

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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PLANNING PERMISSION WITH LEGAL AGREEMENT

Applicant St Martins Property Investments Ltd
Date of Issue of this decision 08/10/2010

LBS Registered Number 07-AP-1262

Planning Permission was GRANTED for the following development:

The erection of six residential buildings providing 587 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m² of Class D1 floorspace along Llewellyn Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application.

At: CHAMBERS WHARF, CHAMBERS STREET, LONDON, SE16 4XQ

In accordance with application received on 01/06/2007 Your Ref. No.:
and revisions/amendments received on 11/03/2008
19/06/2009

and Applicant's Drawing Nos. DRAWINGS:7153 AL SITE (00):

001 P3; 002 P4; 010 P5; 011 P5; 020 P2; 021 P4; 030 P2; 031 P4; 040 P2; 041 P4; 050 P2; 051 P3; 060 P2; 061 P2; 070 P2; 071 P4; 080 P2; 081 P3; 082 P3; 083 P3; 084 P4; 085 P4; 086 P2; 087 P2; 098 P5; 100 P12; 101 P8; 102 P6; 104 P9; 106 P4; 107 P4; 108 P4; 109 P4; 110 P3; 111 P3; 112 P3; 113 P3; 115 P6;
7153 AL PR-A[21] 200 P2; 7153 AL PR-A[21] 201 P3; 7153 AL AF-F[21] 200 P3; 7153 Z4-A-G200-Section 106 4
ILLUSTRATIVE LANDSCAPE DESIGN: C306-025H; C306-027B; 306-029D; C306-030B; C306-031B; C306-032B; C306-033B; C306-034B; C306-035C; C306-036C; C306-037C; C306-038C; C306-039C; C306-040C; C306-041C; C306-042C; C306-043C; C306-044C; C306-045A; C306-046- ; C306-048- ; C306-049-

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

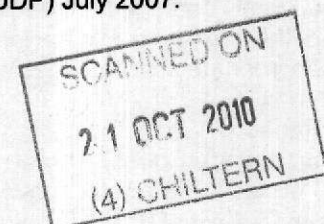
As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Samples of all facing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

Continued overleaf...



SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

- 3 1:5/10 section detail-drawings through: the glass facades, winter gardens and terraces of the Riverside Buildings A, B, C and D; the ground and upper floor facades of Blocks F and G to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is 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 the interest of the special architectural qualities of the proposed development in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 4 1:10 elevational detail-drawings of the windows, doors and gates to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is 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 the interest of the special architectural qualities of the proposed development in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 5 Detailed drawings of a landscaping scheme, including provision for the planting of suitable trees and shrubs, 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 by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

So that the Council may be satisfied with the details of the landscaping in the public realm, particularly the Riverside Walk and pedestrian routes through the scheme, in accordance with Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 3.14 (Designing out crime) of the Southwark Plan (UDP) 2007.

- 6 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously 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 by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

So that the Council may be satisfied that the landscaping will be provided and retained, in accordance with Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan (UDP) 2007.

Continued overleaf...

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

- 7 Details of the means by which the existing trees on the adjacent open space site, on corner of Bevington Street and Chambers Street, are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

So that the Council may be satisfied that the existing trees are protected for the benefit of the whole community in the area, in accordance with Policy 3.2 (Protection of Amenity) of the Southwark Plan (UDP) 2007.

- 8 Details of the signposting and other measures to inform members of the public of the Thames Path route and their rights of access, seating and lighting on the Thames Path, shall be submitted to and approved in writing by the local planning authority before occupation of any part of this development.

Reason

In order to ensure that public access to the Thames Path is promoted as part of this development, in accordance with Policy 3.30 (Protection of Riverside Facilities) of the Southwark Plan (UDP) 2007.

- 9 No development shall take place within the proposed development site until the implementation of a programme of archaeological building recording has been secured in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

Reason:

To ensure that the archaeological building recording is undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated and that the information is archived.

- 10 No development shall take place within the proposed development site until the implementation of a programme of archaeological work in accordance has been secured with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

Reason

To ensure that the archaeological operations (archaeology evaluation and any subsequent mitigation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived.

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

- 11 No development shall take place within the area of the river wall or deck until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

Reason:

To ensure that the archaeological operations (a phased programme consisting of a walkover survey, archaeology evaluation and environmental sampling of suitable deposits and any subsequent mitigation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived.

