
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	Landcorp (London) Limited	Reg. Number	13/AP/3450
Application Type	Full Planning Permission	Case	TP/1421-7
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m2 restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage

At: 5-9 ROCKINGHAM STREET, LONDON, SE1 6PD

In accordance with application received on 14/10/2013 08:03:10

and Applicant's Drawing Nos. EX_OS, EX_SP, EX_GF, EX_MEZ, GA_C_BL, GA_C_00 Rev C, GA_C_01, GA_C_02, GA_C_03, GA_C_04, GA_C_05, GA_C_06, GA_C_07, GA_C_08, GA_C_09, GA_C_10, GA_C_11, GA_C_12, GA_C_RL, EL_NW Rev A, EL_SW Rev B, EL_SE Rev B, EL_NE Rev B, EL_NW_SE Rev B, S_AA Rev A, S_BB Rev A, D_01, D_02, D_03, D_04, D_05, EL_ST Rev A

Schedule of Areas (05 August 2014)
Daylight and Sunlight Study
Preliminary Code for Sustainable Homes Assessment
M&E Report
Energy Strategy
Sustainability Statement
Responses to GLA Planning Queries
Planning Statement
Air Quality Assessment
Design and Access Statement
Statement of Community Involvement
Desk Based Heritage Assessment
Heritage Impact Assessment
Environmental Noise and Vibration Assessment
Flood Risk Assessment
Rockingham Street Structural Summary
PERS Audit
Interim Travel Plan
Transport Assessment
Letter from Metropolitan (08 August 2014)

Subject to the following thirty-nine 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: GA_C_BL, GA_C_00 Rev C, GA_C_01, GA_C_02, GA_C_03, GA_C_04, GA_C_05, GA_C_06, GA_C_07, GA_C_08, GA_C_09, GA_C_10, GA_C_11, GA_C_12, GA_C_RL, EL_NW Rev A, EL_SW Rev B, EL_SE Rev B, EL_NE Rev B, EL_NW_SE Rev B, S_AA Rev A, S_BB Rev A, D_01, D_02, D_03, D_04, D_05, EL_ST Rev A.

Reason:

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

2 Time Period

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 Archaeology Mitigation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

4 Residential Mechanical/Forced Ventilation

All residential units on floors one to nine shall be fitted with a mechanical ventilation system to enable rooms facing the either Rockingham or Tiverton Streets to be ventilated without the need to open windows.

Prior to the commencement of construction, 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 and/or filtration mechanisms, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approval given and shall be carried out before the use hereby permitted is commenced.

Following the extract system being installed a validation report to show compliance with the noise output/s and internal air quality standard agreed at the approval stage shall be submitted to the LPA.

Reason

In order to ensure that 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.

5 Site Contamination

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme 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, 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 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.

6 Protection from Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 to 07.00hrs. A report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. 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 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 proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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.

7 Plant Noise

Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises, which is (insert address), 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 not 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 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).

8 Details of External Lighting and Security

Prior to the commencement of development details of any external lighting [including design, power and position of luminaries, Light intensity contours (including off site to adjoining sensitive premises)] and security surveillance equipment of external areas surrounding the building 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 to 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.

9 Subsurface sewerage and water infrastructure

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 for damage to subsurface sewerage infrastructure and subsurface water 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.

10 Commercial extract ventilation

Prior to the commencement of development the scheme of extract ventilation to the restaurant unit shall be submitted to the Local Planning Authority for approval in writing and shall be installed in accordance with any permission given.

Reason

In order to ensure that 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 Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

11 Construction Environmental Management Plan

The development shall not commence until details of a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Construction Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

- i) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- ii) The specification shall include details of the method of piling.
- iii) Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- iv) Arrangements for publicity and promotion of the scheme during construction.
- v) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.
- vi) All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' 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 Detailed Drawings

Section detail-drawings at a scale of 1:2 through:

All soffits and beams at roof level over terraces (which shall be in brick);

Reveals to windows and balconies (which shall be in brick);

Cills (which shall be brick, recon stone or concrete) and copings (which shall be brick);

Balconies and balcony balustrades;

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 these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, 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.

13 Sample Panel

A sample panel of brickwork and masonry which includes examples of reveals, cills, lintels and beams as proposed over terraces at top floor level shall be constructed for inspection 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 to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, 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.

14 Material Samples

Material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to the Local Planning Authority approved in writing 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 to ensure that the design and details are in the architectural interest of the building and its setting in accordance with: The NPPF 2012, Section 7 Requiring good design, Section 12 Conserving and enhancing the historic environment; The London Plan 2011, Policy 7.6 Architecture, Policy 7.8 Heritage Assets and Archaeology; The Local Plan, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: Saved Policy 3.12 Quality in Design; Saved Policy 3.13 Urban Design of The Southwark Plan 2007.

15 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 'very good or 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 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.

16 Code for Sustainable Homes

Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level 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 Code for Sustainable Homes 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 the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

17 Flood Risk

The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures:

A Surface Water and Drainage Strategy is required to ensure that the development will not increase surface water discharge into sewers following construction, and in accordance with policies of the Core Strategy, reduce surface water run-off by a minimum of 50%. The Strategy shall be developed at detailed design stage and agreed by the Local Planning Authority prior to the commencement of above grade works;

Sustainable Drainage Systems (SuDS) should be incorporated in to the final design of the development, wherever possible, as a means of attenuating surface water run-off (Section 7.3.1 of the FRA).

