
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	South London & Maudsley NHS Foundation Trust	Reg. Number	11-AP-1676
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/2511-C

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site to include the erection of a part three, part four storey learning centre (Use Class D1) with associated landscaping, cycling and parking facilities and removal of eight trees.

At: SOUTHWARK TRAINING CENTRE, MAUDSLEY HOSPITAL CAMPUS, DENMARK HILL, LONDON, SE5 8AZ

In accordance with application received on 24/05/2011

and Applicant's Drawing Nos. 001 Rev F, 002 F, 003 F, 004 F, 005 F, 006 F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 030 F, 031 F, 032 F, 033 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Planning & Heritage Statement, Full Travel Plan, Transport Assessment, Arboricultural Impact Assessment, Bat Detector Survey, BREEAM Report, Community Uses Statement, Demolition Method Statement, Ecological Assessment, Sustainability Assessment, Historic Environment Assessment, Summary Report, S106 Planning Obligations Statement, Site Waste Management Plan, Statement of Community Involvement

Reasons for granting permission.

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

a] Saved Policies of the Southwark Plan [July 2007].

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.

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

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, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites. (requires new developments to preserve or enhance the immediate or wider setting of a listed building, conservation area or World Heritage Site, and important views of a listed building).

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);

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

5.7 Car Parking standards for the disabled and mobility impaired, which advises that developments must provide adequate parking for disabled people.

b] Core Strategy policies:

Strategic Policy 1 – Sustainable development; Strategic Policy 2 – Sustainable transport; Strategic Policy 4 – Places to learn and enjoy; Strategic Policy 11 – Open spaces and wildlife; Strategic Policy 12 – Design and conservation; Strategic Policy 13 – High environmental standards

b] Policies of the London Plan [2011].

Policy 1.1 Delivering the strategic vision and objectives for London; Policy 3.9 Mixed and balanced communities ;

Policy 3.18 Education facilities; Policy 5.1 Climate change mitigation ;

Policy 5.2 Minimising carbon dioxide emissions; Policy 5.3 Sustainable design and construction; Policy 5.7 Renewable energy; Policy 6.3 Assessing effects of development on transport capacity; Policy 6.9 Cycling ; Policy 6.10 Walking;

Policy 6.13 Parking ; Policy 7.2 An inclusive environment; Policy 7.3 Designing out crime; Policy 7.4 Local character;

Policy 7.5 Public realm ; Policy 7.6 Architecture ; Policy 7.8 Heritage assets and archaeology ; Policy 7.19 Biodiversity and access to nature ; Policy 7.21 Trees and woodlands ; Policy 8.2 Planning obligations

c] PPS1 Delivering Sustainable Development, PPS 5 Planning for the Historic Environment, PPG 9 Biodiversity and Geological conservation.

Particular regard was had to the design of the replacement building and the benefits that it would bring, along with ecology, amenity and traffic considerations. The development is of an appropriate design for the area, which will preserve the character and appearance of the conservation area, and no adverse amenity, transport or ecological issues were identified. 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 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:

001 Rev F, 009 F, 010 F, 011 F, 012 F, 013 F, 014 F, 020 F, 040 F, 041 F, 042 F, 043 F, 044 F, 050 F, 051 F, 070 F, 071 F, 072 F, 073 F, 074 F, 075 F, 090 F, 091 F, 110 F

Reason:

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

- 3 Material sample-panels of the masonry walling to the boundary and a mock-up of the exposed concrete framing (vertical and horizontal) and brickwork infill panel of the facade treatment, with mortar and pointing, and sample-boards for all other facing-materials/finishes to be used in the carrying out of this permission shall be presented on site, each at a minimum size of 1m² and approved in writing by the Local Planning Authority, prior to commencement of above-ground building works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the materials will make an acceptable contextual response, and achieve a quality of design and detailing in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 4 Section detail-drawings at a scale of 1:5 through all principal features on the facades, including:

- roof edges, parapets;
- entrance canopy;
- facade framing/panelling;
- heads, sills and jambs of all openings, including entrance door widths and thresholds;
- entrance ramps/stairs, and;
- boundary walls/railings/gates (with additional detail elevations at 1:20).

shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of above-ground building works; 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 Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007

- 5 Prior to commencement of works on site, a Method Statement and Schedule of Works to deal with the matters below, shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) taking down of existing Grove Lane site railings;
 - ii) storage of the railings on campus, and re-use within the Maudsley campus/an alternative site.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the conservation area, in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; of The Southwark Plan 2007.

6 **Tree protection- general**

Prior to works commencing, including any demolition, details of the means by which any existing trees on or directly adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment, shall be submitted to and approved in writing by the Local Planning Authority. The protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or 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.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written permission of the Local Authority Arboriculturalist.