- 12 Within six months of the completion of archaeological site works (in relation to the previous three conditions) the applicants shall supply an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive.

Reason:

To ensure that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived and the project is published in a suitable way. This will be demonstrated by the production of a document following the guidance of Management of Archaeological Projects II (MAP II assessment report).

- 13 A minimum of 19 car parking spaces for the disabled, as shown on the drawings hereby approved, shall be made available, and retained for the purposes of car parking for the disabled.

Reason

To ensure that an adequate level of parking for people with disabilities is maintained within this development, in accordance with Policy 5.7 (Parking Standards for disabled people and the mobility impaired) of the Southwark Plan (UDP) 2007.

- 14 Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

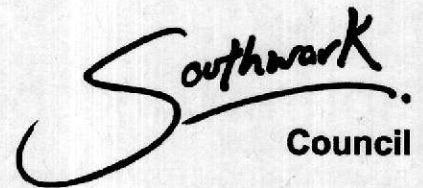
Reason

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 Policies 3.14 (Designing out crime) and 3.2 (Protection of Amenity) of the Southwark Plan (UDP) 2007.

Continued overleaf...

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

- 15 The sound insulation of the party element shall be sufficient to ensure that NR25 is not exceeded in residential premises due to noise from the community facility. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results shall be submitted to the Local Planning Authority for approval.

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 community space in accordance with Policy .3.2 'Protection of Amenity' of the Southwark Plan (UDP) 2007 and Planning Policy Guidance 24 Planning and Noise.

- 16 Prior to occupation of any of the buildings in the development, the developer shall submit to the Council a Feasibility Study examining options for the extension of the Community energy system to the St Michaels School site, including a method study for any preferred option, as appropriate.

Reason

In order that the contribution of the development to energy efficiency is maximised, in line with Policy 3.4 'Energy Efficiency' of the Southwark Plan 2007

- 17 Prior to the commencement of development, the applicant shall submit to the Council a Feasibility Study examining options for removal of demolition spoil from the site by river transport, and for importing construction materials by the same method. The Study should include impacts on road congestion, noise and air quality, and impact on the ecology of the river, as well as the infrastructure required to facilitate loading and unloading of materials. A Method Statement for the implementation of any preferred option shall be submitted to and approved in writing by the Council prior to any works in relation to this condition being carried out.

Reason

In order that the transport impacts of the demolition and construction phases of the development are minimised, in accordance with Policy 5.2 'Transport Impacts' of the Southwark Plan 2007

- 18 Prior to the commencement of development, the applicant shall submit to the Council a Method Statement for the removal of the jetty, to include a methodology for a survey of the foreshore beneath and adjacent to the jetty, and a watching brief for the period of the removal. This Method Statement shall be approved in writing by the Council, in consultation with the Port of London Authority and the Environment Agency, prior to any works in relation to the jetty taking place.

Reason

In order to protect the ecology of the foreshore in accordance with Policies 3.28 'Biodiversity' and 3.29 'Development within the Thames Special Policy Area' of the Southwark Plan 2007

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

- 19 Prior to the commencement of development, a bat and reptile survey, including a minimum of three activity surveys, shall be undertaken. The findings of the survey and any recommendations shall be submitted to the Council for approval in writing. Should the survey encounter bats or reptiles, a strategy shall be agreed in writing with the Council in consultation with Nature England as to the most appropriate method for dealing with the bats or reptiles.

Reason

To ensure the protection of biodiversity, in accordance with Policy 3.28 of the Southwark Plan 2007

- 20 Prior to the commencement of the development, the applicant shall provide to the Local Planning Authority an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'Excellent' rating. The scheme, to be approved in writing by the Local Planning Authority, shall then be provided in accordance with these details and a certified Post Construction Review (or other verification process agreed in writing by the Local Planning Authority) shall be provided, confirming that the agreed standards have been met prior to the occupation of the development.

Reason:

To ensure the proposal complies with Policy 3.4 (Energy Efficiency) of the Southwark Plan (2007).

- 21 The development hereby approved shall not be occupied until such time as a Service Management Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure compliance with Policies 3.7 (Waste Reduction) and 5.2 (Transport Impacts) of the Southwark Plan (2007).

