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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	Alumo Developments/UAL	<b>Reg. Number</b>	11-AP-0868
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1065-98
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of existing building and erection of a part 8 / part 9 storey (maximum 29.79m high) building comprising 1,308 sqm of commercial floorspace (Classes B1 office / B8 warehouse and storage / A1 retail) and 28 cluster flats and 4 studios (total 221 bedrooms) for student accommodation with ancillary facilities, refuse and cycle storage, public walkway and associated public realm works

**At:** 2-10 STEEDMAN STREET, LONDON, SE17 3AF

**In accordance with application received on 18/03/2011**

**and Applicant's Drawing Nos.** Article 11, Sustainability Assessment Checklist Cover Sheet, Letter from University of the Arts London, Letter from London College of Communication x 3, Student Accommodation Management Proposal, Travel Plan, Planning Statement, Statement of Community Involvement, Waste Management Strategy, Air Quality Assessment, BREEAM, PPG24 Noise Survey & Assessment, Marketing and Demand Report, Affordable Housing Statement, Transport Statement, Phase 1 Geoenvironmental Assessment, Energy Statement, Ventilation Statement, Flood Risk Assessment, Design and Access Statement

Plans:- PL\_0100, PL\_0101, PL\_0102, PL\_0103, PL\_0104, PL\_0105, PL\_0300, PL\_0301, PL\_0302, PL\_1201 REV L, PL\_1202 REV G, PL\_1203 REV F, PL\_1204 REV C, PL\_1205 REV C, PL\_1208 REV F, PL\_1209 REV F, PL\_1210 REF E, PL\_1211 REV C, PL\_2200 REV C, PL\_2201 REV B, PL\_3200 REV C, PL\_3201 REV D, PL\_3202 REV B, PL\_3203 REV C

**Reasons for granting permission.**

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

a) Core Strategy 2011

Strategic Targets Policy 2 - Improving places: Development will improve the places we live and work and enable a better quality of life for Southwark's diverse population. The vision for the Elephant and Castle Opportunity Area advises that the Elephant and Castle has potential for redevelopment into an attractive central London destination.

Strategic Policy 2 - Sustainable transport: We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 8 - Student homes: Development will meet the needs of universities and colleges for new student housing whilst balancing the building of student homes with other types of housing such as affordable and family housing.

Strategic Policy 10 - Jobs and businesses: We will increase the number of jobs in Southwark and create an environment in which businesses can thrive. We will also try to ensure that local people and businesses benefit from opportunities which are generated from development.

Strategic Policy 12 - Design and conservation: Development will achieve 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.

Strategic Policy 13 - High environmental standards: Development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us to

adapt to climate change.

b] Saved Policies of the Southwark Plan 2007

Policy 1.4 (Employment sites outside Preferred Office Locations and Preferred Industrial Locations): all development located outside POL's and PIL's 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 effects 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 3.4 (Energy efficiency): advises that development should be designed to maximise energy efficiency.

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

Policy 3.9 (Water) advises that all developments should incorporate measures to reduce demand and for rain water recycling.

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

Policy 3.13 (Urban design) seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 3.14 (Designing Out Crime) seeks to ensure that development is designed to improve community safety and crime prevention.

Policy 4.7 (Non Self Contained Housing for Identified User groups) advises that appropriate new development which provide non self contained accommodation will normally be approved where need can be supported, where there is no significant loss of amenity, there is adequate infrastructure and a satisfactory standard of accommodation.

