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  Mr. R Wechsler  
Global Time Ltd  
Reg. Number 10-AP-2915  
Application Type Full Planning Permission  
Recommendation Grant subject to Legal Agreement  
Case Number TP/2064-166  

Planning Permission was GRANTED for the following development:  
Construction of a residential mixed use development comprising; PHASE 1 - part 3, part 4 and part 8 storey building containing 765m² floorspace in office and artist studios (B1 use) and 523m² floorspace in retail (A1 use) in addition to 5 disabled car parking spaces and 90 cycle storage spaces at ground floor level, with a first floor outdoor amenity space and 52 residential units (comprising 8 x 1 bed, 36 x 2 bed and 8 x 3 bed) on the upper levels. PHASE 2 - part 4 and part 5 storey building containing 297m² floorspace in retail (A1 use) at ground floor and 11 residential units (comprising 3 x 1 bed, 4 x 2 bed and 4 x 3 bed) units on the upper levels.

At: 166-176 CAMBERWELL ROAD AND 16 WYNDHAM ROAD, LONDON, SE5 0EE  
In accordance with application received on 07/10/2010  

and Applicant’s Drawing Nos. Architect’s drawing nos: EX.OS_01; S0728/1; S0728/2; S0728/EL/1; S0728/EL/2; P1-GA-P-00 Rev B; P1-GA-P-01; P1-GA-P-02; P1-GA-P-03; P1-GA-P-04; P1-GA-P-05; P1-GA-P-06; P1-GA-P-07; P1-GA-P-08 Rev A; P1-GA-E-01 Rev A; P1-GA-E-02 Rev A; P1-GA-E-03 Rev A; P1-GA-E-04 Rev A; P1-GA-E-05 Rev A; P1-GA-E-06 Rev A; P1-GA-E-07 Rev A; P1-GA-E-08 Rev A; P2-GA-P-00 Rev D; P2-GA-P-01; P2-GA-P-02; P2-GA-P-03; P2-GA-P-04; P2-GA-P-05; P2-GA-P-06; P2-GA-P-08 Rev A; P2-GA-E-01 Rev A; P2-GA-E-02 Rev A; P2-GA-E-03 Rev A; P2-GA-E-04 Rev A; P2-GA-E-05 Rev A; P2-GA-E-06 Rev A; P2-GA-E-07 Rev A; P2-GA-E-08 Rev A; P2-GA-P-00 Rev D; P2-GA-P-01; P2-GA-P-02; P2-GA-P-03; P2-GA-P-04; P2-GA-P-05; P2-GA-P-06; P2-GA-P-08 Rev A; P2-GA-E-01 Rev A; P2-GA-E-02 Rev A; P2-GA-E-03 Rev A; P2-GA-E-04 Rev A; P2-GA-E-05 Rev A; P2-GA-E-06 Rev A; P2-GA-E-07 Rev A; P2-GA-E-08 Rev A; P1-GA-T-01; P1-GA-T-02; P1-GA-T-03; P1-GA-T-04; P1-GA-T-05  

Planning Statement  
Design and Access Statement  
Air Quality Assessment  
Environmental Noise Assessment  
Daylight and Sunlight Study  
Flood Risk Assessment  
Energy Strategy - Phase 1/Phase 2  
Sustainability Statement - Phase 1/Phase 2  
Transport Assessment and Framework Travel Plan  
Schedule of Accommodation  
Waste Management Strategy Revision A  
Filenote on ventilation and acoustic strategy  
Email from AJ Energy Consultants Limited (dated 9 February 2011)  

Subject to the following condition:  
1 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

2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: P1-GA-P-00 Rev B; P1-GA-P-01; P1-GA-P-02; P1-GA-P-03; P1-GA-P-04; P1-GA-P-05; P1-GA-P-06; P1-GA-P-07; P1-GA-P-08 Rev A; P1-GA-E-01 Rev A; P1-GA-E-02 Rev A; P1-GA-E-03 Rev A; P1-GA-E-04 Rev A; P1-GA-E-05 Rev A; P1-GA-E-06 Rev A; P1-GA-E-07 Rev A; P1-GA-E-08 Rev A; P2-GA-P-00 Rev D; P2-GA-P-01; P2-GA-P-02; P2-GA-P-03; P2-GA-P-04; P2-GA-P-05; P2-GA-P-06; P2-GA-P-08 Rev A; P2-GA-E-01 Rev A; P2-GA-E-02 Rev A; P2-GA-E-03 Rev A; P2-GA-E-04 Rev A; P2-GA-E-05 Rev A; P2-GA-E-06 Rev A; P2-GA-E-07 Rev A; P2-GA-E-08 Rev A; P1-GA-T-01; P1-GA-T-02; P1-GA-T-03; P1-GA-T-04; P1-GA-T-05.

