
**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

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	MCRP (Brandon) LLP	Reg. Number	11/AP/2012
Application Type	Full Planning Permission	Case	TP/1140-170
Recommendation	Grant subject to Legal Agreement	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and erection of a building (with basement) up to eight storeys in height (maximum 28.50m at corner) fronting Marshalsea Road and Borough High Street comprising office / retail floorspace (Class B1 / Class A use) and 96 residential units; erection of a four storey mews building to the rear (13.10m) comprising 4 residential units; provision of open space with ancillary plant, car parking and servicing, works of hard and soft landscaping and new pedestrian access to Borough High Street together with other associated and enabling works

At: BRANDON HOUSE, 180 BOROUGH HIGH STREET, LONDON SE1 1LW

**In accordance with application received on 21/06/2011
and revisions/amendments received on 14/05/2013**

19/08/2013

13/08/2013

02/08/2013

08/08/2013

15/08/2013

and Applicant's Drawing Nos. 9000-500-001; 691_07_100 Rev P04; 691_07_101 P05; 691_07_102 Rev P05; 691_07_103 Rev P05; 691_07_104 Rev P05; 691_07_105 Rev P05; 691_07_106 Rev P05; 691_07_107 P05; 691_07_108 Rev P02; 691_07_110 Rev P03; 691_07_200 Rev P01; 691_07_201 Rev P01; 691_07_202 Rev P01; 691_07_203 Rev P01; 691_07_204 Rev P2; 691_07_205 Rev P01; 691_07_206 Rev P2; 691_07_207 Rev P01; 691_07_208 Rev P01; 691_07_209 Rev P01; 691_07_210 Rev P01; 01005 LC 51001 5003 A, 01005 LC 51001 5004 A, 08/121/05, 08/121/06

S106 Planning Obligations Workbook; Planning Statement (May 2013); Design & Access Statement (May 2013); Noise and Vibration Impact Assessment (3 May 2013); Flood Risk Assessment (3 May 2013); Air Quality Assessment (29 May 2013); Internal Daylight and Sunlight Report (10 May 2013); Sustainability Statement (May 2013); Transport Assessment / Framework Travel Plan / Framework Service and Waste Management Plan (April 2013); Addendum - Service and Waste Management Plan (August 2013); BREEAM Pre-Certification Framework Report (May 2013); Energy Strategy (May 2013); Code for Sustainable Homes Pre-Certification Framework Report (May 2013); Archaeological Desk Based Assessment (May 2013); External Lighting Assessment (May 2013); Heritage and Urban Design Appraisal (June 2011) and Addendum (May 2013); Daylight and Sunlight Report (15 September 2011); Overshadowing Study (7 August 2013); Drainage Strategy (3 May 2013); UXB Desk Study (June 2011); Report on Tree Inspections (June 2011); Statement of Community Involvement (June 2011); Boundary Treatment Note (31 July 2013); Accurate Visual Representations: Images and Methodology (June 2011)

Subject to the following twenty-six conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the end of 5 years from the date of the permission.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because vacant possession of the existing building on site may not be secured until July 2016.

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

691_07_110 Rev P03; 691_07_100 Rev P04; 691_07_101 Rev P05; 691_07_102 Rev P05; 691_07_103 Rev P05; 691_07_104 Rev P05; 691_07_105 Rev P05; 691_07_106 Rev P05; 691_07_107 P05; 691_07_108 Rev P02; 691_07_200 Rev P01; 691_07_201 Rev P01; 691_07:202 P01; 691_07_203 Rev P01; 691_07_204 P2; 691_07_205 P01; 691_07_206 Rev P2; 691_07_207 P01; 691_07_208 P01; 691_07_209 Rev P01; 691_07_210 Rev P01

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Prior to works commencing, including any demolition, an Arboricultural Method Statement detailing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, 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. 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)'. Cross sections shall be provided to show surface, other changes to levels and any proposed activity within root protection areas required in order to facilitate demolition.

A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition or changes to ground levels.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Report. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) and BS3998: (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is 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.

Reason

To ensure the protection of the existing trees in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007.

- 4 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation for the area of the proposed basement and other development impacts and services that has been submitted to and approved in writing by the Local Planning Authority. The results of the archaeological work will be detailed in an interim report and survey drawings that will identify any structural remains attributable to the 15th/16th century Suffolk Place / Brandon House within the area of the proposed basement. Subject to such remains being found, the basement and foundation plans shall then be designed to preserve these features in situ and/or display them and provide public access.

Reason

In order that details of the foundations, groundworks, and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains of national importance relating to the 15th and 16th century house of Brandon House / Suffolk Place by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 5 No development shall take place, including any works of demolition, 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:

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
road safety measure and a delivery and servicing plan (all construction access routes to be approved by TfL)

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.

