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**RECOMMENDATION**


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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.

<b>Applicant</b>	Mr S. Platts Southwark Council	<b>Reg. Number</b>	13/AP/1767
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case Number</b>	TP/2522-E
<b>Recommendation</b>	Grant permission		

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**Draft of Decision Notice**


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**Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:**

Demolition of the existing single storey buildings and the construction of two 3-storey houses fronting Scylla Road; a 2-storey community facility (Class D2) fronting Nunhead Green; a 4-storey block comprising 6 houses and 6 apartments (Site A). The construction of two 3-storey houses fronting Nunhead Lane; two part 2 part 3-storey houses fronting Candle Grove and four 2-storey houses adjoining 1 Candle Grove (Site B) with associated landscaping and parking.

**At:** LAND BOUNDED BY SCYLLA ROAD, NUNHEAD GREEN AND NUNHEAD LANE AND LAND BOUNDED BY NUNHEAD LANE, LINDEN GROVE AND CANDLE GROVE, LONDON SE15

**In accordance with application received on 03/06/2013**

**and Applicant's Drawing Nos. Site A** - 132\_GA\_000 B, 132\_A\_GA\_010 A, 132\_A\_GA\_020 A, 132\_A\_GA\_120 A, 132\_A\_GA\_140, 132\_GA\_200 C, 132\_A\_GA\_210 C, 132\_A\_GA\_211 A, 132\_A\_GA\_220 E, 132\_A\_GA\_221 D, 132\_A\_GA\_222 D, 132\_A\_GA\_223 D, 132\_A\_GA\_224, 132\_A\_GA\_241 B, 132\_A\_GA\_242 C, 132\_A\_GA\_243 C, 132\_A\_GA\_244 A, 132\_A\_GA\_245 A, 132\_A\_GA\_246 A, 132\_A\_GA\_247 A, 132\_A\_GA\_248 A, 132\_A\_GA\_249 A, 132\_A\_GA\_250 A, 132\_A\_GA\_251, 132\_A\_GA\_001 A, 132\_A\_GA\_002, 132\_A\_DD\_001 A, 132\_A\_DD\_002, 132\_A\_DD\_003 A, 132\_A\_DD\_004, 132\_A\_DD\_005 A, Arboricultural Assessment, BREEAM Pre-Assessment, Code for Sustainable Homes Pre-Assessment, Daylight and Sunlight Report, Design and Access Statement, Ecological Assessment Report, Energy Statement, Transport Statement, Statement of Community Involvement.

**Site B** - AA3788/2.3/001, AA3788/2.1/002, AA3788/2.3/003, AA3788/2.3/005, AA3788/2.3/006, AA3788/2.3/014, AA3788/2.3/015, AA3788/2.3/016, AA3788/2.3/017, AA3788/2.3/018, AA3788/2.3/019, AA3788/2.3/020, AA3788/2.3/021, AA3788/2.3/022, AA3788/2.3/023, AA3788/2.3/024, AA3788/2.3/025, AA3788/2.3/030, AA3788/2.3/031, AA3788-2-1-010 A, AA3788-2-2-011, AA3788-2-1-012, Daylight and Sunlight Assessment, Design and Access Statement, Ecological Data Search, Extended Phase 1 Habitat Survey and Code for Sustainable Home Assessment, Tree Survey Assessment, Statement of Community Involvement.

**Planning Documents** - Planning Statement (A and B), Environmental Noise Assessment (A and B), Framework Travel Plan (A and B).

**Subject to the following twenty-nine conditions:**

**Time limit for implementing this permission and the approved plans**

- 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:

Site A - 132\_GA\_200 C, 132\_A\_GA\_210 C, 132\_A\_GA\_211 A, 132\_A\_GA\_220 E, 132\_A\_GA\_221 D, 132\_A\_GA\_222 D, 132\_A\_GA\_223 D, 132\_A\_GA\_224, 132\_A\_GA\_241 B, 132\_A\_GA\_242 C, 132\_A\_GA\_243 C, 132\_A\_GA\_244 A, 132\_A\_GA\_245 A, 132\_A\_GA\_246 A, 132\_A\_GA\_247 A, 132\_A\_GA\_248 A, 132\_A\_GA\_249 A, 132\_A\_GA\_250 A, 132\_A\_GA\_251, 132\_A\_GA\_001 A, 132\_A\_GA\_002, 132\_A\_DD\_001 A, 132\_A\_DD\_002, 132\_A\_DD\_003 A, 132\_A\_DD\_004, 132\_A\_DD\_005 A, Arboricultural Assessment, BREEAM Pre-Assessment, Code for Sustainable Homes Pre-Assessment, Daylight and Sunlight Report, Design and Access Statement, Ecological Assessment Report, Energy Statement, Transport Statement, Statement of