Reason: For the avoidance of doubt and in the interests of proper planning.
4 All residential premises shall be designed to attain the following internal noise levels:

- **Bedrooms**: 30dB $L_{Aeq,T^*}$ and 45dB $L_{A\text{max}}$
- **Living rooms**: 30dB $L_{A_{eq}, T^*}$

A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results submitted to the Local Planning Authority for approval in writing.

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

**Reason:**
To ensure that the occupiers and users of the proposed 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 draft Core Strategy 2011, saved Policy 3.2 ‘Protection of Amenity’ of the Southwark Plan 2007 and PPG 24: Planning and Noise.

5 Prior to the commencement of the development hereby approved, the applicant shall provide to the Local Planning Authority for approval in writing an updated Noise Assessment to demonstrate the extent of the mitigation required to meet the internal noise level criteria in condition 4 above. The lowest existing $L_{A90}$, $T$ measurement and noise monitoring data are to be included within this report.

**Reason:**
To ensure that the occupiers and users of the proposed 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 draft Core Strategy 2011, saved Policy 3.2 ‘Protection of Amenity’ of the Southwark Plan 2007 and PPG 24: Planning and Noise.

6 Dwelling houses, flats and rooms for residential purposes sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 is not exceeded in residential premises due to noise from the commercial premises. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results submitted to the Local Planning Authority for approval in writing.

**Reason:**
To ensure that the occupiers and users of the proposed 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 draft Core Strategy 2011 and saved Policy 3.2 ‘Protection of Amenity’ of the Southwark Plan 2007.

7 The noise level from any plant (e.g. air handling /conditioning, heating), together with any associated ducting, shall be 10(A) dB or more below current background levels 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, the applicant is 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:

1. A schedule of all plant and equipment installed;
2. Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
3. Manufacturer specifications of sound emissions in octave or third octave detail;
4. 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;
5. The lowest existing $L_{Aeq}, T$ measurement as already established.
6. New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

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

**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 activities within the commercial premises.
Before any work hereby authorised begins, a scoping report and an air quality monitoring programme shall be submitted to the Local Planning Authority and approved in writing.

a) The scoping report shall demonstrate a methodology for demonstrating that the submitted Air quality assessment (dated March 2010) is accurate and roof level concentrations are acceptable, and that the dispersion from the CHP plant will not cause a loss of amenity to the surrounding area; and

b) whether or not roof level concentrations are not considered by the Local Planning Authority to be at an acceptable level, prior to works commencing a mitigation report shall be submitted to the Local Planning Authority for approval in writing, detailing the proposed methods to minimise future occupiers’ exposure to external air pollution including specifying and demonstrating the effectiveness of any subsequent mechanical ventilation system that will be required to be installed.

c) The scoping and mitigation reports shall demonstrate that by the adoption of any necessary mitigation measures, the potential exposure of future residents to external air from the mechanical ventilation system shall not exceed the annual mean nitrogen dioxide air quality standard.

d) The air quality monitoring programme shall require the applicants or their successors in Title to compile on an annual basis, 12 months after first occupation of the development and at the same frequency thereafter for five years, a report to be submitted to the LPA for approval in writing confirming the outcome of the air quality monitoring at the outlet of the system. The air quality monitoring shall show compliance with the annual mean nitrogen dioxide air quality standard set out in paragraph (c) above.

The development shall not be carried out otherwise than in accordance with any such approval given and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason:
To ensure that end users of the premises do not suffer a loss of amenity by reason of pollution in accordance Strategic Policy 13 ‘High Environmental Standards’ of the draft Core Strategy 2011 and saved Policies 3.2 Protection of Amenity and 4.2 Quality of residential accommodation of the Southwark Plan 2007.

Prior to the commencement of the development hereby approved, the applicant shall provide to the Local Planning Authority for approval in writing details of extract ventilation system for the residential accommodation, together with location of inlet.

