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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	Ms C. Scudder Solum Regeneration	<b>Reg. Number</b>	15/AP/0627
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/79-59
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space.

**At:** 67-71 TANNER STREET, LONDON, SE1 3PL

**In accordance with application received on 17/02/2015**

**and Applicant's Drawing Nos.** Planning and Community Involvement Statement, Daylight and Sunlight Report (and letter of 1st May 2015), Design and Access Statement, Sustainability Statement, Air Quality Assessment, Code for Sustainable Homes Pre-Assessment Report, BREEAM Pre-Assessment Report, Preliminary Ecological Appraisal, Energy Statement, Flood Risk Assessment, Sequential and Exception Test, Drainage Management Plan, Environmental Noise and Vibration Plan, Transport Statement, Delivery and Servicing Plan, Environmental Risk Assessment.

Existing Drawings: 216 B10 150203, 216 B20 E 150203, 216 B20 P00 150203, 216 B20 S 150203

Proposed Drawings: 216 PL10 150203, 216 PL20 P01 150203, 216 PL20 P03 150203, 216 PL20 P04 150203, 216 PL20 S 150203, 216 PL20 E NE B 150515, 216 PL20 E NW B 150515, 216 PL20 E SE B 150515, 216 PL20 E SW B 150515, 216 PL20 P00 C 150514, 216 PL20 P02 B 150514, 216 PL20 P05 B 150514, 216 PL20 P06 B 150514, 216 PL20 P07 B 150514, 216 PL20 P08-ROOF B 150514, 216\_Design and Access Statement 150213

**Subject to the following twenty conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 216 PL10 150203, 216 PL20 P01 150203, 216 PL20 P03 150203, 216 PL20 P04 150203, 216 PL20 S 150203, 216 PL20 E NE B 150515, 216 PL20 E NW B 150515, 216 PL20 E SE B 150515, 216 PL20 E SW B 150515, 216 PL20 P00 C 150514, 216 PL20 P02 B 150514, 216 PL20 P05 B 150514, 216 PL20 P06 B 150514, 216 PL20 P07 B 150514, 216 PL20 P08-ROOF B 150514, 216\_Design and Access Statement 150213.

Reason:

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

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

Reason

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

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 a) No development hereby approved shall take place (excluding demolition to slab level) until a Phase 2 (site investigation and risk assessment) has been submitted to and approved in writing by the Local Planning Authority (prior to the commencement of any remediation that might be required).

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than demolition to slab level and works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

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

#### Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 5 Before any work hereby authorised begins, excluding demolition, 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 in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

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

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 7 Section detail-drawings at a scale of 1:5 through:  
the facades;  
parapets;  
balconies; and  
heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing prior to works above grade (excluding demolition). 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 quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 8 Prior to the commencement of works above grade (excluding demolition) sample panels of all external facing materials (including window frames) to be used in the carrying out of this permission shall be presented on site and be approved in writing by the Local Planning Authority . The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.12 Quality in Design; and 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 9 Prior to the commencement of any above grade works, details of a biodiversity (brown) roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity roof shall be:
- biodiversity based with extensive substrate base (depth 80-150mm);
  - planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (no more than a maximum of 25% sedum coverage).

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The biodiversity roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2015, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including tree planting, boundary details, surfacing materials, access/pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 11 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 216 PL(20) P00 C shall be provided and made available for use by the occupiers of the development and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 12 Before the first occupation of the building the cycle storage facilities as shown on drawing 216 PL(20) P00 C shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 13 The residential use of the permitted development shall not be begun until a scheme of the internal ventilation for the residential units (with appropriately located plant, filters/treatment to reduce NO2 levels, inlets and outlets) has been installed in accordance with details which have been submitted to and approved in writing by the Borough Council.

Reason

In order that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

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

- 14 The commercial premises hereby permitted shall be designed, constructed, fitted out and operated to achieve a minimum 'very good' BREEAM rating.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 15 Any deliveries, unloading and loading to the commercial unit hereby approved shall only be between the following hours: Monday to Saturday - 08:00 to 20:00, Sundays/Bank Holidays 09:00 to 18:00.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

- 16 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) 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 or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 17 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 18 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:  
Bedrooms - 35dB LAeq T \*, 30 dB LAeq T \*\*, 45dB LAFmax T \*  
Living rooms- 35dB LAeq T \*\*  
Dining room - 40 dB LAeq T \*\*  
\* - Night-time 8 hours between 23:00-07:00  
\*\* - Daytime 16 hours between 07:00-23:00.

**Reason**

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 20 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**Statement of positive and proactive action in dealing with the application**

The application has been determined within the time period agreed with the applicant and following negotiations which have resulted in amendments being made to the scheme at both the pre-application and application stages in order to ensure the proposed development complies with the relevant development plan policies.

**Informative**

**Construction Environmental Management Plan (CEMP)**

A Construction Environmental Management Plan details good construction practice for a specific site and should contain the following elements:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- To follow current best construction practice e.g. The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', the Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS5228 'Noise & Vibration on Construction and Open Sites' and relevant CIRIA practice notes and BRE practice notes.
- Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste - accurate identification, separation, storage, transportation and disposal.

**Out of Hours Site Works S61 CoPA**

All developers and contractors working on this development are given notice that standard site hours are:  
Monday to Friday – 08.00 – 18.00hrs  
Saturday – 08.00 – 13.00hrs  
Sundays & Bank Hols – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1973 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of outsize loads, etc.)

An application form can be found on the Southwark website - the link is:-

<https://forms.southwark.gov.uk/DeptForms.asp?dept=24&section=Environment>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

**Emergency/unanticipated works out of hours**

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777 - an officer will call back to address the issue verbally as soon as they are available.

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