Policy 5.1 (Locating Developments) seeks to ensure that the location is appropriate to the size and trip generating characteristics of the development

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) requires developments to have adequate provision for pedestrians and cyclists, that there is good location and access arrangements and the development creates or contributes towards more direct, safe and secure walking and cycling routes.

c] London Plan 2011

Policy 2.10 Central Activities Zone - Strategic Priorities, Policy 2.12 Central Activities Zone - Predominantly Local Activities, Policy 2.15 Town Centres, Policy 3.3 Increasing Housing Supply, Policy 3.8 Housing Choice, Policy 3.9 Mixed and Balanced Communities, Policy 3.11 Affordable Housing Targets, Policy 5.1 Climate Change Mitigation, Policy 5.2 Minimising Carbon Dioxide Emissions, Policy 5.3 Sustainable Design and Construction, Policy 5.6 Decentralising Energy in Development Proposals, Policy 5.7 Renewable Energy, Policy 6.1 Strategic Approach, Policy 6.3 Assessing Effects of Development on Transport Capacity, Policy 7.1 Building London's Neighbourhood and Communities, 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 8.2 Planning Obligations

Particular regard was had to the principle of the proposed uses and the loss of Class B employment floorspace

that would result from the proposed development but it was considered that any loss would be outweighed by a number of material considerations, particularly the provision of affordable 'incubator' business units that would be managed by University of Arts London (UAL) who are a recognised key stakeholder in the Elephant and Castle. Such units are in demand and in this respect the regenerative benefits arising from this would (including the activation of the railway arches) outweigh the relatively small loss of Class B floorspace. The need for student accommodation, both London-wide and within Southwark, has been demonstrated and is appropriately located within a town centre with excellent public transport accessibility. It is recognised that there are other existing student housing developments as well as other schemes under construction in the vicinity but the scheme would not result in significant harm to the local character of the area.

The provision of student housing has to be balanced with the provision of other types of housing, particularly affordable and family homes. This matter has been considered very carefully and a viability report accompanies the application seeking to demonstrate that the policy requirement to provide 35% of the proposed development as affordable housing cannot be met in this instance. The fact that there is a 25 year nominations agreement with UAL to provide subsidised student accommodation is a material consideration of some weight. Notwithstanding this an affordable housing contribution has been offered in the form of an in-lieu payment and taking all matters into account this is considered acceptable as the scheme will make an important contribution towards the regeneration of the Elephant and Castle.

The height, bulk and massing of the development was considered acceptable in its context and the design was considered satisfactory at this stage although the detailed design and quality of materials will need to be secured by condition to ensure a high quality scheme is delivered. The provision of a new public walkway is welcome and again the detailed design will need to be further considered by condition. The impacts on neighbouring amenity and transport matters have been assessed and were found to be acceptable. It is therefore considered appropriate to grant planning permission having regard to the policies considered and all other material considerations.

**Subject to the following condition:**

**1 Time period**

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 Site contamination**

a) Before any work hereby authorised begins, a site investigation and risk assessment (based on the submitted Phase I Geoenvironmental Assessment) shall be carried out to assess the nature and extent of the contamination or pollution on the site, whether or not it originates on the site. The method and extent of the Phase 2 site investigation and risk assessment shall be in accordance with established code of practice and should be agreed with the Local Planning Authority (Environmental Protection) and the Environment Agency before commencement of the investigation.

b) Submission of a comprehensive report containing the detailed findings of the investigation carried out together with a risk assessment of any pollutant or hazard identified in the report (using the source, pathway, and receptor principle), a remediation scheme setting out the measures necessary to remove, neutralise or otherwise deal with the contamination and/or pollution (including measures to prevent and monitor pollution of ground water and surface water) so that the site may be used for the purposes for which it is being redeveloped. The remediation scheme shall be implemented at the owner / developer's cost in compliance with the reasonable conditions, stipulations, phasing timetable and other relevant matters subject to which such approval is granted.

At any time after the implementation of the approved remediation scheme, if the Local Planning Authority is reasonably satisfied that further remediation works are necessary to remove, neutralise or otherwise deal with any residual contamination and/or pollution in, on, under or over the site, the Local Planning Authority may by written notice require the owner/developer to carry out the remediation steps specified in the said notice which shall also specify the date by which the said remediation steps shall be carried out and completed. The failure on the part of the owner/developer to carry out and complete the said remediation steps to the reasonable satisfaction of the Local Planning Authority by the date specified in the said notice shall be deemed to be a breach of the owner's/developer's obligation under this consent. This does not affect any action that may be deemed necessary under Part II A of the Environmental Protection Act 1990 or other relevant legislation.

c) Submission of (following completion of remediation work) a detailed consultant validation report confirming that all reasonable skill, care and due diligence has been taken in the carrying out of the investigation, compiling the report, findings and remediation scheme, and ensuring the scheme has been properly implemented. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary documentation detailing

what waste materials have been removed from the site.

