

---

## 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.

---

<b>Applicant</b>	Network Rail Infrastructure Limited	<b>Reg. Number</b>	13/AP/0238
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/RLY/12/BK1
<b>Recommendation</b>	Grant permission	<b>Number</b>	

---

### Draft of Decision Notice

---

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

The proposed application is for the change of use of six arches from uses A1/B1c in arch 22, A3 in arch 23, B2 in arch 24 and B8 in arches 25, 26 and 27 to B1a throughout. In addition, there will also be external alterations to the rear and front elevations of each arch, including new landscaping and paving to the associated private forecourt, installation of bollards adjacent to Union street of a height under 1 metre, fencing to seclude bin storage under 2 metres and cycle storage area incidental to the change of use

**At:** RAILWAY ARCHES 22-27 LOCATED BETWEEN 229-231 UNION STREET & SURREY ROW, LONDON SE1 0LR

**In accordance with application received on 29/01/2013 08:01:18**

**and Applicant's Drawing Nos.** 12-3438-PL001; 12-3438-PL002; 12-3438-PL003; 12-3438-PL004 A; 12-3438-PL005 A; 12-3438-PL006 B; 12-3438-PL007 A; 12-3438-PL009 A; Planning Statement; Design and Access Statement.

#### 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:

12-3438-PL004 A; 12-3438-PL005 A; 12-3438-PL006 B; 12-3438-PL007 A; 12-3438-PL009 A; Planning Statement; Design and Access Statement.

Reason:

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

- 3 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured L<sub>A90</sub> level at the nearest noise sensitive premises.

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 Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 4 A scheme providing for the insulation and sound proofing of the units against noise and vibration from the railway shall be submitted to and approved in writing by the Local Planning Authority. Any works which form part of this scheme shall be completed before the occupation of the units.

Reason

To ensure a satisfactory standard of amenity for future occupiers and in accordance with saved policy 3.2 'Protection of Amenity' of the Adopted UDP, The Southwark Plan, 2007 and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 Prior to the occupation of the development a service management plan detailing how all elements of the site are to be serviced shall be 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.

- 6 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation, and all work of making good shall match existing original materials.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 7 Notwithstanding Condition No. 7 above, samples of the brickwork to be used in the carrying out of this permission shall be submitted to and approved 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

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 8 The windows on the rear elevation of the arches shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing 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 Core Strategy (2011) and saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007).

- 9 Prior to the commencement of development including any works of demolition, a construction management plan shall be submitted to and approved in writing by the local planning authority and shall be adhered to throughout the construction period. The construction management plan shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- proposed days and times of the construction works. Works shall not be carried out after 6pm Monday to Friday and no work is to be carried out at weekends or on Bank Holidays.

Reason

In the interests of amenity and highway safety, in accordance with saved policies 3.2 'Protection of amenity' and 5.2 'Transport impacts' of the Southwark Plan (2007) and strategic policies 2 'Sustainable transport' and 13 'High environmental standards' of the Core Strategy (2011).

- 10 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises is commenced 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 Policy 13 'High environmental standards' of the Core Strategy 2011 and saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of the Southwark Plan July 2007.

- 11 The cycle storage facilities as shown on drawing 12-3438-PL004 A shall be provided before the units hereby 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 Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.6 Walking and Cycling of the Southwark Plan 2007.

- 12 The layout of the B1a units hereby permitted shall remain as shown on Dwg No. 12-3438-PL004 Rev A and no amalgamation of the individual B1a units to create larger units shall be carried out, without the prior written consent of the Council, to whom a planning application must be made.

Reason

To ensure that the units remain suitable for small businesses units in accordance with Strategic Policy 10 Jobs and Businesses' of the Core Strategy and saved Policy 1.5 'Small Business Units' of the Southwark Plan (2007).

**Statement of positive and proactive action in dealing with the application**

The council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.