

PLANNING COMMITTEE / COMMUNITY COUNCIL

CASE OFFICER REPORT RECORD SHEET

Proposal (07-AP-1262)	Address
The erection of six residential buildings providing 587 residential units and 275m ² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m ² 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.	CHAMBERS WHARF, CHAMBERS STREET, LONDON, SE16 4XQ Ward Riverside

Case Officer: Adrian Dennis

Recommendation proposed by Case Officer:

Signed *Adrian Dennis* date 16/7/09

Recommendation cleared by Team Leader / Group Manager:

Signed *B. T. Lee* date 17/7/09

Recommendation cleared by Head of Development Management:

Signed *Simon Bevan* date 17/7/09Recommendation NOT cleared by Team Leader / Group Manager OR
Head of Development Management

Signed _____ date _____

Reason Recommendation NOT agreed:

Decision made by Planning Committee / Community Council

Signed _____ date _____

SCANNED ON
 23 JUL 2009
 PLANNING (10)

Item 4	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 28/7/2009
From HEAD OF DEVELOPMENT MANAGEMENT		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (07-AP-1262) The erection of six residential buildings providing 587 residential units and 275m ² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 203m ² 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.		Address CHAMBERS WHARF, CHAMBERS STREET, LONDON, SE16 4XQ Ward Riverside	

PURPOSE

- 1 To consider revisions to the above application which the Planning Committee previously resolved to grant permission for on 1st July 2008.

RECOMMENDATION

- 2 That Members:
 - (i) consider and agree the amendments to the plans and changes to the proposed conditions;
 - (ii) consider and confirm that the proposed amendments do not impact on the assessments and conclusions in the Environmental Statement submitted as part of the Planning Committee's determination of this application on 1st July 2008; and
 - (iii) agree that the planning permission may be granted subject to the amended plans and completion of a S106 agreement including the revised terms set out in this report.

BACKGROUND

Site location and description

- 3 The application site is a large area of nearly 2 hectares, which until recently was occupied by large warehouses and some smaller industrial buildings, with a jetty fronting the Thames. The buildings have now been demolished and the rubble contained on the site.
- 4 To the west of this site are new flats in Bermondsey Wall West and East Lane, and the Tempus Wharf flats in the part converted, part rebuilt riverside wharf buildings. To the east are the lower scale houses and flats of Bermondsey Wall East and Bevington Street. To the south is St. Michael's RC Secondary School and the local authority flats of the Dickens Estate.

Details of proposal

- 5 The proposal involves the removal of the jetty and complete redevelopment of the site for six large blocks of flats with ground level Class A or Business Class (B1) uses and a community hall (Class D1). The residential element will comprise 587 dwellings of 1 to 4 bedrooms, including 180 affordable housing units.
- 6 This report identifies the minor changes that have occurred since the Planning Committee resolved to grant planning permission for the development in July 2008. The principal changes are the relocation of the community space and the reduction in the number of dwellings from 596 to 587 residential units, with a reduction from 189 affordable dwellings to 180, larger, affordable dwellings.
- 7 The applicant has also requested that the Council accept some changes to the proposed S106 agreement, principally relating to the availability of HCA grant funding for the affordable housing, changes to the community space, and the staged payment of contributions, relating to the phased implementation of the development.
- 8 If Committee are minded to accept these changes, then they will be incorporated in the development plans and the S106 agreement, and it would be on this basis that the development would be granted planning permission.

