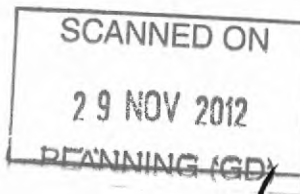


TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



APPENDIX 1



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PLANNING PERMISSION

Applicant Ms P Burns
London Fire Brigade

LBS Registered Number 12/API/2897

Date of Issue of this decision 27/11/2012

Planning Permission was GRANTED for the following development:

Demolition of existing station and ancillary structures and erection of a three storey fire station with associated covered wash down, 6-storey drill tower, yard, car parking, landscaping and alterations to the access/egress positions

At: FIRE STATION, 405 OLD KENT ROAD, LONDON, SE1 5JH

In accordance with application received on 04/09/2012 12:11:44 **Your Ref. No.:**

and Applicant's Drawing Nos. F35/07/01, F35/07/02, E35/07/03, 17073_OLD_E_1, 17073_OLD_E_2, 03(00)AP001, 03(00)AP003, 03(20)APP001, 03(20)AP002, 03(20)AP003, 03(20)AP004, 03(20)AE001, 03(20)AE002, 03(20)AE003, 03(20)AE004, 03(20)AS001, 03(20)AS002, 03(20)AS003, 03(20)AS004, 03(00)AP004, 3(CGI)A001, 03(CGI)A002, 03(91)AP001, 03(91)AE001, Air Quality Assessment, Noise Assessment, BRE Daylight Sunlight Report, Flood Risk Assessment, Land Quality Statement, Land quality assessment (dated 3rd July 2012), Site Investigation Factual Report, Archaeological Desk Based Assessment (December 2008), Written Scheme of Investigation for an archaeological evaluation, Energy Statement for Planning, Sustainability Statement for Planning, Transport Statement, Travel Plan for Old Kent Road Fire Station, Design and Access and Heritage Statement.

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

- Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.
- Strategic Policy 2 Sustainable transport which seeks to encourage walking, cycling and the use of public transport rather than travel by car.
- Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles seeks to ensure that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.
- Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.
- Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.
- Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

Saved policies of the Southwark Plan 2007

- Policy 2.2 (Provision of new community facilities) states that permission will be granted for new community facilities provided that provision is made for use by all members of the community, subject to assessment of impacts on amenity and in relation to transport impacts.
- Policy 2.5 (Planning Obligations) seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant.
- Policy 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.
- Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
- Policy 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.
- Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.
- Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air

quality.

Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 3.19 (Archaeology) advises that planning applications within Archaeological Priority Zones (APZ) should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Policy 5.1 (Locating Developments) states that location of development must be appropriate to the size and trip generating characteristics of the development, stating that schemes generating a significant number of trips must be located within easy access of public transport nodes.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Section 106 Planning Obligations SPD (2007)

Sustainability Assessments SPD (2009)

Sustainable Design and Construction SPD (2009)

Residential Design Standards SPD (2011)

Policies of the London Plan 2011

Policy 3.16 Protection and enhancement of social infrastructure

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.13 Parking

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

National Planning Policy Framework (2012)

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 12 - Conserving and enhancing the historic environment

The proposed development would be acceptable in landuse terms and although there would be some loss of light to the occupiers of Wessex House, it is not considered that this would be to a degree that would result in a significant loss of amenity. Subject to a Grampian condition no adverse highway impacts would occur, and the applicant would need to enter into s278 agreements with both the Council and TfL in order to carry out the associated highway works. The design of the proposal would be acceptable and would enhance the setting of an adjacent conservation area and listed buildings. Some pruning back of a neighbouring tree would be required and would need to be agreed between the parties. The development would be acceptable in terms of its BREEAM rating and carbon dioxide emissions and matters relating to flood risk and archaeology can be addressed by way of conditions. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following twenty-three conditions:

- 1 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

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

03(00)AP001, 03(00)AP003, 03(20)APP001, 03(20)AP002, 03(20)AP003, 03(20)AP004, 03(20)AE001, 03(20)AE002, 03(20)AE003, 03(20)AE004, 03(20)AS001, 03(20)AS002, 03(20)AS003, 03(20)AS004, 03(00)AP004, 3(CGI)A001, 03(CGI)A002, 03(91)AP001,03(91)AE001

Reason:

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

- 3 The flat roof part of the building next to Wessex House shall not be used other than as a means of escape or for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of the occupiers of Wessex House be protected from overlooking from use of the roof area 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).

- 4 Details of all external lighting including to the drill tower shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure no light pollution to the surrounding properties, 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).