Reason

To ensure the protection of the existing trees in accordance with SP13 High Environmental Standards of the Core Strategy 2011, and saved Policies policy 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007.

7 **Landscaping Plan**

Before any above ground building work hereby authorised begins, drawings to an appropriate scale, to show details 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 Core Strategy 2011 policy 12 Design and Conservation, and saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

8

Tree planting

No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been 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. Planting shall comply to BS:4428 Code of practice for general landscaping operations.

If within a period of three 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.

Tree planting shall consist of twenty trees of minimum 20cm girth as shown within the landscape plan, excluding trees to replace T19 and the three untagged trees as described within the Arboricultural Report which are to be replaced with minimum 35cm girth container grown specimens. All trees are to be container grown stock with species to be agreed.

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 Core Strategy 2011 policy 12 Design and Conservation, and saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

9

The use hereby permitted for D1 (Non-residential institutions) purposes shall not be carried on outside of the hours Monday to Friday: 07:00 to 21:00; Saturday: 08:00 to 21:00; Sunday: 10:00 to 18:00.

Reason

In order to minimise disturbance in the area immediately outside of the site, in order to protect the amenity of nearby residents, in accordance with SP13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

10

The measures set out in the Sustainability report by Skelly and Couch dated May 2011, shall provide a minimum of 20% of the energy requirements generated by the development. The measures set out in this report shall be installed before the development is occupied and shall be maintained thereafter.

Reason

In order to comply with London Plan 2011 Policy 5.7 Renewable energy, and SP13 High Environmental Standards of the Core Strategy 2011, and to deliver a sustainable development on site.

11

Prior to the completion of the development, eight bat bricks or bat chimneys are to be built into the new building, in consultation with the bat conservation trust or the London bat group.

Reason

In order to ensure that the lost roost is replaced, in accordance with SP11 Open spaces and wildlife of the Core Strategy 2011, and saved policy 3.28 of the Southwark Plan 2007.

12

Prior to completion of the development hereby approved, details showing how the external lighting shall be designed to retain the dark corridor from Windsor Walk to Grove Lane, shall be submitted to and approved in writing by the Local Planning Authority, and the agreed scheme shall be installed and maintained thereafter.

Reason

In order to avoid disturbance to the bat commuting route and to avoid lighting of the new bat features in accordance with SP11 Open spaces and wildlife of the Core Strategy 2011, and saved policy 3.28 of the Southwark Plan 2007.

- 13 The use hereby permitted shall not be begun until full particulars and details of a scheme for the mechanical 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 in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given, and shall be retained as such thereafter.

Reason

In order that the Council may be satisfied 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 Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 14 The use hereby permitted shall not be begun until full particulars and details of any flue system proposed, has been 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, and shall operate as such thereafter.

Reason

In order that the Council may be satisfied 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 Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 15 The development shall be constructed to ensure that the L_{Fmax} sound from amplified and non-amplified music and speech shall not exceed the lowest $L_{90,5min}$ 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz.

Reason

In order to protect the amenity of nearby residents and occupiers, in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, and saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 17 Notwithstanding the provisions of Use Class D1 (Non-residential institution) of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the use hereby permitted shall not include any use as a children's nursery or a church.

Reason

Nursery and church uses often lead to increased transport implications such that have not been assessed in this application as the uses have not been applied for. The high level of vehicular traffic associated with these uses may not be appropriate for this site which is in a residential area, but this would need to be assessed as part of a separate application, in accordance with saved policy 5.2 Transport Impacts of the Southwark Plan 2007, and SP2 Sustainable Transport of the Core Strategy 2011.

- 18 The disabled parking bays shown on drawing number 009F (hereby approved) shall be installed on implementation of the development, and retained for the use of blue badge holders through the lifespan of the development hereby approved.

Reason

In order to ensure a satisfactory and accessible parking facility for disabled users, in accordance with saved policy 5.7 Parking for disabled people and the mobility impaired of the Southwark Plan 2007, and SP2 Sustainable Transport of the Core Strategy 2011.

- 19 The development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances and damage including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site and will include the following information for agreement:

- Prior to commencement of works a photographic survey of the adjacent properties in Trinity Church Square and Merrick Square shall be submitted to the satisfaction of the Local Planning Authority
- 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.
- Following completion of construction but prior to first occupation of the development a further photographic survey of the adjacent properties in Trinity Church Square and Merrick Square shall be submitted to and approved in writing by the Local Planning Authority.

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 the occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with SP 13 High Environmental Standards of the Core Strategy 2011, and saved Policy 3.2 'Protection of Amenity' of The Southwark Plan (UDP) July 2007.

Informative

You are advised that any works required to the Highway should be approved by the Council's Public Realm department, and referred to Qassim Kazaz on 0207 525 2074