- 6
- 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. 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. 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.

- 7
- Prior to the commencement of development, details of surface water drainage scheme based on sustainable drainage principles in accordance with the approved Flood Risk Assessment Reference SE14228-FRA-fin-rep_Rev8, and an assessment of the hydrological and hydro-geological content of the development shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). The scheme shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

- 8
- No impact piling 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 to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The works shall be carried out in accordance with any such approval given.

Reason

The development will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility and in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 9 The development hereby permitted shall not be commenced until detailed design and method statements for all the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary or permanent) have been submitted to and approved in writing by the Local Planning Authority (in consultation with London Underground) which:

provide details on all structures

accommodate the location of the existing London Underground structures and tunnels

accommodate ground movement arising from the construction thereof

and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the aforementioned matters shall be completed, in their entirety, before any part of the building is occupied.

Reason

To ensure that the development does not impact on existing London Underground transport infrastructure in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and the National Planning Policy Framework 2012.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 10 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. 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: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012, 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.

- 11 Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens and planters to be used in the carrying out of this permission 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, and the green/brown roof/ living walls/ vertical gardens and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Where these are at ground level planters shall have their bottoms open to native soil beneath so that roots may naturally colonise and exploit such soil. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks with automated irrigation system.

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 The National Planning Policy Framework 2012, 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.

- 12 Before any work in connection with the development hereby permitted is carried out above grade, 1m x 1m samples of the brick and stone cladding for each part of the building (i.e. Buildings 1 to 7) as well as samples of all the external facing materials to be used shall be presented on site and approved in writing by the Local Planning Authority. The samples must demonstrate how the proposal makes a contextual response in terms of materials to be used. 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 design and details in accordance with the National Planning Policy Framework, 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.

- 13 Before any work in connection with the development hereby permitted is carried out above grade, 1:5/1:10 detail-drawings through:
the facades;
parapets;
roof edges;
junctions with the existing buildings; and
heads, cills 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 that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the adjacent listed St. George the Martyr and the Borough High Street Conservation Area in accordance with the National Planning Policy Framework, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

- 14 Before any above grade works are carried out in connection with the development hereby permitted, full particulars and details of a scheme for the ventilation for each of the residential dwellings to an appropriate outlet level, including details of sound insulation for any necessary plant, the standard of dilution expected, and an appropriate inlet location, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet the principles of EN 13779 on Ventilation and Air-Conditioning Systems and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

To ensure that occupiers and users of the development do not suffer a loss of amenity by reason of air quality in accordance with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 15 Prior to the commencement of the authorised use, 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 LA90 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'. 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.

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 the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 16 Before the first occupation of the development hereby permitted the cycle storage facilities shown on the approved drawings shall be provided and thereafter such facilities 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

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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 17 Before the first occupation of the development hereby permitted, details of the arrangements for the storing of domestic and commercial refuse 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 users of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure 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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 18 Prior to first occupation of the residential dwellings hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at Code Level 4 have been met.

Reason

To ensure the proposal complies with saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' in the Core Strategy 2011.

- 19 Before the first occupation of the commercial elements of the development 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 a BREEAM rating of 'Excellent' has been achieved.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, 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.

- 20 Prior to occupation of the development hereby approved, 11 disabled parking spaces (1 space available for commercial occupants) as shown on the approved drawings, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 21 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by SKM Environs with project reference SE14228-FRA-fin-rep_Rev8 dated 3 May 2013.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 22 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms - 30dB LAeq, T **

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

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

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) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 23 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

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.

- 24 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 enclosure[s] of any building[s] 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 The National Planning Policy Framework 2012, 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.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 25 Within one year of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of The Southwark Plan 2007 and the National Planning Policy Framework.

- 26 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 The National Planning Policy Framework 2012, 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.

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.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Informatives

- 1 Southern Gas Networks - You will note the presence of our Low/Medium/Intermediate Pressure gas main in the proximity to your site. There should be no mechanical excavations taking place above or within 0.5m of the low pressure system, 2m of the medium pressure system and 3m of the intermediate pressure system. You should where required confirm the position of mains using hand dug trial holes.
- 2 The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in

the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood.

- 3 Thames Water advise that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building would be over the line of, or would come within 3m of a public sewer. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Permit enquiries should be directed to Thames Water's Risk Management Team on 020 8507 4890.

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 developer should take account of this minimum pressure in the design of the proposed development.

- 4 The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation; construction methods.
- 5 This application granted is subject to the Mayoral Community Infrastructure Levy. The Liability Notice issued by Southwark Council will state the chargeable floor space and current rate. The relevant parties will need to submit an Assumption of Liability Notice and a Commencement Notice to Southwark Council prior to Commencement. There are a number of legal requirements for the relevant parties to adhere to. For more information on this see the DCLG website at <http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>