Reason:
To ensure occupants of the development are not exposed to elevated level of Nitrogen Dioxide pollution arising from traffic sources in accordance with Strategic Policy 13 ‘High Environmental Standards’ of the draft Core Strategy 2011 and saved policies 3.2 ‘Protection of Amenity’ and 4.2 ‘Quality in design’ of the Southwark Plan 2007.

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 11 and 14 have been complied with. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition this condition number + 4 has been complied with in relation to that contamination.

Reason:
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 ‘High Environmental Standards’ of the draft Core Strategy 2011, saved policy 3.1 ‘Environmental effects’ of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

An investigation and risk assessment, in addition to any assessment provided with the planning application, 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, prior to works commencing on site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to the approval in writing of the Local Planning Authority. The report of the findings shall include:

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
   • human health,
property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
• adjoining land,
• groundwaters and surface waters,
• ecological systems,
• archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.

Reason:
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 ‘High Environmental Standards’ of the draft Core Strategy 2011, saved policy 3.1 ‘Environmental effects’ of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

12 Subject to the findings of Condition 11, if deemed necessary pursuant to Condition 11, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 ‘High Environmental Standards’ of the draft Core Strategy 2011, saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

13 The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority for approval in writing.

Reason:
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 ‘High Environmental Standards’ of the draft Core Strategy 2011, saved policy 3.1 Environmental effects of the Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

14 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall thereafter be undertaken in accordance with the requirements of condition 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, and submitted to the Local Planning Authority for approval in writing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 12 and carried out in accordance with the measures set out in condition 13.

Reason:
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 ‘High Environmental Standards’ of the draft Core Strategy...
2011, saved policy 3.1 Environmental effects of the Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

15 The development shall not commence until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement:

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

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 Strategic Policy 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

16 All external material samples including a mock-up of the reconstituted stone cladding panels to be used in the carrying out of this permission shall be presented on site 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.

Reason:
In order to ensure 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 Strategic Policy 12 'Design and Conservation' of the draft Core Strategy 2011, and saved Policies: 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

17 Section detail-drawings at a scale of 1:5 through: principal features on the facades; parapets; roof edges; and junctions with the existing building; 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.

Reason:
In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 'Design and Conservation' of the draft Core Strategy 2011 and Policies: 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

18 Before any above grade work hereby authorised begins, detailed drawings at 1:50 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 and material samples of hard landscaping), 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. 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 Strategic Policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.
Prior to the commencement of works, details of the means of enclosure for all site boundaries 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 approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.

Reason:
To ensure that the replacement boundary walls will respect the character and appearance of the streetscene in accordance with Strategic Policy 12 'Design and Conservation' of the draft Core Strategy 2011 and saved policies 3.12 Quality in design and 3.13 Urban design of The Southwark Plan 2007.

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 buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of any building hereby permitted without the prior written consent of the Local Planning Authority.

Reason
In order to ensure that no additional plant etc. 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 Strategic Policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the draft Core Strategy 2011 and Policies 3.2 'Protection of Amenity', 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan [UDP] 2007.

The 2.1m high brick wall adjoining the communal amenity space and the angled windows on the eastern flank wall of Block A shall be installed and not be replaced or repaired otherwise than in accordance with the plans hereby approved without the prior written approval of the Local Planning Authority.

Reason
In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with Strategic Policy 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved policy 3.2 'Protection of Amenity' of The Southwark Plan [UDP] 2007.

Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (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 development meets a minimum of Code Level 3.

Reason
To ensure the proposal complies with Strategic Policies 1 'Sustainable Development' and 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved Policies 3.3 'Sustainability' and 3.4 'Energy Efficiency' of the Southwark Plan 2007.

The provision of energy efficiency measures and on-site renewable energy, as set out within the application, shall be implemented in full prior to the occupation of the development hereby approved, and maintained thereafter.

Reason
To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Strategic Policies 1 'Sustainable Development' and 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved policies 3.4 'Energy efficiency' and 3.5 'Renewable energy' of the Southwark Plan 2007.

A monitoring report shall be submitted and approved in writing by the Local Planning Authority within two years after completion of the proposed development, of the consumption of energy on the site and the delivery of the energy efficiency measures and the provision of renewable energy from the on site renewable energy resources which are hereby approved, to demonstrate whether the development is delivering at least a reduction of 22% carbon dioxide against the development's predicted baseline carbon dioxide emissions through the provision of on site renewable energy, as set out in the submitted Sustainability Statement for Planning and Low and Zero Carbon Options Appraisal (both dated 28 May 2010).