- 22 Before development commences the following shall be submitted and approved in writing by the Local Planning Authority:

a) A full structural survey including intrusive testing of the condition of all of the river wall and its supporting elements that are being retained to demonstrate that these have or can be improved to achieve the same life expectancy as the development; and

b) A scheme of works for the formation of the proposed new flood defences and the replacement of all of the river wall and its supporting elements not demonstrated to be suitable for retention, along with the needed remedial works to improve retained elements as needed to achieve the same life-expectancy as the development.

The approved scheme submitted under b), shall then be implemented in strict accordance with the approved scheme prior to the occupation of any new buildings allowed under this permission.

Reason

To minimise the risk of flooding, ensure that the flood defence river wall has a life expectancy no less than that of the new development (which is taken to be 100 years as residential development is included) and for the benefit of wildlife.

Continued overleaf...

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

- 23 Surface water drainage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. The drainage works shall achieve a discharge to the combined sewer from surface water drainage no greater than 36 litres per second and comply with the following documents submitted subsequently to the original planning submission: - Hoare Lea report Chambers Wharf 0208374 Drainage Calculations Addendum January 2008 Estimated Allowable Flow Rate to Existing Combined Sewer dated 11 January 2008; and The Hand Amended Version dated 11/01/08, of Ian Simpson Architects drawing Titled GA Ground Floor Plan No. 100 rev. P10.

Reason

To minimise the risk of flooding including due to climate change in line with PPS25 and to achieve the most sustainable drainage system that is reasonably practical.

- 24 Throughout the occupation of the development a flood evacuation / safe refuge plan will be maintained and implemented.

Reason

To minimise the flood risk to people on the site.

- 25 The finished floor levels and entrance to the car parking will be set no lower than as shown on Ian Simpson Architects drawing GA Ground Floor Plan no. 100 p10 dated 04/05/07.

Reason

To minimise the risk of flooding.

- 26 All lighting and wind turbines located between the buildings and the new flood defence walls will be designed to be demountable such that the surface does not then have any protrusions proud of the ground.

Reason

To retain operational access to the tidal flood defences.

- 27 No development approved by this permission shall be commenced until an Ecological mitigation and enhancement scheme, has been submitted and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details. This scheme shall outline the detailed design of all ecological mitigation and enhancement measures listed within the Environment Statement Volume 2 dated May 2007 including nest boxes; attachment of timber to the river wall and proposed planting. This shall include design plans and layout, materials, timings, methods of construction and species lists for planting. The works shall be undertaken in accordance with the approved details.

Reason

To protect and conserve the natural features of importance for biodiversity across the site. All planting within 16 metres of the River Thames is to be of locally appropriate native species.

Continued overleaf...

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

- 28 No development approved by this permission shall be commenced until a detailed method statement for all works to the river including removal of the existing jetty have been approved by and implemented to the satisfaction of the Local Planning Authority.

Reason

To protect the ecological value of the River Thames and to ensure there are no negative impacts from the removal of the jetty and to prevent any increased risk of flooding.

- 29 The design and location of the green roofs shall be submitted to and approved in writing by the Local Planning Authority before the construction of any of the buildings commences. This must include location, design, dimensions and materials.

Reason

To ensure best practice measures are included in the design of these features and mitigation for loss of habitat.

- 30 There shall be no light spill into the watercourse or adjacent river corridor habitat. To achieve this, and to comply with sustainability, artificial lighting should be directional and focused with cowlings to light sources in close proximity to the river corridor.

Reason

Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using/inhabiting the river and its corridor habitat.

- 31 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A desk study identifying:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason:

We recognise that part 1 of the condition is satisfied by the EIA. However the intrusive investigation in the EIA was very limited in scope. A more detailed site investigation is necessary to classify the waste soil and show the soil remaining on site does not pose a risk to controlled waters.

- 32 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.

Reason:

Soils remaining on site may be contaminated and not suitable for infiltration.

- 33 Piling or any other foundation designs using penetrative methods will 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.

Reason

Piling through contaminated soil poses a risk to underlying aquifers.

- 35 The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule of drawings above.

