

APPENDIX 1

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Conditions or Reasons for Planning Application - 07/CO/0046

Conditions Reasons for granting planning permission.

or

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

a] Policies 2.2 Provision of new Community Facilities, 2.5 Planning Obligations, 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.3 Sustainability Appraisal, 3.4 Energy Efficiency, 3.5 Renewable Energy, 3.7 Waste Reduction, 3.11 Efficient Use of Land, 3.12 Quality in Design, 3.13 Urban Design, 3.14 Designing Out Crime, 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, 3.19 Archaeology, 4.1 Density of Residential Development, 4.2 Quality of Residential Development, 4.3 Mix of Dwellings, 4.4 Affordable Housing, 4.5 Wheelchair Affordable Housing, 4.6 Loss of Residential Floorspace, 5.1 Locating Developments, 5.2 Transport Impacts, 5.3 Walking and Cycling, 5.6 Car Parking and 5.7 Parking Standards for disabled people and the mobility impaired of the emerging Southwark Unitary Development Plan [March 2007].

b] Policies R2.2 Planning Agreements, C.1.1 Premises for Community Facilities, E.1.1 Safety and Security, E.2.1 Layout and Building Line, E.2.2 Heights of Buildings, E.2.3 Aesthetic Control, E.2.4 Access for Facilities for People with Disabilities, E.2.5 External Space, E.3.1 Protection of Amenity, H.1.3 New Housing, H.1.4 Affordable Housing, H.1.5 Mix of New Housing, H.1.7 Density of New Residential Development, H.1.8 Standards for New Housing, H.1.10 Provision of Housing to Mobility and Wheelchair Standards, T.1.2 Location of Development in Relation to the Transport Network, T.1.3 Design of Development and Conformity with Council Standards and Controls, T.2.1 Measures for Pedestrians, T.4.1 Measures for Cyclists and T.6.3 Parking Space in New Developments of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

1) Application for the approval of External Appearance and Landscaping, which were Reserved Matters in this approval, shall be submitted to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

As required by Section 92 of the Town and Country Planning Act 1990 as amended.

2) The development hereby permitted shall not be commenced until details of the facilities by which non-ambulant disabled persons may gain access to, and move within, the respective buildings have been submitted to and approved in writing by the Local Planning Authority, and the building shall not be occupied until any such approved details have been provided and thereafter those facilities for disabled access shall be retained and shall not be removed without the prior written consent of the Local Planning Authority.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Policies 4.2 (Quality of Residential Accommodation) and 4.3 (Mix of Dwellings) of the emerging Southwark Plan.

3) The development hereby permitted shall not be commenced until details have been submitted to and approved in writing by the Local Planning Authority to demonstrate how all of the residential units comply with the Lifetime Homes Standards, and a minimum of 10% of the total number of residential units will be suitable for wheelchair users, and the building shall not be occupied until any such approved details have been provided and thereafter those facilities shall be retained and not be removed without the prior written consent of the Local Planning Authority.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Policies 4.2 (Quality of Residential Accommodation) and 4.3 (Mix of Dwellings) of the emerging Southwark Plan.

4) The development hereby approved shall not be commenced until details (2 copies) of the refuse storage facilities for the residential and commercial units and community facility have been submitted to and approved in writing by the Local Planning Authority, the units shall not be occupied until the facilities have been provided in accordance with any approval and shall be retained thereafter and the facilities used for no other purpose without the prior written consent of the Local Planning Authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policies 3.2 (Protection of Amenity), 3.7 (Waste Reduction) and 4.2 (Quality of Residential Accommodation) of the emerging Southwark Plan.

5) The development hereby permitted shall not be commenced until the applicant has provided to the Local Planning Authority an energy demand assessment including a feasibility assessment into the use of Combined Heat and Power or communal heating systems, and a report identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason

To ensure the development complies with Policy 3.5 (Renewable Energy) of the emerging Southwark Plan and Policy 4A.9 of the London Plan 2004.

6) No development shall take place until the applicant has provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves 'Excellent' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason

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To ensure the proposal complies with Policy 3.4 of the emerging Southwark Plan.

7) Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before any development commences.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with Planning Policy Statement 25 - Development and Flood Risk.

8) Prior to the commencement of the development a flood warning and evacuation plan covering flood evacuation / safe refuge shall be submitted to and approved in writing by the Local Planning Authority. The plan shall then be implemented in full from the date the building is occupied.

Reason: To reduce the risk of flooding to residents in accordance with Planning Policy Statement 25 - Development and Flood Risk.

9) The finished floor levels of the development shall be set 300mm above existing ground level of the site. Drawings shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of the development.

Reason:

To reduce the risk of flooding to residents and their property in accordance with Planning Policy Statement 25 - Development and Flood Risk.

10) The units in Site E as shown on the 'Indicative Construction Phasing' drawing included in the Design and Access Statement shall not be occupied until the building at 42-256 Bradenham is demolished.

Reason

To ensure an acceptable standard of accommodation in the Site E development, and an unacceptable impact on the amenity of adjoining occupiers in Big Bradenham is avoided in accordance with Policy 3.2 of the emerging Southwark Plan.

11) Details of the means by which the 5 trees to be retained on the site 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 (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To ensure the protection of the trees to be retained on the site in the interests of visual amenity in accordance with Policy 3.13 of the emerging Southwark Plan.

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

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy 5.2 of the emerging Southwark Plan and T.4.1 Measures for Cyclists of the Southwark Unitary Development Plan.

13) Before the development is commenced an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of any of the development.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason:

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy 4.2 (Quality of Residential Accommodation) of the Southwark Plan.

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