Once the validation report at c) is submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency) the condition will be fully discharged.

**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 Core Strategy 2011 and saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of the Southwark Plan 2007 and PPS23 Planning and Pollution Control.

**3 Foundation design**

No impact piling or any other foundation design using penetrative methods shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage or risk to groundwater or sewerage infrastructure, and the programme of works) has been submitted and approved in writing by the Local Planning Authority (in consultation with Thames Water and the Environment Agency). Any piling must be undertaken in accordance with the terms of the approved details.

**Reason**

The proposed works will be in close proximity to controlled waters (groundwater) and sewerage utility infrastructure and in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011.

**4 Flood risk**

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Enzygo Ltd dated January 2011.

**Reason**

To ensure the development is designed safely in reference to flood risk in accordance with Planning Policy Statement 25 - Development and Flood Risk, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved Policy 3.9 Water of the Southwark Plan 2007.

**5 Plant noise**

(a) Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured  $L_{A90}$  level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

(b) Within one month of the installation of the plant and equipment, a further acoustic report to demonstrate compliance with the requirements approved at (a) shall be submitted to and approved in writing by the Local Planning Authority, and the report shall include:

- i) A schedule of all plant and equipment installed;
- ii) Location of the plant, associated ducting, attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Location of the most affected noise sensitive receptor locations and most affected windows;
- v) Distance between plant, equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location/s;
- vi) The lowest existing  $L_{A90, T}$  measurement as already established;
- vii) Noise monitoring data, measurement evidence, calculations demonstrating compliance with this condition.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and PPG24 Planning and Noise.

6 **Residential - internal noise**

(a) All residential premises shall be designed in accordance with BS8233:1999 'Sound insulation and noise reduction for buildings- Code of Practice' to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T\* and 45dB LAfmax

Living rooms- 30dB LAeq, D\*

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

\*D- Daytime 16 hours between 07:00-23:00.

(b) After completion of works but prior to occupation or use, a test shall be carried out to show the above criterion has been met and the results 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 that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan 2007 and PPG 24 Planning and Noise.

7 **Residential standard- party walls**

Before any work hereby authorised begins, details of the sound insulation of the separating element between:

- ground floor non-residential units and the first floor residential units
- roof plant room and ninth floor residential units

shall be submitted to the Local Planning Authority for approval.

The scheme shall be sufficient to ensure that NR20 is not exceeded in any residential unit due to noise from the non-residential ground floor units and the roof plant room. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

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

8 **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 best 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 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 Construction Logistics Plan (all construction access routes and access details also need to be approved by 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 Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011, saved 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.

- 9 **Drainage strategy**  
Before the development hereby permitted is commenced a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.
- Reason  
The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011 and saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.
- 10 **Material samples**  
Material sample-panels of all types of brickwork (including mortar/pointing), terracotta and render facings (each to be a minimum 1 sqm) as well as sample-boards of all other facing materials / finishes 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 Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.
- 11 **Section detail-drawings**  
Section detail-drawings at a scale of 1:5 through all principal features on the facades including:
- roof edges, parapets, louvres;
  - junctions between blocks/materials; and
  - heads, sills and jambs of all openings
- 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 Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.
- 12 **Elevation drawings**  
Detailed elevation-drawings at a scale of 1:20 of all principal features on the ground floor level facades, including:
- service entrances to Steedman Street and Hampton Street;
  - student entrances to Steedman Street
  - typical commercial frontage elements; and
  - details of the new treatment to the railway arches
- 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 Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design of The Southwark Plan 2007.
- 13 **Restrictions- no roof plant/ equipment**  
No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.
- Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

