

**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	Kings College London	Reg. Number	13/AP/1429
Application Type	Full Planning Permission	Case	TP/403-A
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the former Mulberry Business park to provide buildings of between 4 and 9 storeys (maximum height 42.85m AOD), comprising 770 student bedrooms with related living/kitchen and communal spaces (sui generis); 33 affordable residential units (Class C3); 610sqm retail uses (Classes A1, A2,A3); 322sqm health centre (Class D1); 75sqm area of retail (Classes A1, A2, A3) or alternate non-residential institutional use (Class D1); 4,490sqm offices (Class B1); associated car parking, cycle parking and landscaped public realm; new vehicular and pedestrian access/egress and associated works.

At: FORMER MULBERRY BUSINESS PARK, LAND BOUNDED BY CANADA STREET, QUEBEC WAY AND HARMSWORTH QUAYS PRINT WORKS, LONDON SE16

In accordance with application received on 07/05/2013

and Applicant's Drawing Nos. 791-01-07-001 Rev P2, 791-01-07-100 Rev P3, 791-01-07-101 Rev P3, 791-01-07-102 Rev P3, 791-01-07-103 Rev P3, 791-01-07-104 Rev P3, 791-01-07-105 Rev P3, 791-01-07-106 Rev P3, 791-01-07-107 Rev P2, 791-01-07-108 Rev P1, 791-01-07-109 Rev P3, 791-01-07-220 Rev P2, 791-01-07-221 Rev P2, 791-01-07-222 Rev P2, 791-01-07-230 Rev P1, 791-01-07-231 Rev P1, 791-01-07-232 Rev P3, 791-01-07-233 Rev P1, 791-01-07-234 Rev P1, 791-01-07-235 Rev P1, 791-01-07-236 Rev P1, 791-01-07-237 Rev P1, 791-01-07-238 Rev P3, 791-01-07-239 Rev P3, 791-01-07-240 Rev P1, 791-01-07-241 Rev P1, 791-01-07-242 Rev P1, 791-01-07-243 Rev P3, 791-01-07-244 Rev P1, 791-01-07-245 Rev P1, 791-01-07-300 Rev P2, 791-01-07-301 Rev P2, 791-01-07-302 Rev P3, 791-01-07-400 Rev P3, 791-01-07-401 Rev P3, 791-01-07-500 Rev P1, 791-01-07-501 Rev P1, 791-01-07-502 Rev P1, 791-01-07-503 Rev P2, 791-01-07-504 Rev P1, 791-01-07-505 Rev P1, 791-01-07-506 Rev P1, 791-01-07-507 Rev P1, 791-01-07-520 Rev P1, 791-01-07-521 Rev P1, 791-01-07-522 Rev P1, 791-01-07-530 Rev P2, 791-01-07-531 Rev P2, 791-01-07-532 Rev P2, 791-01-07-140 Rev P1, 791-01-07-141 Rev P1, 791-01-07-150 Rev P3, 791-01-07-151 Rev P1, 791-01-07-159 Rev P1, XXX-P-DWG-50-BG01 Rev 0.

Design and Access Statement, Design and Access Statement Addendum Submission, Planning Statement, Townscape and Visual Impact Assessment, Daylight, Sunlight and Overshadowing Assessment, Transport Assessment, Residential Travel Plan, Framework Travel Plan, Construction Management Plan, Delivery and Servicing Plan, Air Quality Assessment, Wind Assessment, Archaeological Assessment (Revised June 2013), Socio-Economic Report, Sustainability Statement, Reptile Survey, Phase 1 Habitat Survey, Ground Investigation Report, Energy Strategy, BREEAM Pre-Assessment and Code for Sustainable Homes Assessment, Flood Risk Assessment Report including Appendices A-C, Arboricultural Impact Assessment, Noise Assessment, Statement of Community Involvement

Subject to the following forty-six 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:

