

---

**RECOMMENDATION**


---

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.

<b>Applicant</b>	DV4 Properties Park Street Co. Ltd	<b>Reg. Number</b>	14/AP/3842
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/1523-185
<b>Recommendation</b>	Grant subject to Legal Agreement and GLA	<b>Number</b>	

---

**Draft of Decision Notice**


---

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

Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.

**At:** 185 PARK STREET, LONDON SE1 9BL

**In accordance with application received on 10/10/2014**

**and Applicant's Drawing Nos. Planning Documents**

Affordable Housing Statement June 2014; Affordable Housing Statement Update April 2015; Daylight and Sunlight Letter April 2015; Demolition and Construction Management Methodology; Design and Access Statement April 2015; Energy Statement Rev C February 2015; Energy and Sustainability Letter May 2015; Environmental Statement Volume 1: Main Text; Environmental Statement Volume 2: Figures; Environmental Statement Volume 3: Townscape and Visual Impact Assessment April 2015; Environmental Statement Volume 4: Transport Assessment; Environmental Statement Volume 5: Appendices; Environmental Statement: Non-Technical Summary; Environmental Statement Letter May 2015; Financial Viability Appraisal; Internal Daylight, Sunlight and Overshadowing Report October 2014; Planning Statement June 2014; Planning Statement Addendum April 2015; Plant Noise Report; Statement of Community Involvement June 2014; Statement of Community Involvement Addendum April 2015; Sustainability Assessment Rev C February 2015; Transport Assessment Addendum April 2015.

Existing Plans and Elevations

13063\_JA12\_P\_00\_001 REV A, 13063\_JA12\_P\_01\_001 REV A, 13063\_JA12\_P\_02\_001 REV A,  
13063\_JA12\_P\_03\_001 REV A, 13063\_JA12\_P\_04\_001 REV A, 13063\_JA12\_P\_05\_001 REV A,  
13063\_JA12\_P\_B1\_001 REV A, 13063\_JA12\_E\_E\_001 REV A, 13063\_JA12\_E\_N\_001 REV A, 13063\_JA12\_E\_S\_001  
REV A, 13063\_JA12\_E\_W\_001 REV A.

Demolition Drawings

13063\_JC20\_P\_00\_001 REV A, 13063\_JC20\_P\_01\_001 REV A, 13063\_JC20\_P\_02\_001 REV A,  
13063\_JC20\_P\_03\_001 REV A, 13063\_JC20\_P\_04\_001 REV A, 13063\_JC20\_P\_05\_001 REV A,  
13063\_JC20\_P\_B1\_001 REV A, 13063\_JC20\_E\_E\_001 REV A, 13063\_JC20\_E\_N\_001 REV A, 13063\_JC20\_E\_S\_001  
REV A, 13063\_JC20\_E\_W\_001 REV A.

Proposed Plans

13063\_G100\_P\_00\_002 REV C, 13063\_G200\_P\_00\_001 REV J, 13063\_G200\_P\_01\_001 REV H,  
13063\_G200\_P\_02\_001 REV H, 13063\_G200\_P\_03\_001 REV H, 13063\_G200\_P\_04\_001 REV H,  
13063\_G200\_P\_05\_001 REV H, 13063\_G200\_P\_06\_001 REV H, 13063\_G200\_P\_07\_001 REV I,  
13063\_G200\_P\_08\_001 REV I, 13063\_G200\_P\_09\_001 REV H, 13063\_G200\_P\_10\_001 REV H,  
13063\_G200\_P\_11\_001 REV H, 13063\_G200\_P\_12\_001 REV I, 13063\_G200\_P\_13\_001 REV I,  
13063\_G200\_P\_14\_001 REV I, 13063\_G200\_P\_15\_001 REV H, 13063\_G200\_P\_16\_001 REV I,  
13063\_G200\_P\_17\_001 REV I, 13063\_G200\_P\_18\_001 REV I, 13063\_G200\_P\_RF\_001 REV H,  
13063\_G200\_P\_B1\_001 REV J, 13063\_G200\_P\_B2\_001 REV J, 13063\_G200\_P\_AL\_B1\_001 REV A,  
13063\_G200\_P\_AL\_B2\_001 REV G, 13063\_G200\_P\_AL\_B2\_002 REV G, 13063\_G200\_P\_AL\_B3\_001 REV F,  
13063\_G200\_P\_AL\_B3\_002 REV F.