In the event that the contribution is less than that specified above, the applicant shall agree in writing with the Local Planning Authority a process by which the on site renewable energy shall be increased to meet these requirements. The agreed process shall be implemented within 30 months of practical completion of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason:
To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Strategic Policies 1 'Sustainable Development' and 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved policies 3.4 'Energy efficiency' and 3.5 'Renewable energy' of the Southwark Plan 2007.

Details of a communal satellite system to be placed on the top of each of the buildings to serve all residents in that building shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of such satellite systems and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason:
To restrict the installation of satellite dishes to the elevations of the buildings to ensure that the elevations remain free from unsightly satellite dishes in accordance with Strategic Policy 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved policy 3.2 'Protection of Amenity' of the Southwark Plan (2007).

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason:
In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Strategic Policy 12 'Design and Conservation' of the draft Core Strategy 2011 and saved Policies 3.13 'Urban Design' of the Southwark Plan (2007).

Details of external lighting [including design, power and position of luminaires] and security surveillance equipment for external areas surrounding the building shall be submitted to and approved in writing by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

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 safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out Crime) of the Southwark Plan (2007).

The wheelchair accessible units hereby approved shall be constructed and fitted out in accordance with the South East London Wheelchair Design Guide.

Reason:
To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Strategic Policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the draft Core Strategy 2011, saved policies 3.12 'Quality in design' and 4.4 'Affordable housing' of the Southwark Plan (2007) and Policy 4B.5 of the London Plan (2008).

Details of the sedum roofs (including a specification and maintenance plan) to be provided as part of the development shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with the roof areas is carried out 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, in compliance with Strategic Policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved policies 3.12 Quality in Design; 3.13 Urban Design, 3.28 Biodiversity of The Southwark Plan July 2007.

Detailed drawings of the sculpture / artwork hereby approved at the intersection of Camberwell and Wyndham Roads shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

Reason:
In order that the Local Planning Authority may be satisfied as to the quality of the design and appearance of the artwork in order to ensure that it contributes positively to the character and appearance of the streetscene;

31 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of both the residential and commercial before those units are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason
In order that the Council may be satisfied 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 Strategic Policies 1 'Sustainable Development' of the draft Core Strategy 2011 and 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste reduction' of The Southwark Plan [UDP].

32 The cycle storage facilities hereby approved shall be provided before the units approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason
To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Strategic Policies 2 'Sustainable Transport' and 13 'High Environmental Standards' of the draft Core Strategy 2011 and saved Policies 3.2 'Protection of Amenity' and 5.3 'Walking and cycling' of the Southwark Plan [UDP] 2007.

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


Policy 1.4 (Employment Sites outside Preferred Office and Industrial Locations) advises that for all developments located outside POLs and PILs which have an established B Class Use, subject to certain criteria, development will be permitted provided there is no net loss of floorspace in Class B, subject to a number of exceptions.

Policy 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.

Policy 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.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 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.

Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.

Policy 3.5 (Renewable energy) advises that development should draw on at least 10% of the energy requirements from on-site renewable energy production equipment or renewable energy sources.

Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 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, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention
of increase in flooding and water pollution.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 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.

Policy 3.31 (Flood Defences) advises that permission will not be granted for development sited adjacent to the River Thames unless it is set back at a suitable distance from the river wall to allow for the replacement/repair of flood defences and for any future raising to be undertaken in a suitable and cost effective manner.

Policy 4.1 (Density of residential development) states that residential development will be expected to comply with a range of density criteria taking into account the quality and impact of any non residential uses, and in relation to efficient use of land, having regard to factors such as location and public transport accessibility levels, facilitating a continuous supply of housing in London, but subject to high quality housing being provided and balanced against the need for other uses which also contribute to the quality of life.

Policy 4.2 (Quality of residential accommodation) states that planning permission will be granted for residential accommodation provided that they achieve good quality living conditions; and include high standards of accessibility, including seeking to ensure that all new housing is built to Lifetime Homes Standards; privacy and outlook; natural sunlight and daylight; ventilation; space including suitable outdoor/green space; safety and security; protection from pollution, including noise and light pollution.