791-01-07-001 Rev P2, 791-01-07-100 Rev P3, 791-01-07-101 Rev P3, 791-01-07-102 Rev P3, 791-01-07-103 Rev P3, 791-01-07-104 Rev P3, 791-01-07-105 Rev P3, 791-01-07-106 Rev P3, 791-01-07-107 Rev P2, 791-01-07-108 Rev P1, 791-01-07-109 Rev P3, 791-01-07-220 Rev P2, 791-01-07-221 Rev P2, 791-01-07-222 Rev P2, 791-01-07-230 Rev P1, 791-01-07-231 Rev P1, 791-01-07-232 Rev P3, 791-01-07-233 Rev P1, 791-01-07-234

Rev P1, 791-01-07-235 Rev P1, 791-01-07-236 Rev P1, 791-01-07-237 Rev P1, 791-01-07-238 Rev P3, 791-01-07-239 Rev P3, 791-01-07-240 Rev P1, 791-01-07-241 Rev P1, 791-01-07-242 Rev P1, 791-01-07-243 Rev P3, 791-01-07-244 Rev P1, 791-01-07-245 Rev P1, 791-01-07-300 Rev P2, 791-01-07-301 Rev P2, 791-01-07-302 Rev P3, 791-01-07-400 Rev P3, 791-01-07-401 Rev P3, 791-01-07-500 Rev P1, 791-01-07-501 Rev P1, 791-01-07-502 Rev P1, 791-01-07-503 Rev P2, 791-01-07-504 Rev P1, 791-01-07-505 Rev P1, 791-01-07-506 Rev P1, 791-01-07-507 Rev P1, 791-01-07-520 Rev P1, 791-01-07-521 Rev P1, 791-01-07-522 Rev P1, 791-01-07-530 Rev P2, 791-01-07-531 Rev P2, 791-01-07-532 Rev P2, 791-01-07-140 Rev P1, 791-01-07-141 Rev P1, 791-01-07-150 Rev P3, 791-01-07-151 Rev P1, 791-01-07-159 Rev P1, XXX-P-DWG-50-BG01 Rev 0.

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 on site, including any demolition, details of the means by which any existing trees identified to be retained 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.

- 4 Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 5 Within six months 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 6 Before the development hereby permitted is commenced, details of a surface water drainage scheme for the site based on the Flood Risk Assessment by RMA Environmental shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that sufficient drainage capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011 and saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

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

- a) provides details on all of the structures;
- b) accommodates the location of the existing London Underground structures and tunnels;
- c) accommodates ground movement arising from the construction thereof;
- d) and mitigates the effect of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects 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 matters listed at a-d shall be completed, in their entirety, before any part of the development is occupied.

Reason

To ensure that the development would not impact upon existing London Underground transport infrastructure, in accordance with London Plan 2011 table 6.1 'Land for industry and Transport' Supplementary Planning Guidance (2012).

- 8 Prior to the commencement of development, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the water supply infrastructure has sufficient capacity to meet the additional demand generated by the development.

- 9 a) Prior to the commencement of the development, 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 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.

b) 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.

c) 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)

- 10 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:

construction vehicle routes and 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

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.

- 11 Prior to the commencement of above ground works, details of the way in which the accessible parking spaces outside the health centre would be managed and enforced to ensure that they could only be used by occupiers and users of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that adequate parking would be available to serve the development, in accordance with saved policy 5.6 'Parking standards' 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.

- 12 Prior to the commencement of above grade works, details of a strategy for the management of the move-in and move-out of student occupiers of the development detailing how disruption to the highway network and disturbance to neighbouring occupiers would be minimised shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the servicing of the development would not result in any adverse highway effects or undue disturbance to neighbouring occupiers, in accordance with The National Planning Policy Framework 2012, Strategic Policies 2 'Sustainable Transport' and 13 'High environmental standards' of The Core Strategy 2011 and Saved Policies 3.2 'Protection of amenity' and 5.2 'Transport Impacts' of the Southwark Plan 2007.

- 13 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) and provision for replacement trees sufficient to replace the amount of stem girth lost as a result of the proposal shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two 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

In the interests of the visual amenity of the development and biodiversity, 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, 3.13 Urban Design and 3.28 'Biodiversity' in the Southwark Plan 2007.

- 14 Before any above grade work hereby authorised begins, details of the green and 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.

