
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	Mr A Brown Southwark Council	Reg. Number	13/AP/2901
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2386-L
Recommendation	Grant permission		

Draft of Decision Notice

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

Erection of a three and four storey building to provide 42 'extra care' dwellings (39 x one bedroom and 3 x two bedroom) with associated communal facilities, plant, staff areas and landscaped courtyard.

At: LAND TO THE SOUTH OF SOUTHWARK EDUCATION AND RESOURCE CENTRE, CATOR STREET,
LONDON SE15 6AA

In accordance with application received on 29/08/2013

and Applicant's Drawing Nos. Design and Access Statement; External Building Fabric Report 19143/EBF1.2; Air Quality Assessment; Energy Strategy Report; Daylight and Sunlight Assessment; Ecology Assessment Report; Tree Survey Report; Planning Statement; Transport Statement; BREEAM Pre-assessment Report; Indicative Part L2A CO2 Emissions & EPC Assessment;
AA3901/2.1/005 rev. A (Proposed Site Plan); AA3901/2.1/010 rev. A (Ground Floor Plan); AA3901/2.1/011 rev. A (First Floor Plan); AA3901/2.1/012 rev. A (Second Floor Plan); AA3901/2.1/013 rev. A (Third Floor Plan); AA3901/2.1/014 rev. A (Roof Plan); AA3901/2.1/020 rev. A (North and South Elevations); AA3901/2.1/021 rev. A (East & West Elevations); AA3901/2.1/030 rev. A (Sections A-A & D-D); AA3901/2.1/031 rev. A (Section C-C & F-F); AA3901/2.1/032 rev. A (Section B-B & E-E); AA3901/2.1/040 rev. A (Street Elevations)

Subject to the following fourteen conditions:

Time limit for implementing this permission and the approved plans

1 Approved plans

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

AA3901/2.1/005 rev. A (Proposed Site Plan); AA3901/2.1/010 rev. A (Ground Floor Plan); AA3901/2.1/011 rev. A (First Floor Plan); AA3901/2.1/012 rev. A (Second Floor Plan); AA3901/2.1/013 rev. A (Third Floor Plan); AA3901/2.1/014 rev. A (Roof Plan); AA3901/2.1/020 rev. A (North and South Elevations); AA3901/2.1/021 rev. A (East & West Elevations); AA3901/2.1/030 rev. A (Sections A-A & D-D); AA3901/2.1/031 rev. A (Section C-C & F-F); AA3901/2.1/032 rev. A (Section B-B & E-E); AA3901/2.1/040 rev. A (Street Elevations)

Reason:

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

2 Standard time limits

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

3 Materials

Prior to any development taking place, notwithstanding the materials as detailed on the approved drawings and Design and Access Statement brick 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) sample panel of the proposed metal panels

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 Tree planting

Before any above grade work hereby authorised begins, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.

Where trees are planted in hard surfacing details are required such that adequate soil volumes are provided via the use of a cellular confinement system. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

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 in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

5 Tree protection measures

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 a Arboricultural Method Statement. 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) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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.

6 BREEAM

Before any fit out works to the commercial premises 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 '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.

7 Internal noise levels

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- 35dB 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.

8 Brown roof

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the brown roof 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 brown roof is to be retained for the duration of the use.

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, 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; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

9 Hard and soft landscaping

Before any above grade work hereby authorised begins, detailed drawings 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is

later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Pre-occupation conditions - the details required to be submitted for approval by the conditions 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.

10 Refuse storage

Before the first occupation of the residential units hereby permitted, the 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.

11 Wheelchair accessible units

Prior to their occupation the wheelchair accessible units hereby approved 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.

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

12 Social Rented Housing

For as long as the new build residential units shown on the plans are retained, used or occupied they shall be used as:

Social Rented Housing for an identified user group let on a periodic tenancy to those allocated by the Local Housing Authority, at a rent in compliance with the council's rent policy and relevant government guidelines, and with regard to the Council's Affordable Housing Supplementary Planning Document extant at the time of implementation and the requirements of the London Plan.

Reason

To ensure that the development would contribute to the provision of affordable housing in the borough, in accordance with strategic policy 6 'Homes for people on different incomes' of the Core Strategy (2011).

13 Sustainable construction jobs

During the construction process of development hereby approved, the developer shall place a minimum of 9 workless Southwark residents into sustainable construction jobs; train a minimum of 4 workless resident per annum using short courses; and provide a minimum of 9 Construction Skills Certification Skills training opportunities per annum; to provide a minimum of 2 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.

Other conditions - the following condition is to be complied with and discharged in accordance with the individual requirements specified in the conditions.

14 Section drawings

Before any above grade work hereby authorised begins 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 treatment.

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.

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.