
RECOMMENDATION

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	c/o Deloitte Real Estate	Reg. Number	13/AP/3815
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement and GLA	Case Number	TP/1474-235

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of 235-241 Union Street (Octavia House), including garages and substation to the rear and adjoining Network Rail land to provide a 14 storey building (max. building height 44.2m AOD) for the London Centre of Contemporary Music at basement, ground, first, second, third and fourth floors (Use Class D1), a ground floor cafe (Class A3), and 55 residential units (Class C3) across the fifth to fourteenth floors including associated cycle parking, one on-site car parking space; re-provision of 8 garages and landscaped public realm.

At: OCTAVIA HOUSE, 235-241 UNION STREET, LONDON, SE1 0LR

In accordance with application received on 07/11/2013

and Applicant's Drawing Nos. Planning Statement, Design and Access Statement prepared by SPPARC Architecture, Town and Visual Assessment prepared by SPPARC Architecture, Daylight and Sunlight Report prepared by Deloitte Real Estate, Energy Strategy Report prepared by SVM Consulting Engineers, Sustainability Assessment prepared by Deloitte Real Estate, Residential Travel Plan prepared by TTP Consulting, Transport Assessment prepared by TTP Consulting, Education Travel Plan prepared by TTP Consulting, Noise Impact Statement prepared by EQUUS Partnership Ltd, Flood Risk Assessment prepared by Pell Frischmann, Air Quality Assessment prepared by Air Quality Consultants Ltd, Desk Study and Ground Investigation Report prepared by Pell Frischmann, Supplementary Desk Study - Groundwater Monitoring Report and Supplementary Site Investigation Strategy prepared by RPS, Wind Study prepared by BMT Fluid Mechanics Ltd, Ecological Assessment Prepared by Aspect Ecology and a Viability Appraisal.

Existing Plans:

US-E-00-OS-01-01 Existing Site Plan P1, US-E-20-B1-01-01 Existing Basement Plan P1, US-E-20-0G-01-01 Existing Ground floor Plan P1, US-E-20-01-01-01 Existing First Floor Plan P1, US-E-20-02-01-01 Existing Second Floor Plan P1, US-E-20-0R-01-01 Existing Roof Plan P1, US-E-25-MF-01-01 Existing North Elevation - Union Street P1, US-E-25-MF-01-02 Existing West Elevation - Nelson Square P1, US-E-25-MF-01-03 Existing South Elevation P1, US-E-25-MF-01-04 Existing East Elevation P1.

US-E-26-MF-01-01 Existing Section S1 P1, US-E-26-MF-01-02 Existing Section S2,
US-E-80-MF-01-01 Existing Area & Accommodation Schedule P1

US-D-20-B1-01-01 Demolition Basement Plan P1,

US-D-20-0G-01-01 Demolition Ground Floor Plan P1
US-D-20-01-01-01 Demolition First Floor Plan P1
US-D-20-02-01-01 Demolition Second Floor Plan P1
US-D-0R-01-01 Demolition Roof Plan P1,

US-D-25-MF-01-01 Demolition North Elevation - Union Street P1
US-D-25-MF-01-02 Demolition West Elevation - Nelson Square P1
US-D-25-MF-01-03 Demolition South Elevation
US-D-25-MF-01-04 Demolition Roof Plan

Proposed Plans:

US-P-00-OS-01-01 Proposed Site Plan P1, US-P-20-B1-01-01 Proposed Basement Level P1, US-P-20-B1M-01-01 Proposed Basement Level P1, US-P-20-0G-01-01 Proposed Ground Floor Plan,
US-P-20-01-01-01 Proposed Level 01 - LCCM Layout P1, US-P-20-02-01-01 Proposed Level 02- LCCM Layout, US-P-20-03-01-01 Proposed Level 03 - LCCM Layout P1, US-P-20-03M-01-01 Proposed Level 03 Mezzanine - LCCM Layout,
US-P-20-04-01-01 Proposed Level 04 - Affordable Residential Layout P1,
US-P-20-05-01-01 Proposed Level 05 - Market Residential Layout P1, US-P-20-06-01-01 Proposed Level 06 - Market Residential Layout P1, US-P-20-07-01-01 Proposed Level 07-09 - Market Residential Layout P1, US-P-20-10-01-01 Proposed Level 10 - Market Residential Layout P1, US-P-20-11-01-01 Proposed Level 11 - Market Residential Layout