- 15 Prior to the commencement of above grade works, details of a scheme to increase the use of renewable energy use within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the development would comply with policies 5.2 'Minimising carbon dioxide emissions' of the London Plan (2011), SP 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 Details of no less than 12 bird nesting boxes / bricks including their exact location, specification and design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade work. The nesting boxes / bricks shall be installed in accordance with the approved details prior to the first occupation of the building to which they form part or the first use of the space in which they are contained, and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan and strategic policy 11 'Open spaces and wildlife' of the Core Strategy (2011).

- 17 Samples of all external facing materials including a minimum of 1m x 1m sample panels of all brickwork, mortar and bond to the:

- a) Student housing blocks (including health centre and retail units)
- b) Office block and
- c) Residential block

to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority prior to the commencement of above grade works. 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 saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 18 Scale 1:5/10 section detail-drawings of the following elements of the student housing blocks including health centre and retail units shall be submitted to and approved in writing by the Local Planning Authority before the commencement of above grade works; the development shall not be carried out otherwise than in accordance with any such approval given.

- a) facades;
- b) parapets;
- c) heads, cills and jambs of all openings;
- d) shop fronts including to the health centre;
- e) entrance lobbies; and
- f) roof edges;

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 19 Scale 1:5/10 section detail-drawings of the following elements of the residential block shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works; the development shall not be carried out otherwise than in accordance with any such approval given.

- a) the facades;
- b) parapets;
- c) roof edges;

- d) balconies; and
- e) heads, cills and jambs of all openings;

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 listed building in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core strategy (2011).

- 20 Scale 1:5/10 section detail-drawings of the following elements of the office block shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. The development shall not be carried out otherwise than in accordance with any such approval given.

- a) the facades;
- b) parapets;
- c) roof edges;
- d) roof terrace;
- e) entrance lobby; and
- f) heads, cills and jambs of all openings;

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 listed building in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & conservation of the Core strategy (2011).

- 21 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with 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.

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.

- 22 Details of the fit-out of the wheelchair accessible student rooms shall be submitted to and approved in writing by the Local Planning Authority. The rooms shall be fitted out in accordance with the details thereby approved prior to the occupation of the development and shall be retained as such thereafter. The rooms shall comply with the South East London Wheelchair Design Guide.

Reason

To ensure that the wheelchair accessible rooms would be delivered to the relevant standard in accordance with the NPPF (2012) and policy 7.2 'An inclusive environment' of the London Plan (2011).

- 23 The refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the block which they would serve prior to the occupation of that block. The facilities thereafter shall 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 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 24 The health centre (or alternative D class use) hereby permitted shall achieve at least BREEAM 'very good'. Before the first occupation of the building 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 at least 'very good' has 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.

- 25 The student housing blocks, office block and retail spaces hereby permitted shall be designed to achieve at least BREEAM 'excellent'. Prior to the occupation of each of the respective blocks or retail spaces, a certified Post Construction Review (or other verification process agreed with the local planning authority) demonstrating that it has achieved at least BREEAM 'excellent' shall be submitted to approved in writing by the Local Planning Authority.

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.

- 26 Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment for external areas within the development shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 27 Prior to the commencement of the use of any of the retail units for uses falling within Class A3 (cafe / restaurant) full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

- 28 Prior to their occupation the wheelchair accessible units hereby approved as shown on the approved plans 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 The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 29 In the event that safety barriers are required around the children's playspace in the affordable housing block, detailed drawings of the barriers shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the details thereby approved.

Reason

In the interests of the visual amenity of the streetscene, in accordance with saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007) and Strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 30 Before the first occupation of the development the car parking shown on the drawings hereby approved shall be made available and retained thereafter for the purposes of car parking for vehicles of residents of the development and no trade or business shall be carried out thereon.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007 and

Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 31 Before the first occupation of the building hereby approved, details of the installation (including location and type) of at least two electric vehicle charger points within the car parking areas shall be submitted to and approved in writing by the Local Planning Authority and the charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

- 32 Prior to the occupation of the student housing, details of the means of preventing students (other than those with disabilities) from bringing cars to the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the student housing element would remain 'car-free' as detailed in the application, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

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.

