
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	The Mansion Group	Reg. Number	13/AP/0999
Application Type	Full Planning Permission	Case Number	TP/139-99
Recommendation	Grant permission		

Draft of Decision Notice

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

Alterations to the existing student accommodation building and construction of a 5-storey plus basement extension comprising 56 new bedspaces, and associated landscaping.

At: MANSION WHARF HOUSE FORMER LANDALE HOUSE, LOWER ROAD LONDON SE16 2XG

In accordance with application received on 08/04/2013 08:02:27

and Applicant's Drawing Nos. P(0)_060 B, P(0)_070 B, P(0)_071 B, 072 B, P(0)_073 B, 074 B, P(0)_020 F, P(0)_022 F, P(0)_023 E, P(0)_024 E, P(0)_025 E, P(0)_030 F, P(0)_031 F, P(0)_032 D, P(0)_033 F, P(0)_034 D, Sustainability Statement, Summary of Consultation, Planning Statement, Heritage Impact Assessment, Design and Access Statement, Management Statement, Daylight and Sunlight Report, Flood Risk Assessment, Transport Statement.

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

- Strategic Policy 1 - Sustainable development states that development will improve the places we live and work and enable a better quality of life for Southwark's diverse population.
- Strategic Policy 2 - Strategic transport encourages walking, cycling and the use of public transport rather than travel by car.
- Strategic Policy 4 - Aims to improve facilities for leisure and education.
- Strategic Policy 8 - .Seeks to manage the provision of student accommodation
- Strategic Policy 12 - Design and conservation states that 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 states that 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 adapt to climate change.

Saved policies of the Southwark Plan 2007

- Policy 2.5: Planning obligations - secures financial contributions to mitigate the adverse impacts of development.
- Policy 3.1: Environmental effects - aims to balance the impact of the development on the environment.
- Policy 3.3: Sustainability assessment - promotes sustainable development.
- Policy 3.4: Energy efficiency - seeks to secure energy efficient development.
- Policy 3.6: Air quality - aims to improve and manage air quality.
- Policy 3.7: Waste reduction - aims to reduce waste and encourage recycling.
- Policy 3.9: Water - aims to manage and improve efficient water use.
- Policy 3.11 - Efficient use of land - aims to ensure appropriate levels of development on application/development sites.
- Policy 3.12 - Quality in Design - promoted good design for all developments.
- Policy 3.13 - Urban design - seeks to secure a high standard of urban design from all developments.
- Policy 3.14 - Designing out crime - aims to reduce crime and the potential for crime through design.
- Policy 3.28: Biodiversity - aims to minimise the impact on biodiversity and the environment.
- Policy 3.31 - Flood defences - seeks to ensure development takes place safely in the context of flood risk with flood mitigation measures.
- Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites - seeks to manage the impact of

development on the setting of heritage assets.

- Policy 4.7 - Non self-contained housing for identified user groups - aims to provide housing to specific user groups with an identified need.
- Policy 5.1 – Locating developments - seeks to locate developments in appropriate locations to minimise adverse impacts on local areas.
- Policy 5.2 - Transport impacts - aims to assess the likely impact of the development on the surrounding transport infrastructure.
- Policy 5.3 - Walking and cycling - seeks to promote walking and cycling in all developments.
- Policy 5.6 - Car parking - provides the maximum and minimum levels of parking for all developments.
- Policy 5.7 - Parking Standards for the mobility impaired - seeks to secure accessible parking.

Supplementary Planning Documents

Design and Access Statements SPD (2007)

Section 106 Planning Obligations SPD (2007)

Residential Design Standards SPD (2008)

Affordable Housing SPD (2008)

Sustainable Transport SPD (2008)

Sustainable Design and Construction SPD (2009)

Residential Design Standards SPD (2011)

Draft Affordable Housing SPD (June 2011)

Policies of the London Plan 2011

- Policy 3.1 Ensuring Equal Life Chances For All
- Policy 3.9 Mixed And Balanced Communities
- Policy 3.18 Education Facilities
- Policy 4.1 Developing London's Economy
- Policy 4.12 Improving Opportunities For All
- 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 5.10 Urban Greening
- Policy 5.11 Green Roofs And Development Site Environs
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 5.15 Water Use And Supplies
- Policy 6.3 Assessing Transport Capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Building London's Neighbourhoods 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 7.13 Safety, Security And Resilience To Emergency
- Policy 7.14 Improving Air Quality
- Policy 7.15 Reducing Noise And Enhancing Soundscapes
- Policy 8.2 Planning obligations