Policy 4.3 (Mix of dwellings) seeks to ensure that all major new-build development and conversions should provide for a mix of dwellings sizes and types to cater for the range of housing needs of the area.

Policy 4.4 (Affordable housing) states that the LPA will seek to provide for a continuous supply of affordable housing to meet the needs of the borough and sets out the proportion of affordable housing that will be sought in different parts of the borough as well as the tenure mix that will be sought.

Policy 5.1 (Locating Developments) states that location of development must be appropriate to the size and trip generating characteristics of the development, stating that schemes generating a significant number of trips must be located within easy access of public transport nodes.

Policy 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.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area.

Policy 5.4 (Public transport improvements) seeks to maximise efficient use of land around major transport sites and strengthen the public transport network.

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Policy 7.6 (West Camberwell Action Area) seeks good quality housing and excellent links to public transport.

b) Core Strategy (2011)

Policy 1 'Sustainable development', Policy 2 'Sustainable transport', Policy 3 'Shopping, leisure and entertainment', Policy 4 'Places to learn and enjoy', Policy 5 'Providing new homes', Policy 6 'Homes for people on different incomes', Policy 7 'Family homes', Policy 10 'Jobs and businesses', Policy 12 'Design and
conservation' and Policy 13 'High environmental standards'

c) The London Plan 2008 (Consolidated with Alterations since 2004):

3A.1 Increasing London's supply of housing, 3A.13 Special needs and specialist housing, 3B.3 Mixed use
development, 3C.21 Improving Conditions for Walking, 3C.22 Improving Conditions for Cycling, 3C.23 Parking
Strategy, 4A.3 Sustainable Design and Construction, 4A.4 Energy assessment, 4A.7 Renewable energy,
4A.11 Living Roofs and Walls, 4A.12 Flooding, 4A.13 Flood Risk Management, 4A.14 Sustainable Drainage,
4A.16 Water Supplies, 4A.19 Improving Air Quality, 4A.20 Reducing Noise, 4B.1 Design Principles for a
Compact City, 4B.2 Promoting World Class Architecture and Design, 4B.3 Enhancing the quality of the Public
Realm, Policy 4B.10 Large-scale buildings, 6A.5 Planning Obligations

d) Planning Policy Statements

PPS 1: Planning for Sustainable Communities; PPS 3: Housing; PPG 5: Planning for the Historic Environment;
PPG 13: Transport; PPG 16: Archaeology; PPS 22: Renewable Energy; PPG 23: Planning and Pollution
Control; PPG 24: Planning and Noise; PPS 25: Development and Flood Risk; Design and Access Statements
SPD (2007); Section 106 Planning Obligations SPD (2007); Residential Design Standards SPD 2008

- Particular regard was had to the principle of the proposed uses which were considered to be acceptable,
  and which will make an important contribution to the provision of affordable housing.
- It is considered that the new building has been designed to be in context with the surrounding area,
  subject to conditions of consent in particular in relation to materials and detailing. The development is not
  considered to harm the amenities of surrounding residents, including but not limited to considera-
tions of sunlight and daylight, outlook and privacy, and noise and disturbance.
- The proposal is considered to provide for sustainable development through the appropriate consideration
  of measures such as energy efficiency, waste management, inclusive design, green roof and including
  other measures which will be secured through conditions of consent and planning obligations.
- Transport and highways impacts of the scheme are considered to be acceptable particularly as the
  scheme is car free and the restriction on future occupiers from obtaining parking permits.
- Planning obligations are secured to offset the impact of the development in accordance with the
  Supplementary Planning Document on Planning Obligations.
- Other policies have been considered, but in this instance were not considered to have such weight as to
  justify a refusal of permission. It was therefore considered appropriate to grant planning permission having
  regard to the policies considered and other material planning considerations.

Informatives

1 The Applicant is advised to contact Network Rail prior to works commencing due to proximity of the
development to the railway lines. The Applicant should contact:

   Mike Smith
   Town Planning Technician SE
   1 Eversholt Street
   London
   NW1 2DN

2 The planning permission granted includes alterations and amendments to areas of the public highway,
   which will need to be funded by the developer. Although these works are approved in principle by the
   Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate
   design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure
   Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.

3 The applicant should sign up to the Environment Agency flood warning and resilience or resistance measures
   could be included to reduce the impact of flooding should it occur.