P1, US-P-20-11M-01-01 Proposed Level 11 Mezzanine - Market Residential Layout
US-P-20-0R-01-01 Proposed Roof Plan P2, US-P-21-MF-01-01 External Wall Plan Detail P1, US-P-21-MF-01-11
External Wall Sectional Detail P2, US-P-21-MF-01-12 External Wall Sectional Detail P1, US-P-21-MF-01-13 External Wall
Sectional Detail P1, US-P-25-MF-01-01 Proposed North Elevation - Union Street P1, US-P-25-MF-01-02 Proposed West
Elevation - Nelson Square P1, US-P-25-MF-01-03 Proposed South Elevation P1, US-P-25-MF-01-04 Proposed East
Elevation P1, US-P-26-MF-01-01 Proposed Section S1 P1, US-P-26-MF-01-02 Proposed Section S2 P1, US-P-26-MF-
01-03 Proposed Section S3 P1, US-P-26-MF-01-11 Proposed Double Height Space Section Detail P1, US-P-35-03M-01-
01 Proposed Level 03 Mezzanine - Exterior Reflected Ceiling Plan P1, US-P-90-0G-01-01 Proposed Ground Floor -
Landscape Detail P1, US-P-80-MF-01-01 Proposed Area & Accommodation Schedule P2, US-P-80-MF-01-02 Proposed
Residential Unit Schedule P5, Proposed Residential Habitable Room Schedule P4.

Subject to the following thirty-four 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:

US-P-00-OS-01-01 Proposed Site Plan P1, US-P-20-B1-01-01 Proposed Basement Level P1, US-P-20-B1M-01-01
Proposed Basement Level P1, US-P-20-0G-01-01 Proposed Ground Floor Plan,
US-P-20-01-01-01 Proposed Level 01 - LCCM Layout P1, US-P-20-02-01-01 Proposed Level 02- LCCM Layout,
US-P-20-03-01-01 Proposed Level 03 - LCCM Layout P1, US-P-20-03M-01-01 Proposed Level 03 Mezzanine -
LCCM Layout, US-P-20-04-01-01 Proposed Level 04 - Affordable Residential Layout P1,
US-P-20-05-01-01 Proposed Level 05 - Market Residential Layout P1, US-P-20-06-01-01 Proposed Level 06 -
Market Residential Layout P1, US-P-20-07-01-01 Proposed Level 07-09 - Market Residential Layout P1, US-P-
20-10-01-01 Proposed Level 10 - Market Residential Layout P1, US-P-20-11-01-01 Proposed Level 11 - Market
Residential Layout P1, US-P-20-11M-01-01 Proposed Level 11 Mezzanine - Market Residential Layout
US-P-20-0R-01-01 Proposed Roof Plan P2, US-P-21-MF-01-01 External Wall Plan Detail P1, US-P-21-MF-01-11
External Wall Sectional Detail P2, US-P-21-MF-01-12 External Wall Sectional Detail P1, US-P-21-MF-01-13
External Wall Sectional Detail P1, US-P-25-MF-01-01 Proposed North Elevation - Union Street P1, US-P-25-MF-
01-02 Proposed West Elevation - Nelson Square P1, US-P-25-MF-01-03 Proposed South Elevation P1, US-P-25-
MF-01-04 Proposed East Elevation P1, US-P-26-MF-01-01 Proposed Section S1 P1, US-P-26-MF-01-02
Proposed Section S2 P1, US-P-26-MF-01-03 Proposed Section S3 P1, US-P-26-MF-01-11 Proposed Double
Height Space Section Detail P1, US-P-35-03M-01-01 Proposed Level 03 Mezzanine - Exterior Reflected Ceiling
Plan P1, US-P-90-0G-01-01 Proposed Ground Floor - Landscape Detail P1, US-P-80-MF-01-01 Proposed Area &
Accommodation Schedule P2, US-P-80-MF-01-02 Proposed Residential Unit Schedule P5, Proposed Residential
Habitable Room Schedule P4.

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 18 months from the date of the permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended, to secure the local benefits associated with the timely delivery of educational space required by the London College of Contemporary Music, taking account evidence submitted on viability and impact this has had on the level of affordable housing.

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 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.