Planning history

- 9 On 1st July 2008 the Planning Committee resolved to grant planning permission for the demolition of the existing buildings, removal of part of the existing jetty and the erection of six residential buildings providing 596 residential units and 275m² of flexible Class A/B1 floorspace at ground floor level along Chambers Street; 280m² of flexible Class D1 floorspace and affordable housing along the south side of Chambers Street; basement parking; service and access roads, works of hard and soft landscaping together with other works incidental to the application. This would have included 189 affordable units in Blocks F and G.
- 10 The resolution to grant planning permission was made subject to the completion of a S106 agreement and referral to the London Mayor. The London Mayor did not direct refusal but the legal agreement has not been signed and no decision issued. This is therefore still a live application for which late amendments are proposed. These amendments are of a minor nature which do not affect any issue of strategic importance, and are in line with the Committee resolution, so will not require a further referral to the London Mayor
- 11 This is one of a number of major developments directly affected by the current economic situation, and the use of HCA grant to support the affordable housing and the staged payment of the planning obligation contributions in relation to the phasing of the development is considered to be a way of enabling the development to proceed.
- 12 The warehouse buildings on the site have now been demolished and the design and layout of block G amended. The description of development and conditions need to be amended accordingly.

Planning history of adjoining sites

- 13 On 23rd March 2009 planning permission was granted for the demolition of St. Michael's RC School, John Felton Road, and the construction of a new secondary school within the grounds of the existing school that would be up to 3 storeys in height, with associated access, parking and amenity space. The community facility proposed as part of the Chambers Wharf development is now being relocated to a position adjacent to this school so that it can be used by the school.
- 14 To the west are the new developments of Luna House and Axis House, adjoining the site, and other new blocks of flats (Meridian and Solar Court) in Chambers Street and in Bermondsey Wall West, and part converted and part rebuilt warehouses of Tempus Wharf, which are all developments by Berkeley Homes during 2001 - 2006. None are affected by these amendments.

FACTORS FOR CONSIDERATION

- 15 All planning policy and other material planning considerations were dealt with in the 1st July 2008 Committee report and were considered satisfactory. This report only considers amendments proposed since the resolution to grant planning permission.

The main issues for consideration now

- 16 The issues for consideration are:
- a] the relocation of the community facility from Chambers Street to Llewellyn Street;
 - b] the revisions to the affordable housing and layout in block G;
 - c] the amendments to the development since the Committee resolved to grant permission for this scheme; and
 - d] to note the proposed phasing of the development and the planning obligations.

CONSULTATIONS

- 17 Neighbour consultees (consultation letter sent out 26th June 2009)
1-72 Wrayburn House, Llewellyn House; 63-69, Llewellyn Street;
1-28 Chambers Street, incl. flats 1-14 22 Chambers St.; 1-42 Meridian Court, 3 East Lane; 34-59 Axis Court, 15 Chambers St.; 1-26 Tempus Wharf, 29/33 Bermondsey Wall West; St. Michael's RC School and School House, John Felton Rd.;
1-19 Haredale House, Dickens Estate; 1-14 Havisham House, Dickens Estate; 1-28 Oliver House, Dickens Estate; 174 - 212 (evens) Bermondsey Wall East; 81 and 150 Providence Square, and individual addresses at Solar Court, Gabriel House (Odessa St), Ginger Apartments (Curlew St.), Blenheim St., Wickfield House (Wilson Grove) and Princes Court.
(The area for consultation was aimed at the surrounding area close to the new community facility and does not include all those previously consulted further away and therefore unaffected by the relocated community facility.)

CONSULTATION REPLIES

- 18 One resident of Tempus Wharf supported the amendments and welcomed the increase in infrastructure, retail and the creation of the Riverside Walk. There were also some telephone enquiries to clarify why local residents were being consulted and all were happy with the proposed relocation of the community facility.

