-02,
 LDA-0164-PL-(22)-03, LDA-0164-PL-(22)-04, LDA-0164-PL-(22)-05, LDA_0164-PL-(22)-06, LDA-
 0164-PL-(22)-07, LDA-0164-PL-(22)-08,
 LDA-0164-PL-(22)-09, LDA-0164-PL-(22)-10, LDA-0164-PL-(27)-01, LDA-0164-PL-(27)-02, LDA-
 0164-PL-(27)-03, LDA-0164-PL-(27)-04,
 LDA-0164-PL-(27)-05

Reason:

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

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

Reason

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

3 **BREEAM**

(a) The development shall achieve a minimum rating of Excellent under BREEAM. An independently verified BREEAM Design and Procurement Certificate shall be submitted to and approved by the Local Planning Authority before any fit out works to the commercial premises hereby authorised begins, and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Within six months of the commercial units being opened to trade, 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 Policies 13 High Environmental Standards of the Core Strategy.

- 4 Details of the Solar Photovoltaics (PV) as indicated on the approved plans, to generate a minimum 20% reduction in carbon emissions on site, shall be submitted to and agreed in writing by the Local Planning Authority before any above grade works in connection with this permission are commenced. Thereafter, the Solar Photovoltaics will be installed and retained in accordance with the approved plans, unless otherwise approved by the Local Planning Authority.

Reason:

To ensure that the development is environmentally sustainable in accordance with policy 13 High Environmental Standards of the Core Strategy.

5 **Cycle Storage- details to be submitted**

Before any above grade works commence, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles for both visitors and staff on the site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided 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 saved policy 5.3 Walking and Cycling of the Southwark Plan 2007.

6 Flood Risk – Approved Plans

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment submitted with the application.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with Planning Policy Statement 25 - Development and Flood Risk and saved Policy 3.9 Water of the Southwark Plan 2007.

7 living walls/ vertical gardens

Before any above grade work hereby authorised begins, details of the green walls (including a specification and maintenance plan) to be used in the carrying out of this permission 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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

8 Tree protection – foundation works

Before any work hereby authorised begins, details of the foundation works [to include details of a trial holes or trenches to check for the position of roots] to be used in the construction of this development showing how the roots of the trees to be retained will be protected shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area in accordance with saved Policies 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

9 Tree planting

Before any above grade works commence, full details of all proposed tree planting, and the proposed times of planting, shall be approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times. Details of the tree pit specifications, including cross section drawings of planting areas also to be approved. Planting shall comply to BS:4428 Code of practice for general landscaping operations, unless otherwise agreed by the Local Planning Authority.

If within a period of [two 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, unless the local planning authority gives its written consent to any variation.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

10 Landscaping Plan

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 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 and the landscaping shall not be carried out otherwise than in accordance with any such approval given. A material sample board to be submitted as part of this, as well as a comprehensive 5-year maintenance plan to be used in the carrying out of this permission, showing all the publically accessible spaces around the centre.

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 two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason

In order that the Local Planning Authority may ensure that the design and details are in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with saved policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

11 Design

A 2.0m x 1.0m sample panel of the proposed brickwork and the glazed shopping frontage including the inlaid brick features and the timber louvres together with 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 any above grade 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. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core strategy (2011).

12 1:5/10 section detail-drawings through:

- i) the facades;
- ii) parapets;
- iii) roof edges;
- iv) junctions with the existing buildings; and
- v) heads, cills and jambs of all openings;

of the proposed buildings to be used in the carrying out of this permission shall be submitted to 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 of the approved development in accordance with saved policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core Strategy (2011).

13 A condition survey of the existing cobbles at the western side of the Canada Water Basin and a method statement for their re-laying or re-use in the carrying out of this permission, together with samples of any new cobbles or setts to be used shall be submitted to and approved in writing by the Local Planning Authority before any works to this area are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The samples and the method statement for laying must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core Strategy (2011).