Reason:

To attenuate surface water flows and prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, in accordance with policy 13 High environmental standards of the Core Strategy 2011.

18 Balcony and Terrace Planting

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the balcony and roof terrace gardens 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 terrace gardens and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF 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 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

19 Landscaping plan

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), 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. 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:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, SP12 Design and conservation; SP13 High environmental standards of the Core Strategy 2011 and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

20 Cycle Storage

Before the commencement of works above grade, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles for both the residential and commercial uses approved, 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 Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

21 Service Management Plan

Before the commencement of works above grade, a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved 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

To ensure the adequate management of servicing in accordance with saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 22 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries 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

In the interests of visual and residential amenity 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, 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.

- 23 Disabled Parking

The disabled parking bays shown on the approved drawings are to be provided as shown prior to occupation of the development, and shall be retained thereafter solely for the purposes of parking for disabled residents within this development.

Reason:

To ensure that the development meets accessibility standards in accordance with saved policy 5.7 Disabled parking of the Southwark Plan 2007.

- 24 Refuse storage

Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and commercial premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose. Refuse is to be collected directly from storage areas within the approved building envelope and not to be left on the public highway.

Reason

In order that the Council may be satisfied 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 Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 25 Electric Vehicle Charging Points

The parking bays hereby approved, are to be equipped with vehicle charging points, prior to the occupation of the development and retained thereafter.

Reason:

In order to encourage and facilitate sustainable modes of transport 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.

- 26 Food Odour Control

Before the restaurant use (A3) hereby permitted commences a scheme shall be agreed with the local planning authority which specifies the provisions to be made for the control of odour emanating from the unit/kitchen extraction system. Further details/plans of the external flue location and terminus are also requested to be submitted.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of odour 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).

- 27 Pillar Construction

The double height pillars to the terrace area at 12th and 13th floor level shall be constructed in accordance with

the drawings hereby permitted prior to occupation.

Reason:

In order to ensure that the design and details are in the architectural interest of the building and its setting, in accordance with: The NPPF 2012, Section 7 Requiring good design, Section 12 Conserving and enhancing the historic environment; The London Plan 2011, Policy 7.6 Architecture, Policy 7.8 Heritage Assets and Archaeology; The Local Plan, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: Saved Policy 3.12 Quality in Design; Saved Policy 3.13 Urban Design of The Southwark Plan 2007.

28 Piling and Foundation Works

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with any approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

29 Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

30 Restrictions- no telecommunications equipment

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 would 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 Policies 3.2 Protection of Amenity and 3.24 Telecommunications of the Southwark Plan 2007.

31 Residential standard- 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- 30dB LAeq, T +

A reduced standard for living rooms - 35 dB LAeq, T ζ , can be used to secure appropriate development.

*- 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.

32 Residential standard - Vertical sound transmission between commercial and residential properties

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20 due to noise from the commercial premises is not exceeded. The 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.

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 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.

33 Restrictions- no roof plant/ equipment

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 or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted.

Reason:

In order to ensure that no additional plant etc. 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 Policies 3.12 Quality in Design and 3.2 Protection of Amenity of the Southwark Plan 2007.

34 Restrictions- installations on elevations

No meter boxes, flues, vents or pipes other than rainwater pipes or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the buildings.

Reason:

To ensure such works do not detract from the appearance of the buildings in accordance with Policy 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

35 Renewable Energy

The PV panels intended to form part of the renewable energy strategy for the approved development are to be provided in accordance with the submitted Energy Strategy with this application, and to be retained for the life of the development, in full working order.

Reason:

In order to ensure that carbon emissions are reduced as part of the development and that renewable energy is incorporated into the development in accordance with policy 13 High environmental standards of the Core Strategy and policies 5.2, 5.3, 5.6 and 5.7 of the London Plan 2011.

36 CPZ Exemption

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 within 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.

37 Hours of Operation

The use hereby permitted for the restaurant use (A3) purposes shall not be carried on outside of the hours: Monday to Sunday 08:00 to 22:30.

Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

38 Servicing hours

Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday 08:00 to 20:00, Sundays/ Bank Holidays not at all.

Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 2 Sustainable Transport of the 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).

39 Archaeology Reporting

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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Informatives

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 2 Prior to the commencement of any works on site, developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.
- 3 Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.
- 4 Any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required.

If it is necessary to close the railway and restrict rail traffic, "possession" of the railway must be booked via Network Rail's Territory Outside Parties Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

The proposal will have a number of major impacts on Network Rail infrastructure due to the size of the development and its close proximity to Network Rail infrastructure. These impacts will need to be assessed fully as the scheme progresses. Network Rail therefore requires the developer to contact Network Rail's Asset Protection Kent Team (AssetProtectionKent@networkrail.co.uk) prior to any works commencing on site. The developer would be expected to sign an Asset Protection Agreement with us to enable approval of detailed works affecting the railway. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.