National Planning Policy Framework 2012

- 1. Building a strong competitive economy
- 4. Promoting sustainable transport
- 7. Requiring good design.
- 12. Conserving and enhancing the historic environment

Planning permission was granted as the proposed development is located in a sustainable location providing good quality accommodation for an identified user group. The proposed design was considered to be acceptable for the location and would not lead to harm to nearby occupiers. Particular regard was had to the potential impact on the residents of Orchard House in terms of a loss of daylight and sunlight however it was felt that on balance, the proposed

development would have a marginal impact and is not considered to be a significant issue to warrant refusal of the application. The proposal was considered to be sustainable development that complied with the NPPF.

Subject to the following conditions:

- 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: P(0)_020 F, P(0)_022 F, P(0)_023 E, P(0)_024 E, P(0)_025 E, P(0)_030 F, P(0)_031 F, P(0)_032 D, P(0)_033 F, P(0)_034 D,

Reason:

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

- 3 Details of the glazing and facing materials, including brick type and colour (2 copies) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of materials in the interest of the appearance of the building in accordance with Saved Policies: 3.2 Protection of Amenity and 3.12 - Quality in Design of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation and SP13 - High Environmental Standards of the Core Strategy 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 4 The development hereby approved shall not be commenced before details of the arrangements for the storing of refuse have been submitted to (2 copies) and approved in writing by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the units. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 5 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved in writing by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 - Walking and Cycling of The Southwark Plan (UDP) July 2007, SP2 - Sustainable Transport of the Core Strategy 2011, Policy 6.9 - Cycling of The London Plan 2011 and Section 4 - Promoting Sustainable Transport of The National Planning Policy Framework 2012.

- 6 No development shall take place until a Construction Logistics Plan (CLP), as referred to in the London Freight Plan, has been submitted to and approved in writing by the Local Planning Authority. The CLP should provide details on routes for construction vehicles, the types of vehicles expected, their frequency, their time of arrival and departure and any temporary traffic measures which might be required during the course of construction.

Reason

As recommended by Transport for London in the interests of residential and transport amenity in accordance with Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High

Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

7 No development shall take place, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction;
- vii) a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that 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 policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

8 No development shall take place until a Service Management Plan, including details of refuse collections, location of delivery vehicles and size and frequency of the deliveries, management of student arrivals/departures and pick up/drop off of visitors/mobility impaired and swept paths has been submitted to and approved in writing by the Local planning Authority. The development shall be implemented in accordance with these details.

Reason

As recommended by Transport for London in the interests of residential and transport amenity in accordance with Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

9 Restriction on use of rooms - the proposed additional bedrooms shall be restricted to the use of full time students for no less than 39 weeks per annum.

Reason

In the interests of amenity and to ensure the approved bedrooms are used for the identified user group in accordance with Saved Policy 4.7 - Non self-contained housing for identified user groups of The Southwark Plan 2007 (July), SP8 - Student Homes of The Core Strategy 2011, Policy 3.18 - Education Facilities of The London Plan 2011 and Section 6) Delivering a wide choice of high quality homes of The National Planning Policy Framework 2012.

10 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
i) The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
ii) The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, A detailed remediation strategy 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 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. 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.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) 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, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

11 Before any work hereby authorised begins, details of an Environmental Management Plan and Environmental 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 Delivery and Servicing 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 Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007, SP13 - High Environmental Standards of The Core Strategy 2011 and the provisions of the National Planning Policy Framework 2012.

12 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved in writing by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order that the Local Planning Authority may be satisfied as to the details of landscaping in the interest of improving the environment at the application site and achieving a high standard of development in accordance with Saved Policies: 3.2 Protection of Amenity and 3.12 - Quality in Design of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation and SP13 - High Environmental Standards of the Core Strategy 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 13
- a) Before the development hereby permitted commences the applicant shall submit in writing and obtain the written approval of the LPA to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.
 - b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local

Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and the National Planning Policy Framework 2012.

- 14 Before the first occupation of the building hereby permitted, a Management Plan for the biomass boiler, including details of its operation, maintenance, long term fuel supply, height of flue, and emission mitigation equipment (which employs the best practicable option to mitigate and minimise emissions of Nox/kWh and other particulate matter) 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 biomass boiler shall be operated and maintained in accordance with the approved Management Plan while the development remains in existence.

Reason

To ensure the proposal minimises its impact on air quality in accordance with Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The applicant has followed pre-application advice. The local planning authority delivered the decision in a timely manner.