## Community Involvement.

Site B - AA3788/2.3/005, AA3788/2.3/006, AA3788/2.3/014, AA3788/2.3/015, AA3788/2.3/016, AA3788/2.3/017, AA3788/2.3/018, AA3788/2.3/019, AA3788/2.3/020, AA3788/2.3/021, AA3788/2.3/022, AA3788/2.3/023, AA3788/2.3/024, AA3788/2.3/025, AA3788/2.3/030, AA3788/2.3/031, AA3788-2-1-010 A, AA3788-2-2-011, AA3788-2-1-012, Daylight and Sunlight Assessment, Design and Access Statement, Ecological Data Search, Extended Phase 1 Habitat Survey and Code for Sustainable Home Assessment, Tree Survey Assessment, Statement of Community Involvement.

Planning Documents - Planning Statement (A and B), Environmental Noise Assessment (A and B), Framework Travel Plan (A and B).

### 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 any development taking place (including demolition), in respect of the housing to be provided within Site A, notwithstanding the materials as detailed on the approved drawings alternative brick and roof tile samples shall be submitted to and approved in writing by the Local Planning Authority. Additionally, material samples / sample-boards of all external facing materials, including the following shall be submitted:
- i) 1m x 1m sample panel of each brickwork type, with mortar and pointing
  - ii) 1m x 1m sample panel of the proposed metal screens
- to be used in the carrying out of the development, shall be submitted to the Council or made available on site for inspection, and details 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 and 3.13 Urban Design

- 4 Detailed plans showing an amended gable elevation for the dwellings hereby approved on Scylla Road, showing further architectural detail to improve the appearance of this facade 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 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 The National Planning Policy Framework 2012, 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.

- 5 Prior to works commencing on site, including any demolition, details of the means by which all retained trees are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted to and approved in writing by the Local Planning Authority, and the protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Arboriculturalist. Within the protected area, no fires may be lit, no materials may be stacked or stored, no cement mixers or generators may be used, no contractor access whatsoever is permitted without the explicit written permission of the Local Authority Arboriculturalist under the supervision of the developer's appointed Arboriculturalist. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be retained and worked around.
- In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of [1 year (see endnote 10) from [the date of the occupation of the building for its permitted use].
- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].
  - (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
  - (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition

and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the

**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.

- 6 Prior to the commencement of any works above grade the following financial contributions shall be paid to the Council in order to mitigate against any adverse planning issues as a result of development;

Education - £155,463;  
Employment during construction (Site A only) - £10,412;  
Employment management (Site A only) - £816;  
Public open space - £9,660;  
Children's play equipment - £5,153;  
Sports development contribution - £23,574;  
Strategic transport contribution - £15,413;  
Site specific transport contribution - £11,000;  
Public realm improvements - £16,500;  
Health - £24,836;

**Reason:** To improve the public realm, provide quality communal amenity space, improve education, improve sports facilities, improve health facilities, mitigate against adverse transport impacts provide playspace in accordance with saved policy 2.5 Planning Obligations of The Southwark Plan 2007

**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.

- 7 Before any above grade work hereby authorised begins (excluding demolition), in respect of the housing within site B material samples / sample-boards of all external facing materials, including the following shall be submitted:  
i) 1m x 1m sample panel of each brickwork type, with mortar and pointing shall be submitted to the Council or made available on site for inspection, and details 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 and 3.13 Urban Design.

- 8 Before any above grade work hereby authorised begins (excluding demolition), in respect of the community facility on site A. Material samples / sample-boards of all external facing materials, including the following shall be submitted:

i) 1m x 1m sample panel of each brickwork type, with mortar and pointing  
ii) 1m x 1m sample panel of the proposed metal screens  
to be used in the carrying out of the development, shall be submitted to the Council or made available on site for inspection, and details 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 and 3.13 Urban Design.

- 9 Before any above grade work hereby authorised begins (excluding demolition), in respect of the housing to be provided within site B. section detail-drawings at a scale of 1:5 (unless otherwise noted) through principal features on the facades, including;  
· heads, sills and jambs of all openings;  
· brickwork features/texture;  
· boundary walls.

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 and 3.13 Urban Design of

- 10 Before any above grade work hereby authorised begins (excluding demolition), in respect of the housing to be provided within site A. detailed drawings scale 1:50 of a hard and soft landscaping scheme (including bat boxes, surfacing materials, access, or pathways layouts, playspace, materials and edge details and material samples of hard landscaping), and including a management plan, 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: 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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 11 Before any above grade work hereby authorised begins (excluding demolition), in respect of the housing to be provided within site B. detailed drawings scale 1:50 of a hard and soft landscaping scheme (including bat boxes, surfacing materials, access, or pathways layouts, playspace, details of integration between existing and proposed landscaping on Site B, materials and edge details and material samples of hard landscaping), and including a management plan, 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: 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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 12 Before any above grade work hereby authorised begins (excluding demolition), in respect of the community centre to be provided within site A. detailed drawings scale 1:50 of a hard and soft landscaping scheme (including bat boxes, surfacing materials, access, or pathways layouts, playspace, materials and edge details and material samples of hard landscaping), and including a management plan, 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: 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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 13 Before any above grade work hereby authorised begins, details of green and/or brown roofs (including a specification and maintenance plan) 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 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.