**14 Landscaping**

Before any above grade work hereby authorised begins, detailed drawings using scales of 1:50, 1:10 and 1:5 as appropriate of a hard and soft landscaping scheme (including the new public walkway) 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 five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of 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**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with Strategic Policy 11 – Open spaces and wildlife and Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007

**15 Green / brown roofs**

Before any above grade work hereby authorised begins, details of the green and/or brown roofs (including a specification and maintenance plan) and 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 Strategic Policy 11 – Open spaces and wildlife and Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

**16 Details of external lighting and security**

Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such 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 12 - Design and Conservation and Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

**17 Cycle storage**

Before the any work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles to serve each element of the development (commercial and student accommodation) 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 Strategic Policy 2 - Strategic Transport of The Core

18 **Refuse storage**

Before first occupation of the building hereby permitted details of the arrangements for the storing of refuse (commercial units and student accommodation) shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

19 **Service Management Plan**

No development shall take place until a Delivery and Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

20 The window glazing of any non-residential ground floor commercial unit space with a street frontage (including onto the new public walkway) shall not be painted or otherwise obscured and shall permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason

To safeguard the appearance and character of the development and to maintain vitality at ground floor level to the street in accordance with Strategic Policy 12 - Design and conservation of the Core Strategy 2011 and Saved Policy 3.12 Quality in Design of the Southwark Plan 2007.

21 **BREEAM - commercial premises**

- (a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve at least a 'Very Good' rating but preferably an 'Excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- (b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

22 **BREEAM - student accommodation**

- (a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve at least a 'Very Good' rating but preferably an 'Excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- (b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

23 **Energy renewables**



Before any above grade work hereby authorised begins, a detailed report identifying how the development will achieve a reduction in carbon dioxide emissions from on-site renewable energy generation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be provided in accordance with the approved details prior to the occupation of the development and thereafter retained for so long as the development remains in existence.

**Reason**

To ensure that the development complies with Policy 5.7 Renewable Energy of the London Plan 2011 and Strategic Policy 13 - High environmental standards of the Core Strategy 2011.

**24 Air Quality**

The mitigation measures identified in the Air Quality Assessment shall be incorporated into the approved development and permanently retained thereafter.

**Reason**

To ensure the occupants of the rooms identified have acceptable air quality in accordance Strategic Policy 13 - High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 of the Southwark Plan 2007.

**25 Wheelchair accessible units**

Prior to their occupation the wheelchair accessible units as shown on the drawings hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

**Reason**

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with strategic Policy 12 Design and conservation of the Core Strategy 2011 and Saved Policy Quality in design and Policy 3.13 Urban design of the Southwark Plan 2007.

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

Proposed Plans

Basement	PL_1211 Rev C
Ground Floor	PL_1201 Rev O
First Floor	PL_1202 Rev G
Second Floor	PL_1203 Rev F
Third & Fifth Floor	PL_1204 Rev C
Fourth & Sixth Floor	PL_1205 Rev C
Seventh Floor	PL_1208 Rev F
Eighth Floor	PL_1209 Rev F
Roof	PL_1210 Rev E

Proposed Elevations / Sections

Section A-A	PL_2200 Rev C
Section B-B	PL_2201 Rev B
Front Elevation	PL_3200 Rev C
Steedman Street	PL_3201 Rev F
Hampton Street	PL_3202 Rev B
Rear Courtyard	PL_3203 Rev C

**Reason:**

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

**Informatives**

1 Prior to the commencement of any works on site, the developer must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.

**Reason**

It is useful for Network Rail to inform drivers, signallers and other railway personnel of development occurring adjacent to the railway.

2 Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.

Reason

To ensure the safe operation of the railway whilst demolition works are carried out.

- 3 Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's approval of their detailed proposals regarding lighting.

Reason

To ensure the safe operation of the railway once the development has been completed.

- 4 The development hereby permitted includes alterations and amendments to areas of the public highway which will need to be funded by the owner/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.
- 5 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team (020 8507 4890 or [wwwriskmanagement@thameswater.co.uk](mailto:wwwriskmanagement@thameswater.co.uk)). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The development should take account of this minimum pressure in the design of the proposed development.