PLANNING CONSIDERATIONS

The relocation of the community facility

- 19 One of the planning benefits arising from this development will be the provision of a community space within Block G, which will be provided on a 125 year lease and secured by the S106 agreement. In the last Committee report (paragraph 96) it was reported that the proposed community facility was proposed to be in Chambers Street (Block G). St. Michael's R.C. School wants the space but were concerned about the access from Chambers Street and the low (single storey) ceiling heights which would limit its use. It was noted that the applicants had agreed to consider a revised proposal relocating the facility to the Llewellyn Street frontage of building G. This has now been done and is the subject of this report.
- 20 Although the new facility will have a smaller footprint (reduced from 280m² NIA to 203m² NIA) the new space will be both double height and a more usable shaped space, as it will no longer be a long narrow room. The school has seen and welcomed the relocation and changes to height and shape.
- 21 It was always the intention that the new community facility would be provided as a shell unit for a future occupier to fit out. In the last committee report it was also noted that the Education Department had agreed that £300,000 of the Education contribution (originally for secondary schools) will be used in the improvement works for the new St. Michael's School programme. It has since been agreed that this £300,000 should be used to fit out the new community facility for the school. The applicants have agreed to carry out these works in lieu of making that £300,000 payment

Amendments to layout and elevations

- 22 As a result of the relocation of the community space, and creating it as a double height space, there have been some changes to the layout and elevations of Block G. Block G will be entirely social rented affordable housing. Previously there were 2 'town houses' on the Llewellyn Street frontage, now these have been extended along the whole of the 'L-shaped' ground floor with four on each street frontage, resulting in more larger units with direct access from the street. The arrangement of the upper floors has remained largely as before, but allowed the lift and stair cores to be relocated to the eastern end of the building to optimise the efficiency of the layout and less residential units facing the new school premises.
- 23 The elevations remain largely as before but reflect the internal changes to the layout. Of particular note is that the elevations of block G facing the school were approved as fully glazed curtain walling but it is now intended to make extensive use of solid reconstituted stone panels, thereby reducing possible overlooking of the school premises whilst maintaining the high standard of design.

Affordable Housing

- 24 One consequence of having to consider a revised layout for block G, which will be entirely for social rented accommodation, has been the opportunity to provide a greater number of larger affordable family sized units and less one bedroom dwellings. This will reduce the number of social rented units (by 9) but increase the total number of habitable rooms (by 17) in social rented accommodation. This change has the support of the Council's housing officers and the Homes and Communities Agency (HCA).

Comparison between approved Block G and new proposal			
	Block G (1/7/08)	Proposed revised Block G	Change +/-
1 bedroom	32	18	- 14
2 bedrooms	54	52	- 2
3 bedrooms	10	4	- 6
4 bedrooms	0	13	+13
Total	96	87	- 9

N.B. all are social rented affordable housing.

- 25 The number of affordable habitable rooms (in Blocks F & G) increases by 17 from 509 to 526 and the residential floorspace increases slightly from 9,008m² to 9,058m². This 50m² difference is negligible compared with the overall size of the development at 63,233m² (GEA). Although the number of units will change, there will be no significant change in the amount of affordable housing being provided or the proportion of social rented against intermediate or market housing.
- 26 Although the applicants, like many major housing developers, have had to make adjustments for the current poor economic conditions, in this case this has only meant that two comparatively small adjustments were needed to allow the affordable housing to be viable. Firstly they are applying for HCA grant aid for the affordable housing, and secondly the intermediate affordable housing would be provided as intermediate rented accommodation rather than shared ownership. Intermediate rent units will be available for rent ranging between social target rents specified by the HCA to a maximum of 80% of market rents. In the 2008 Committee report there was no suggestion about how the intermediate affordable housing would be provided so this is not a change from the previous decision.
- 27 More significantly, the proposal is now to build and occupy the affordable housing first as Phase 1 of the development, and to delay development of the private market flats until the later phases of the development. The applicants also seek to phase their planning obligation contributions in line with the phases of development.

Phases the development

- 28 The applicants now propose to develop the site in four phases. Phase 1 will consist of the affordable housing in blocks F and G, on the south side of Chambers Street. Phase 2 will be blocks A and B, which are the western buildings on the north side of Chambers Street. Phase 3 will be Block C and Phase 4 will be Block D at the north east corner of the site.

Delivering the planning obligations

- 29 With the whole development being spread over four phases, with the affordable housing being provided first, the applicants propose to phase the planning obligation contributions as well. Negotiations have resulted in the prioritisation of the community space, play space and a contribution towards the Community Fund, all to be provided in Phase 1. The negotiations on these staged contributions have involved other Council Departments, local Councillors and St. Michael's RC School. The intended timetable would be Phase 1 starting in spring 2010, Phase 2 a year later and Phases 3 and 4 following subject to market conditions.