- 14 Prior to commencement of above grade work, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum of level 4 or equivalent Code Level 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;  
Before the first occupation of the building 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 (a) have been met.

#### 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.

- 15 Before any fit out works to the community facility 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 a minimum 'very good or 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;  
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 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.

- 16 Prior to any above grade work hereby authorised beginning, details of the means of enclosure for all site boundaries 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

In the interests of visual and residential amenity 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, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 17 No development shall take place, including any works of demolition, until an Environmental Management Plan for the demolition/construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. (Guidance on expected content of EMP

is available from EP Team)

Reason:

To ensure that occupiers of neighbouring premises and the wider environment 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.

- 18 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 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)

- 19 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.

A validation test shall be carried out on a relevant sample of premises following completion of the development but prior to occupation. The results shall be submitted to the LPA for approval in writing.

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.

**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.

- 20 Before the first occupation of the residential units hereby permitted, the cycle storage and refuse storage arrangements relevant to the housing to be occupied as shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and the facilities provided 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 Saved Policies 3.2 Protection of Amenity, Policy 3.7 Waste Reduction and 5.3 - Walking and Cycling of The Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport and 13 High Environmental Standards of the Core Strategy 2011.

- 21 Prior to the occupation of the Community Centre hereby permitted a Service Management Statement detailing how the community centre is to be serviced must 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 The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 22 Prior to first occupation of the wheelchair accessible units hereby approved, they 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 policy 4B.5 Creating an Inclusive Environment of the London Plan 2008 and policies 3.12 Quality in Design, and 3.13 Urban Design 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.

- 23 The use hereby permitted for D Class purposes shall not be carried on outside of the hours 07:30-23:30 Monday to Saturday and 09:00-22:00 on Sundays and Bank/Public Holidays. The first floor terrace and rear garden of the community centre hereby approved shall not be used outside the hours of 09:00-22:00 Mondays to Saturdays and 10:00-21:00 on Sundays and Bank/Public Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

- 24 Notwithstanding the approval of a community centre for D Class use, the premises hereby approved shall not be made available for use as a place of worship.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use 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 the National Planning Policy Framework 2012.

- 25 The car parking hereby permitted shall not be used for any purpose other than incidental to the enjoyment of the dwellings hereby approved.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of 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.

**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).

- 26 Before any above grade work hereby authorised begins (excluding demolition), in respect of the housing to be provided within site A. Section detail-drawings at a scale of 1:5 (unless otherwise noted) through principal features on the facades, including;

- parapets, roof edges;
- balconies;
- heads, sills and jambs of all openings;
- brickwork features/texture;
- boundary walls.

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 and 3.13 Urban Design of The Southwark Plan 2007.

- 27 During the construction process of development within Site B hereby approved, the developer shall place a minimum of 2 workless Southwark residents into sustainable construction jobs; train a minimum of 1 workless residents per annum using short courses; and provide a minimum of 2 Construction Skills Certification Skills training opportunities per annum; to provide a minimum of 1 NVQ-level Qualifications.

Reason: To encourage local employment opportunities and training in accordance with saved policy 1.1 'employment opportunities' of the Southwark Plan and Strategic Policy 10 'Jobs and businesses' in the Core Strategy 2011.

- 28 Prior to the commencement of any development above grade (excluding demolition), the developer shall enter into an agreement, under section 278 of the Highways Act, with the Highways Authority to carry out the proposed highways works within the site and directly surrounding the site, on Nunhead Lane, Nunhead Green, Scylla Road, and Candle Grove. The development shall not be carried out otherwise than in accordance with this S278 agreement, and such works shall be completed within 3 months of first occupation of any part of the development.

Reason

To ensure that the proposal will not comprise any highway safety in accordance with policy 5.2 transport Impacts of the Southwark Plan 2007 and to ensure that the works are carried out with the agreement of and to the relevant standards of the Highway Authority.

- 29 Prior to occupation of the housing the developer shall submit to the Council for its approval details of an agreement with the Car Club Operator providing for three years' free membership of the Car Club for every resident of the general needs housing hereby approved meeting the Car Club Operator's membership criteria. The housing shall not be occupied until the details of the agreement with the Car Club Operator have been approved in writing.

Reason: To promote the use of sustainable transport methods in accordance with saved policy 5.1 'locating developments and strategic policy 2 'sustainable transport' 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 local planning authority delivered the decision in a timely manner.