- 33 Construction work for the development hereby permitted shall only be carried out between the hours of 08:00-18:00 Monday to Friday and 08:00-13:00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason

To safeguard the amenities of neighbouring residential properties from noise and disturbance, 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.

- 34 The development hereby permitted shall be carried out in accordance with the Delivery and Servicing Plan by Steer Davies Gleave dated April 2013, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the servicing of the development would not result in any adverse highway effects, in accordance 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.

- 35 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason:

In accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007) and because all wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

- 36 The development hereby permitted shall be carried out in accordance with the Energy Strategy by Parsons Brinckerhoff dated April 2013, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the development would comply with policies 5.2 'Minimising carbon dioxide emissions' of the London Plan (2011), SP 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.

- 37 The affordable housing hereby permitted shall be constructed to achieve at least Code for Sustainable Homes level 4. Prior to the occupation of the affordable housing, 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 at least level 4 has 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.

- 38 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment by RMA Environmental dated April 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.

- 39 No filtration of surface water drainage into the ground or piling or other foundation designs using penetrative methods shall be permitted, other than with the express written consent of the Local Planning Authority for a scheme of works to ensure that there would be no resultant unacceptable risk to ground water. The works must be carried out in accordance with any details thereby approved.

Reason

To ensure that there would be no unacceptable risks to controlled waters, in accordance with saved policy 3.9 'Water' of the Southwark Plan (2007) and as required by the environment agency.

- 40 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the community use (Class D1) hereby permitted shall not include any use as a Place of Worship or nursery.

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 saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 41 No more than 50% of the retail floorspace hereby permitted shall be used for purposes falling within Use Class A3 (cafe / restaurant).

Reason

To ensure the provision of a mix of retail uses across the development and to ensure that there would be no unacceptable loss of amenity to neighbouring occupiers from noise and disturbance, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 42 The retail units hereby permitted shall not be open outside the hours of 23:00 Sundays to Thursdays and 23:30 Fridays and Saturdays.

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.

- 43 The roof terraces to the student blocks hereby permitted shall not be used between the hours of 22:00-09:00 daily.

Reason

To safeguard the amenities of neighbouring residential properties from noise and disturbance, 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.

- 44 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.

- 45 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to 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).

- 46 The space shown on the ground floor plan hereby approved for possible future use for a cycle hire docking station shall be safeguarded for this purposes until or unless a suitable alternative location is secured.

Reason

To encourage sustainable modes of transport, in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan (2007) 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 and written guidance, all of which is available on the council's website and which offers a pre planning application advice service.

Informatives

- 1 Legacy lessons learned from similar landscaping within made ground should be adopted using specifications used at the Olympic park, recognised as industry good practice.
<http://learninglegacy.independent.gov.uk/documents/pdfs/design-and-engineering-innovation/163-integrating-trees-and-utilities-dei.pdf> and <http://learninglegacy.independent.gov.uk/documents/pdfs/design-and-engineering-innovation/160-planting-strategy-dei.pdf>

In order to ensure that the type and quality of landscaping aspired to is sustainable, it needs to achieve a reasonable level of maturity and longevity. This requires ample soil, irrigation and exploitable rooting volumes which, in turn, will rely on sufficient weight loading, maintenance and other engineering tolerances to be provided.

For tree planting to be sustainable where this is on podiums and within hardscape, load bearing cellular confinement systems, such as Silvacell, will need to be specified without reliance on washed sand sub-soil. Whilst self binding gravel as surfacing is suitable this will need to allow stem girth increment ideally via the use of hoggins or other material such as Cedec. Tree grills are not acceptable.

- 2 There are public sewers crossing or close to the site. You are advised to contact Thames Water Developer Services on 0845 850 2777 for further information.
- 3 In relation to the condition for the surface water drainage strategy, you are advised that this should be designed to attenuate surface water run-off as close to its source as possible and strive to reduce discharge rates to the greenfield run-off rate - typically 8 litres per second per hectare. The design should cater for a 1 in 100 year rainstorm event, including an allowance for climate change (30%), It should implement Sustainable Urban Drainage Systems wherever possible.
- 4 You are advised to obtain Secure by Design certification for the development.
- 5 You are 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, security, boundary treatment, safety barriers, landscaping and lighting.