30 **Table 1: The proposed phases contributions**

	Phase 1	Phase 2	Phase 3	Phase 4	Total
	Blocks G & F	Blocks A & B	Block C	Block D	
Affordable Housing	180 dwellings	-	-	-	180
Community Facilities	Providing community space (a)	These payments will be spread across the three later phases in proportion with the number of dwellings being provided.			£75,548
Education	£300,000 (b)				£788,227.74
Health	£169,424.31				£534,293
Employment	£84,094.13				£265,197.50
Sport & Open Space	-				£569,621
Strategic Transport improvement	-				£233,310
Children's Play Space	£100,000 (c)	- (e)	-	-	£100,000
Community Fund	£400,000 (d)	£550,000 (d)	£550,000 (d)		£1,500,000
Archaeology	£13,500	-	-	--	£13,500
Traffic Order	£2,750	-	-	-	£2,750
Administrative payment	£15,743.68	£33,905	-	-	£46,648.95
Total	£1,085,512				£4,129,096.10

Notes: Figures in table above are rounded but end column totals are accurate.

The missing proportions in centre of table are currently awaiting agreement.

Additional notes as follows:

(a) Estimated value £600,000 for providing shell (not included in totals).

(b) £300,000 to be used for the fit-out of the community space.

(c) £100,000 for playground improvements at Scott Liggett Crescent or elsewhere on Dickens Estate, for the Bermondsey Community Council to decide.

(d) Community Fund is for local projects, allocated by the Bermondsey Community Council.

(e) Block A also includes the provision of a children's play area, value £50,000.

ENVIRONMENTAL IMPACT ASSESSMENT

- 31 This application is for a development which requires an Environmental Impact Assessment in accordance with the Town and Country Planning (Environmental Impact Assessment) England and Wales Regulations 1999. It was considered to be a project that is likely to give rise to significant environmental effects, under Schedule 2, 10 (b) 'urban development projects', and so a detailed Environmental Statement was

required to be submitted which covered all likely environmental impacts.

32 In coming to a decision to resolve to grant planning permission for this application, in July 2008, the Planning Committee took full account of the Environmental 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.

33 Consideration has been given to whether the new amendments would have any effect on the environmental impact of the development and it has been concluded that the proposed changes do not alter the assessments and conclusions within the Environment Statement (ES) submitted with the original application.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

34 The impact of the whole development was considered in the previous report. The proposed relocation of the community facility, and intended occupation by the adjoining school, are not considered to be likely to have any adverse impact on the amenity of adjoining occupiers.

Impact of adjoining and nearby uses on occupiers and users of proposed development

35 The impact of the whole development was considered in the previous report. The proposed relocation of the community facility, and intended occupation by the adjoining school, could have implications for noise disturbance for the flats to be provided in the same block unless controlled. It is therefore proposed to apply the same condition limiting the level of noise which has already been applied to the new St Michael's School premises.

Other matters

36 In order to comply with flood risk requirements, new raised walkways providing access to the entrances to the 'town houses' and flats in Block G and the main entrance to Block F, have to be provided behind the general line of the public pavements in Chambers Street. These need to be raised by about 500mm and will require 3 steps up to it at many points along the frontage and shallow ramps at each end for accessibility. These walkways will be about 2.2m wide behind a low planter border, leaving a public pavement width of about 3.6m along Chambers Street. There will be no separate pavement in Llewellyn Street as it will be a fully paved highway for pedestrians and cyclists only.

37 As the development will be carried out in four phases, a number of conditions requiring full details of the development prior to the commencement of any work would now be inappropriate. Submission of detailed drawings required by conditions 3, 4 and 5 should now be submitted and approved prior to work commencing on the particular phase of development that the details relate to. It is also proposed to add an additional condition limiting noise levels from amplified music and speech from the community space in order to protect future residential occupiers of Block G from noise disturbance.