14 **Biodiversity and ecological mitigation measures**

Before the first occupation of the building hereby permitted, an Environmental Action Plan detailing the proposed ecological mitigation measures as described in the approved Ecological Appraisal submitted with the application, shall be submitted to and approved in writing by the Local Planning Authority. Measures should include the use of green walls, the planting of a minimum of 35 semi-mature trees, the provision of ornamental plants and shrubs, inclusion of bird and bat boxes, and the provision of a bee hive, and all the measures included in the Environmental Action Plan pursuant to this condition shall be carried out and thereafter permanently maintained in accordance with any such approval given.

Reason

To ensure the proposal protects and enhances biodiversity in accordance with saved Policy 3.28 Biodiversity of The Southwark Plan 2007.

15 **Ventilation details to be submitted**

The extension hereby permitted shall not be opened until 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. With specific information provided regarding the ductwork to food retail units.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Planning Policy Guidance 24 Planning and Noise.

16 **Noise**

The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient L_{Aeq, T^*} at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- v) The lowest existing $L_{Aeq, T}$ measurement as already established.
- vi) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with saved Policy 3.1 'Environmental Effects' of the Southwark Plan 2007.

* $L_{Aeq, T}$. $T = 1$ hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

17 **Environmental Management Plan**

Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all reasonable endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works for

each phase of development including consideration of environmental impacts and the required remedial measures. A Construction Logistics Plan (as referred to in the London Freight Plan) to identify efficiency and sustainability measures during construction phases;

- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
- Details of arrangements for publicity and promotion of the scheme during construction;
- A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.
- A Delivery and Servicing Plan to identify efficiency and sustainability measures during the operation of the development (as referred to in the London Freight Plan).

To be developed in consultation with TfL.

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 and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007 and PPS23 Planning and Pollution Control.

- 18 No more than 35% of the retail floorspace on the site (measured as NIA) shall at any time be used or occupied for any purpose falling within Class A3, A4 or A5 of the Use Class Order, without the express written consent of the Local Planning Authority.

Reason

To ensure that the development retains its predominant function for convenience and comparison shopping, in accordance with the Canada Water Area Action Plan and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

Informatives

- 1 Outline application for the erection of a single level car parking deck above part of the existing car park, incorporating additional retail floorspace (approximately 450sqm of Use Classes A1, A2, A3, A4 and A5)

This element of the application has been **refused** for the following reasons:

1. The applicant has failed to demonstrate that the parking spaces proposed are necessary to support the vitality and viability of the shopping centre. The existing car park had significant excess capacity, and the submitted Transport Assessment does not provide evidence to support the view that it would be necessary or appropriate to replace any spaces lost as part of the wider development. The site has good access to a range of transport modes, and the provision of parking spaces within a car deck would not meet the objective of the Canada Water Area Action Plan to limit car use and reduce congestion. Therefore this part of the application is contrary to policy 2 Sustainable Transport of the Core Strategy, saved policy 5.6 Car Parking of the Southwark Plan and Objectives T1 and T3 of the Canada Water Area Action Plan.

2. The appearance of the proposed car park deck has not been provided in detail, but at the scale proposed, in this prominent location, the deck structure would create an overbearing impact on the 'high street', undermining the townscape of this important pedestrian route and adversely affecting the quality of the street environment within the town centre, as well as being an unduly prominent feature in wider views of the town centre. Therefore the proposal is contrary to policy 3.12 Design and Conservation of the Core Strategy and saved policies 3.2 Protection of Amenity, 3.12 Quality of Design, and 3.13 Urban Design of the Southwark Plan, and fails to achieve the aspirations of the Canada Water Area Action Plan to create a more open environment with a 'high street' feel and an attractive public realm.

- 2 Refused Drawing no.'s

Plans:- LDA-0164-PL-(28)01, LDA-0164-PL-(28)-02, LDA-0164-PL-(28)03, LDA-0164-PL-(28)04, LDA-0164-

PL-(28)-05, LDA-0164-PL(28)-06, LDA-0164-PL-(28)-07,
LDA-0164-PL-(28)-08

LDA-0164-PL-(07)-01