Reason

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

Reasons for granting planning permission

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

- a) Policies SP 3 (Quality and Accessibility); 2.5 (Planning Obligations); 3.1 (Environmental Effects); 3.2 (Protection of Amenity); 3.3 (Sustainability assessment); 3.4 (Energy efficiency); 3.5 (Renewable Energy); 3.7 (Waste reduction); 3.8 (Waste management); 3.9 (Water); 3.10 (Hazardous substances); 3.11 (Efficient use of land); 3.12 (Quality in design); 3.13 (Urban design); 3.14 (Designing out crime); 3.20 (Tall buildings); 3.22 (Important local views); 3.29 (Development within the Thames policy area); 5.1 (Locating developments); 5.2 (Transport impacts); 5.3 (Walking and cycling); 5.6 (Car parking), 5.7 (Parking standards for disabled people and the mobility impaired); and 5.8 (Other parking) of the adopted Southwark Unitary Development Plan [July 2007].
- b) Policies 1.1 (London in its global, European and UK context); 2A.1 (Sustainability criteria); 3C.2 (Matching development to transport capacity); 3C.18 (Allocation of street space); 3C.20 (Improving conditions for buses); 3C.21 (Improving conditions for walking); 3C.22 (Improving conditions for cyclists); 3C.23 (Parking strategy); 3C.25 (Freight strategy); 4A.1 (Tackling climate change); 4A.2 (Mitigating climate change); 4A.3 (Sustainable design and construction); 4A.4 (Energy assessment); 4A.5 (Provision of heating and cooling networks); 4A.7 (Renewable Energy); 4A.8 (Hydrogen economy); 4A.9 (Adaptation to climate change); 4A.10 (Overheating); 4A.11 (Living roofs and walls); 4A.13 (Flood risk management); 4A.14 (Sustainable drainage); 4A.16 (Water supplies and resources); 4B.1 (Design principles for a compact city); 4B.2 (Promoting world class architecture and design); 4B.3 (Enhancing the quality of the public realm); 4B.5 (Creating an inclusive environment); 4B.8 (Respect local context and communities); 4B.9 (Tall buildings – location); 4B.10 (Large scale buildings –design and impact); 4B.16 (London View Management Framework); and 6A.4 (Priorities for planning obligations) of the London Plan consolidated with alterations since 2004 [Feb. 2008].
- c) Planning Policy Statements PPS1 (Delivering Sustainable Development), PPS9 (Biodiversity and Geological Conservation), PPS22 (Renewable Energy), PPS23 (Planning and Pollution Control) and PPS25 (Development and Flood Risk); and Policy Guidance Notes PPG13 (Transport), PPG16 (Archaeology and Planning), and PPG24 (Planning and Noise).

(d) In coming to a decision on this application the Council took full account of the Environment Statement submitted in accordance with the Town and Country Planning (Environmental Impact Assessment) England and Wales Regulations 1999 and all submissions relating to considerations in the Environmental Statement. Particular regard was had to accessibility, traffic, views, flood risk, the impact on the local environment, including amenity for local residents and surrounding occupiers, and the proposed landscaping and amenity. It was considered that the benefit to the wider community and London as a whole, would outweigh any adverse impacts of the proposed development. It was therefore considered appropriate to grant planning permission having regard to the policies considered and any other material planning considerations.

Continued overleaf...

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 07-AP-1262

Date of Issue of this decision 08/10/2010

Signed

A handwritten signature in black ink, appearing to be 'G. Rice', written over a horizontal line.

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, Regeneration and neighbourhoods, Planning & transport, Development management, PO Box 64529, London SE1P 5LX, or by email to planning.enquiries@southwark.gov.uk

UPRN: 200003410709

checked by

A handwritten signature in black ink, appearing to be 'B. T. Lewis', written over a horizontal line.

TP/231-A

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 07-AP-1262

Date of issue of this decision: 08/10/2010



www.southwark.gov.uk

INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

- 1 You are reminded that approval of the details of any matter reserved by condition can only be given by the Head of Development Management, acting on behalf of the council as local planning authority, and cannot formally be given by any other officer or department of the council regardless of whether you are advised to discuss your proposal with another department of the council prior to submitting your application or during the consideration of the application.
- 2 At least 6 months before the occupation of the new buildings or units of accommodation hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the development.
- 3 The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
 1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.
- 4 All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 07-AP-1262

Date of issue of this decision: 08/10/2010



www.southwark.gov.uk

IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL 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