Conclusion

- 38 The proposed revisions to the scheme that the Committee resolved to permit in July 2008 are improvements in line with changes requested by the Committee. The proposal to phase the development delivers the affordable housing and community space first and a substantial amount of other planning benefits in the early stages of the development. The amendments can therefore be recommended for approval.

COMMUNITY IMPACT STATEMENT

- 39 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] A study of the likely issues relevant to local communities/groups likely to be affected by the proposal have been identified, including the Dickens Estate Liveability Study, and resulted in a significant contribution to the Community Project Bank to tackle these issues.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 40 This was considered in the previous report and found to be satisfactory.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Adrian Dennis	Team Leader - Major Applications [Tel. 7525 5445]
CASE FILE	TP/231-A	
Papers held at:	Regeneration & Neighbourhoods Department, Council Offices, 160 Tooley Street, SE1 Tel. 7525 5403	

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	St Martins Property Investments Ltd	Reg. Number	07- <u>AP</u> -1262
Application Type	Full Planning Permission	Case	TP/231-A
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

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
and revisions/amendments received on 11/03/2008 and 19/06/2009**

and Applicant's Drawing Nos. 7153 AL SITE: 001 P3; 002 P4; 010 P5; 011 P5; 020 P2; 021 P4; 030 P2; 031 P4; 040 P2; 041 P5; 050 P2; 051 P6; 071 P7; 080 P2; 081 P3; 082 P3; 083 P3; 084 P4; 085 P4; 086 P2; 087 P2; 098 P8; 100 P12; 101 P8; 102 P9; 104 P9; 106 P4; 107 P4; 108 P4; 109 P4; 110 P3; 111 P3; 112 P3; 113 P3; 115 P6; PR-A [21] 200 P2; PR-A [21] 201 P3; AF-F [21] 200 P3; C306-025 H; C306-027 B; 306-029 C; C306-030 B; C306-031 B; C306-032 B; C306-033 B; C306-034 B; C306-035 C; C306-036 C; C306-037 C; C306-038 C; C306-039 C; C306-040 C; C306-041 C; C306-042 C; C306-043 C; C306-044 C; C306-045 A; C306-046 - ; C306-048 - ; and C306-049 - .

Subject to the following condition:

- 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.

- 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 lower-level facade of the Building E facing onto Chamber Street; and the ground and upper floor facades of Blocks E and F, 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 the relevant phases of this development 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 the relevant phases of this development 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 relevant phase of 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 for that phase of the development.

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.

- 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 applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological building recording 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 applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work 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 (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.

- 11 No development shall take place within the area of the river wall or deck until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work 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 luminaries] 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.

- 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 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.

- 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

- 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

Reasons for granting planning permission.

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

- a) The proposed development is in general accordance with the policy requirements of the adopted Southwark Unitary Development Plan [July 2007], in particular with regard to the scale and design quality of the development set out in policies SP3 (Quality and Accessibility); 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), and the policies for the residential accommodation proposed set out in policies 4.1 (density of residential development); 4.2 Quality of residential accommodation); 4.3 (Mix of Dwellings); 4.4 (Affordable Housing); 4.5 (Wheelchair affordable housing). The transportation implications of this development are also considered to be satisfactory and in accordance with policies 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).
- b) The impact on the environment and amenity of the surrounding area is considered, on balance, to be acceptable and in accordance with policies 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); and 3.10 (Hazardous substances). It is considered that satisfactory measures will be provided to mitigate to impact of the development within the proposed legal agreement (Policy 2.5 'Planning Obligations').

- c] The proposed development is also considered to be in compliance with the policies of the London Plan consolidated with alterations since 2004 [Feb. 2008], in particular the following policies were considered: 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).
- d] The proposed development was also considered with regard to national planning policy and advice and found to be in general compliance with 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).
- e] 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.