- 5 The proposed development shall be carried out in accordance with the measures included in the Travel Plan for Old Kent Road Fire Station. At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to encourage the use of public transport, walking and cycling to the site 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 order that the use of non-car based travel is encouraged in accordance with Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

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- 6 Details of the installation (including location and type) of at least two electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed in accordance with the approved details prior to occupation of the development.

Reason

To encourage more sustainable travel in accordance with Saved Policy 5.2 'Transport Impacts' of the Southwark Plan (2007) and Strategic Policy 2 Sustainable Transport of the Core Strategy (2011).

- 7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason

In the interests of highway safety and residential amenity, in accordance with saved policies 5.2 'Transport impacts' and 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 8 The building hereby permitted shall not be occupied until the associated highway works to Old Kent Road and Cooper's Road, as set out at section 4.8.5 of the Transport Statement dated 12th July 2012 and shown on the 'Old Kent Road proposed Highways Alterations' Plan (dwg.no. C3A077/00 Rev C) have been completed.

Reason

In the interests of highway safety, in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

- 9 Detailed section drawings (scale 1:50) of all panelling and cladding to the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade work. The development shall be carried out in accordance with the details thereby approved.

Reason

In the interests of the appearance of the building, the visual amenities of the streetscene and the setting of an adjacent conservation area and listed building, in accordance with saved policies 3.12 'Quality in design', 3.13 'Urban design' and 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

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- 10 Samples of all external facing materials, including fabricated sections of the aluminium panelling, brickwork with mortar and bond and sections of all louvers shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade work. The development shall be carried out in accordance with the details thereby approved.

Reason

In the interests of the appearance of the building, the visual amenities of the streetscene and the setting of an adjacent conservation area and listed building, in accordance with saved policies 3.12 'Quality in design', 3.13 'Urban design' and 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 11 The building shall be designed to achieve at least BREEAM 'very good'. Before the first occupation of the building 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 this standard 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).

- 12 Unless otherwise agreed in writing by the Local Planning Authority, the photovoltaic panels shown on the approved plans shall be installed and operational prior to the first use of the building and shall be maintained as such thereafter.

Reason

In the interests of sustainable development, in accordance 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).

- 13 a) Following completion of demolition on the site, a phase 2 intrusive 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. The results of the Phase 2 site investigation and risk assessment shall be 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 would 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 that 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 measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that 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).

- 14 An archaeological evaluation of the site shall be undertaken in accordance with the Written Scheme of Investigation for an Archaeological Evaluation of the Fire Station, 405 Old Kent Road (Museum of London Archaeology, 14 March 2011).

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 'Design and Conservation' of the Core Strategy 2011 and saved policy 3.19 'Archaeology' of the Southwark Plan 2007.

- 15 Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 'Design and Conservation' of the Core Strategy 2011 and saved policy 3.19 'Archaeology' of the Southwark Plan 2007.

- 16 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 'Design and Conservation' of the Core Strategy 2011 and saved policy 3.19 'Archaeology' of the Southwark Plan 2007.

- 17 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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 order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ and to ensure that there would be no unacceptable risk to underlying ground waters, in accordance with in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policies 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy 2011 and saved policy 3.19 'Archaeology' of the Southwark Plan 2007.

- 18 Prior to the commencement of above grade work, details of the visibility splays to the access to the site from Cooper's Road 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:

To ensure that the proposal will not compromise highway safety in accordance with Saved Policy 5.2 Transport Impacts of The Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

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- 19 Before the first occupation of the building the cycle storage facilities shall be provided in accordance with the approved plans and shall be retained as such thereafter.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 20 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery 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 PPG24- Planning and Noise.

- 21 Prior to the first occupation of the building hereby permitted, the refuse store shall be provided in accordance with the approved plans and shall be retained as such thereafter.

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 and Policy 3.7 Waste Reduction of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 22 The boundary treatment to the site shall be completed in accordance with the approved plans prior to the occupation of the development.

Reason

In the interests of visual amenity and pedestrian safety, in accordance with saved policies 5.3 'Walking and cycling' and 3.12 'Quality in design' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

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- 23** Detailed drawings of a landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved in writing by the Local Planning Authority before any above grade work is begun, and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within two years of the completion of the building works or two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason

In the interests of visual amenity and biodiversity, in accordance with Strategic Policy 11 – Open spaces and wildlife and Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

Signed *Gary Rice*

Head of Development Management

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to planning.applications@southwark.gov.uk

UPRN: 200003371864

checked by *a* TP/2168-401

PLANNING PERMISSION

LBS Registered Number: 12/AP/2897

Date of issue of this decision: 27/11/2012



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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a

neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

IMPORTANT: This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

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