- 4 a) Prior to the commencement of any development, an additional site investigation and risk assessment shall be completed in accordance with section 4 of the RPS Supplementary Desk Study (ref: HLEI26176/001R, dated: Oct 2013) to assess the nature and extent of any contamination on the site post demolition of the existing structure. A Phase 2 (site investigation and risk assessment) shall be conducted and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) 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, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

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 off-site 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) and the National Planning Policy Framework 2012.

- 5 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:

To safeguard 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.

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 Before any above-grade work hereby authorised begins, a site report detailing the proposed methods to minimise future occupiers exposure to air pollution as well as air quality impacts associated with the proposed mixed-use development 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 and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason:

To ensure that end users of the premises do not suffer a loss of amenity by reason of pollution 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.

- 7 Before any above grade work hereby authorised begins, detailed drawings at 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, forecourt or pathways layouts, materials and edge details and material samples of hard landscaping, including the treatment of the adjacent highway on Nelson Square and Union Street), 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 landscape planting should contain a minimum of 30% fruit and nut bearing native plants.

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.

- 8 1m x 1m sample panels of all proposed brickwork and vertical fins and detailing including mortar colour as well as samples of all external facing materials including doors and windows 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 any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that a high standard of design and detailing has been achieved in accordance with Policy SP12 of the Core Strategy 2011 Design and Conservation and Saved policies 3.12 Quality in design and 3.13 Urban design of the Southwark Plan (2007).

- 9 1:5/10 section detail drawings through:

soffit detail above entrance area;
entrances;
sample winter garden;
parapets; and
vertical fins;

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above-grade works in connection with this permission are carried out; 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 Policy SP12 of the Core Strategy 2011 Design and Conservation and Saved Policies 3.12 Quality in Design and 3.13 Urban Design 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.

- 10 A Post Construction Review Certificate (or other verification process agreed with the local planning authority in writing) shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the residential component of the development hereby permitted confirming that a Code for Sustainable Homes rating of 4 (or agreed equivalent) has been met for the residential accommodation.

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.

- 11 Before the first occupation of the development hereby permitted a Service Management Plan, detailing how all

elements of the site are to be serviced (including the arrangements for waste collection and pick up), shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

In order that the Council may be satisfied that arrangements for servicing of the building would not adversely impact upon the highway and to ensure the collection and storage of refuse will be practical, accessible and protect amenity in accordance with saved policies 3.2 Protection of amenity, 3.7 Waste reduction and 5.2 Transport Impacts of the Southwark Plan (2007), Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.

- 12 Prior to the commencement of the ground floor cafe (Class A3), full particulars and details of a scheme for the ventilation of the kitchen 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 that the ventilation ducting and ancillary equipment will not result in 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.

- 13 Prior to the occupation of any part of the scheme hereby approved an updated Residential Travel Plan and Education Travel Plan which should include objectives, targets (including the base modal share), measures to achieve those targets and program of monitoring shall be submitted and approved in writing by the Local Planning Authority.

Reason:

To safeguard residential and transport amenity in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts', 5.3 'Walking and cycling of the Southwark Plan 2007 and the Sustainable Transport SPD 2010.

- 14 Prior to the commencement of the education use, cafe or occupation of any residential dwellings, an acoustic report detailing the rated noise level from any plant, together with any associated ducting, which shall be at least 10dB (A) below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises, shall be submitted to and approved in writing by the Local Planning Authority. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. 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 be carried out otherwise than in accordance with any such approval given.

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 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).

- 15 Prior to any use of the LCCM space a scheme of sound insulation shall be submitted and approved in writing to the Local Planning Authority that shall be designed ensure that sound from amplified and non-amplified music and speech from the use shall not increase existing background noise levels, which shall be at least 10dB (A) below the nearest noise sensitive premises.

A validation test shall be carried on a relevant sample of the premises following completion of the development and results submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure that occupiers of neighbouring premises and future occupiers of the residential accommodation above the education use do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to sound from amplified and non-amplified music and speech from LCCM or other noise generating uses before the use commences.

- 16 Details of any external lighting and security surveillance equipment for external areas shall be submitted to and approved in writing by the Local Planning Authority 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 Standards, 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.

- 17 Prior to first occupation of the residential component of the development hereby permitted the design of the scheme of mechanical ventilation for the residential 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 and approved in writing by the local authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the residential accommodation is occupied.

Reason:

In order to ensure that the ventilation of the residential elements is adequate and is protected from environmental noise and pollution 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.

