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: Alumno Developments (Camberwell) Ltd
Application Type: Full Planning Permission
Recommendation: Grant subject to Legal Agreement
Reg. Number: 13/AP/2979
Case Number: TP/2282-31

Planning Permission was GRANTED for the following development:
Demolition of buildings to the rear of the Town Hall including Theatre Peckham to facilitate redevelopment of the site. Erection of a part 7, part 4 storey building and refurbishment of the Town Hall to provide student accommodation (149 rooms), a new Theatre (1,244 sq metres), professional artist studios (Use Class B1a-c) and a cafe. Construction of a one storey structure as a roof extension to the Town Hall and new building for use as a student common room with associated roof terrace. Creation of a new public space at the rear of the site, linked to the new entrance to Theatre Peckham, with associated landscaping works.

At: FORMER SOUTHWARK TOWN HALL, 31 PECKHAM ROAD, LONDON, SE5 8UB

In accordance with application received on 13/09/2013 08:04:18


Subject to the following twenty-nine conditions:

Time limit for implementing this permission and the approved plans

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

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

2 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

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 No development shall take place, until a Construction and Environmental Management Plan (CEMP) 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 Plan shall include:

- A commitment to adopt and implement of the ICE Demolition Protocol and Southwark’s Environmental Code of Construction and GLA Best Practice Guidance;
- details on routes for construction vehicles, the types of vehicles expected, their frequency, their time of arrival and departure, cycle awareness training for drivers and any temporary traffic measures which might be required during the course of construction. (all construction access routes and access details also need to be approved by TfL);
- a detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and remedial measures;
- a scheme for recycling / disposing of waste resulting from demolition and construction work;
- details of the parking of vehicles of site operatives and visitors;
- details of loading and unloading of plant and materials and the storage of plant and materials used in constructing the development;
- details of the any maintenance of security hoarding that may be erected including decorative displays and arrangements for publicity and promotion during the scheme construction;
- measures to control the emission of dust and dirt during construction and details of acoustic screening and sound insulation measures; and
- where appropriate wheel washing facilities.

Reason:
As recommended by Transport for London and in the interests of residential transport and amenity 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.

4 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 Survey and Impacts Assessment by Crown Consultants dated 06/09/2013. 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

5 No demolition or development shall take place until the applicant, has secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the programme of works for the archaeological building recording in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan (July 2007).
The works of demolition hereby permitted shall not be begun until contracts have been entered into by the developer to ensure that the demolition is, as soon as possible, followed by the erection of the buildings permitted by the planning permission 13/AP/2979, or other application that has secured planning permission] and the Local Planning Authority have given their agreement in writing to those contracts.

Reason
To ensure that premature demolition does not take place before development works start in order that the community theatre asset and visual amenities of the area are safeguarded, in accordance with saved Policy 3.16 Conservation Areas of the Southwark Plan (2007), SP12 - Design and Conservation of The Core Strategy 2011 and the National Planning Policy Framework.

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.

Details of the facilities to be provided for the secure storage of cycles, including the detailed design of the proposed 'Brompton Docks' shall be submitted to (2 copies) and approved in writing by the local planning authority before above grade works commence 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 Saved Policy 5.3 - Walking and Cycling of The Southwark Plan (UDP) July 2007, SP2 - Sustainable Transport of the Core Strategy 2011, Policy 6.9 - Cycling of The London Plan 2011 and Section 4 - Promoting Sustainable Transport of The National Planning Policy Framework 2012.

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the biodiverse roofs, terraces 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 biodiverse roofs, terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

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.

Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme, including the provision for the planting of suitable trees and shrubs showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any 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.

Reason
So that the Council may be satisfied with the details of the landscaping in the interest of improving the environment at the application site and achieving a high standard of development 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.

1m x 1m sample panels of all proposed brickwork of the extension - including the angled window reveals, mortar colour and finishes - and 1m x 1m sample panel of the proposed theatre walls, as well as samples of all the
external facing materials and glazing, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:
In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

11 1:5/ 1:10/ 1:25 section detail-drawings through:
- the theatre and auditorium (including first floor theatre back office);
- translucent and articulated tile face;
- angled folds;
- double-height entrance on Havil Street;
- parapets and roof edges including their junction with the existing building;
- junctions with the existing building;
- heads, cills and jambs of all openings; and
- the single storey roof top extension.

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out (except for demolition); 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 listed building in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

12 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 damage to subsurface 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. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

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.

13 Prior to occupation of any part of the scheme hereby approved an updated Service Management Plan (Appendix C to the Transport Statement prepared by Royal HaskoningDHV dated September 2013), including details of refuse collections, location of delivery vehicles and size and frequency of the deliveries associated with the cafe, theatre and student accommodation should be submitted to and approved in writing by the Local planning Authority. The development shall be implemented in accordance with these details.

Reason

14 Prior to occupation, 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 having regard to likely student accommodation-related move-in and move-out movements at 30-32 and 33-35 Peckham Road 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.

15 A Post Construction Review Certificate (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, before the first occupation of the student accommodation (new and refurbished), cafe and artist studios, confirming that a 'Very Good' BREEAM standard has been met for the student accommodation, cafe and artist studios hereby permitted.

Reason

16 A Post Construction Review Certificate (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, before the first occupation of the theatre building, confirming that an 'Excellent' BREEAM standard has been met for the Theatre building hereby permitted.

Reason

17 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 Policy 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

18 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).

19 Prior to occupation the scheme of mechanical ventilation for the student accommodation element of the development, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, 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 approval given and shall be carried out before the use hereby permitted is commenced.

Reason
In order to ensure that ventilation of the student accommodation elements is adequate, protects against environmental noise from Peckham Road and Havil Street and will not detract from the appearance of these buildings 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.

20 Prior to the commencement of the theatre use a scheme of sound insulation shall be submitted to the local planning authority to ensure that the LMax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz. 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 the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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).

21 The student accommodation 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, to be agreed with the local authority, 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.

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.

22 In the event that potential 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 and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

Reason
In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with saved policy 3.1 Environmental effects of the adopted Southwark Plan 2007, strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

23 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

24 The outdoor amenity areas on the roof of the building shall not be used, other than for maintenance or repair purposes or means of escape in emergencies between the hours of 21:00-08:00.

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

25 No pipes, flues, vents or ductwork shall be fixed on the external faces of the existing and proposed building unless approved by this Local Planning Authority in writing.

Reason:
In order to ensure that the materials and details are in the interest of the visual appearance of the Town Hall building and new extension in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.12 - Quality of design and 3.15 Conservation of the Historic Environment of The Southwark Plan 2007.
26 The use hereby permitted for a Theatre purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday or 09:00 to 23:00 on Sundays and Bank Holidays.

Reason:

27 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).

28 The cafe hereby permitted shall not be open outside the hours of 07:00 -23:00 Monday to Saturday and 07:00 to 22:00 on Sundays and Bank Holidays.

Reason:

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).

29 The solar photo-voltaic panels and energy saving measures identified in the energy report (prepared by RPS dated November 2013, Issue 6) to reduce carbon emissions shall be provided in the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason:
In order to ensure a reduction in carbon emissions in the interests of sustainable development and in accordance saved policy 3.4 Energy efficiency of the Southwark Plan (2007) and Strategic policy 13 High Environmental Standards of the Core Strategy (2011)

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.