- 18 Before the first occupation of the development hereby permitted details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles to serve the residential accommodation and LCCM (including provision for visitors) shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that access is convenient (minimising the number of doors) and include details of the mechanism that will be provided to facilitate access for users of the basement cycle storage (including design, power and position of the mechanism). The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to the proposed cycle parking facilities are convenient for users 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.

- 19 Details of bird and or bat nesting opportunities that will be integrated within the development shall be submitted to and approved in writing by the Local Planning Authority, prior to any superstructure works commencing on site, with due regard to the recommendations set out in the Ecology Report prepared by Aspect Ecology dated October 2013. The details approved shall be maintained thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity 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.

- 20 Details of the biodiverse green roofs (including the roof of the re-provided garages) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiverse roofs shall be:

have an extensive substrate base (depth 80-150mm); and
planted and seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiverse green roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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, 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.

- 21 The dwellings hereby permitted shall be designed to attain the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30db LAeq, T* and 45dB LAfmax

Living rooms - 35dB LAeq, T*

T* Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00

A validation test shall be carried out on a relevant sample of the premises following completion of the development and results submitted to the LPA for approval in writing before the residential accommodation is occupied.

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 Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan (2007).

- 22 The habitable rooms within the development sharing a party ceiling/floor element with the LCCM shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR25 due to noise from the education use is not exceeded. A report shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

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

Reason:

To ensure that future residential occupiers of the development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the education premises 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.

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

- 23 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 24 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 building and townscape 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.

- 25 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core

Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 26 Construction work for the development hereby permitted shall only be carried out between the hours of 08:00-1800 Monday to Friday and 08:13:00 on Saturdays and not at all on Sunday and Bank Holidays.

Reason:

To safeguard the amenities of the 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 the Southwark Plan 2007.

- 27 A Post Construction Certificate (or other verification process agreed with the local planning authority in writing) shall be submitted to and approved in writing by the Local Planning Authority within six months of occupation of the LCCM component of the development hereby permitted confirming that a BREEAM rating of "Excellent" (or agreed equivalent) has been met for the education use.

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.

- 28 The space hereby approved for education use (Class D1) shall be personal to the London College of Contemporary Music and shall not enure for the benefit of the land.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case and the benefits to the Town Centre, the adjoining Strategic Cultural Area and to the local community which will arise from the presence of the London College of Contemporary Music, which were material considerations in determining the application. This is in accordance with the National Planning Policy Framework (2012), the Blackfriars Road SPD 2014, and the Southwark Core Strategy 2011.

- 29 No vehicles shall be parked on the garage forecourt at any time, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that access to cycle parking and waste facilities are convenient and accessible in accordance with saved policies 3.7 Waste reduction and 5.3 Walking and cycling of the Southwark Plan

- 30 The energy saving measures identified in the energy strategy report prepared by SVM Consulting Engineers to reduce carbon emissions shall be provided in the development hereby approved, and thereafter maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In order to ensure a reduction in carbon emissions in the interest of sustainable development and in accordance with Saved policy 3.4 Energy Efficiency of the Southwark Plan, Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Policy 5.2 and 5.7 of the London Plan July 2011 Consolidated with revised early minor alterations October 2013.

- 31 The refuse storage arrangements shown on the approved drawing no. US-P-20-0G-01-01 rev P1 Proposed Ground Floor Plan shall be provided and made available for use by the occupiers of the dwellings and commercial floorspace before they are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the council as Local Planning Authority.

Reason:

In order that the Council may be satisfied that the refuse will be appropriately stored on 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 Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of the Southwark Plan (2007).

- 32 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit in the controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy (2011) and Saved Policy 5.2 Transport Impacts of the Southwark Plan (2007).

- 33 Development hereby permitted shall only be carried out in accordance with the submitted Flood Risk Assessment by Pell Frischmann.

Reason:

To reduce the risk of flooding to, and impact of flooding on, the proposed development and future occupants in accordance with Strategic Policy 13 High Environmental Standards of the Southwark Core Strategy 2011.

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).

- 34 The use hereby permitted for D1 purposes shall not be carried on outside of the hours 07:00 to 22:00 on Monday to Saturday and on Sundays & Bank Holidays.

Reason:

To safeguard the amenity of future 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.

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.

The pre-application service was used for this application and the advice given.

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

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