Proposed Elevations

13063\_G200\_E\_E\_001 REV E, 13063\_G200\_E\_S\_001 REV F, 13063\_G200\_E\_S\_002 REV C, 13063\_G200\_E\_W\_001  
REV E, 13063\_G200\_E\_S\_003 REV F, 13063\_G200\_E\_E\_002 REV A, 13063\_G200\_E\_N\_002 REV A,  
13063\_G200\_E\_ES\_004 REV A, 13063\_G200\_E\_S\_005 REV A, 13063\_G200\_E\_W\_002 REV A,  
13063\_G200\_E\_S\_006 REV A, 13063\_G200\_E\_D\_B1\_001 REV B, 13063\_G200\_E\_D\_B2B3\_001 REV B,  
13063\_G200\_E\_D\_B2B3\_002 REV B, 13063\_G200\_S\_AA\_001 REV F, 13063\_G200\_S\_BB\_001 REV G,

13063\_G200\_S\_CC\_001 REV F, 13063\_G200\_B1\_E\_AL\_002 REV F, 13063\_G200\_B2\_E\_AL\_001 REV G,  
13063\_G200\_B3\_E\_AL\_001 REV F, 13063\_G200\_B1B2\_P\_AL\_001 REV A.

Bay Studies

13063\_G251\_D\_TY\_001 REV C, 13063\_G251\_D\_TY\_002 REV C, 13063\_G251\_D\_TY\_007 REV C,  
13063\_G251\_D\_TY\_006 REV C, 13063\_G251\_D\_TY\_003 REV B, 13063\_G251\_D\_TY\_012 REV A,  
13063\_G251\_D\_TY\_013 REV A.

Typical Floorplates

10363\_D811\_P\_B2\_TYG\_001 REV D, 10363\_D811\_P\_B2\_TYB(2)\_001 REV D, 10363\_D811\_P\_B2\_TYA\_001 REV D,  
10363\_D811\_P\_B2\_PH1\_001 REV D, 10363\_D811\_P\_B2\_PH2\_001 REV D, 10363\_D811\_P\_B3\_TYH3\_001 REV D,  
10363\_D811\_P\_B3\_TYH2\_001 REV D, 10363\_D811\_P\_B3\_TYB\_001 REV D, 10363\_D811\_P\_B3\_TYB2\_001 REV D,  
10363\_D811\_P\_B3\_TYA\_001 REV D, 10363\_D811\_P\_B3\_PH1\_001 REV D, 10363\_D811\_P\_B3\_PH2\_001 REV D,  
10363\_D811\_P\_TY\_SS\_001 REV C, 10363\_D811\_P\_TY\_WH\_001 REV C.

Landscaping

10363\_G710\_P\_00\_000 REV C, 10363\_G710\_P\_00\_001 REV B, 10363\_G710\_P\_RF\_001 REV E,  
10363\_G710\_P\_RF\_002 REV E, 10363\_G710\_P\_D\_00\_001 REV D, 10363\_G710\_P\_D\_01\_002 REV D,  
10363\_G710\_P\_D00\_003 REV A.

**Subject to the following thirty-six conditions:**

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

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

Reason

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

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

Demolition Drawings

13063\_JC20\_P\_00\_001 REV A, 13063\_JC20\_P\_01\_001 REV A, 13063\_JC20\_P\_02\_001 REV A,  
13063\_JC20\_P\_03\_001 REV A, 13063\_JC20\_P\_04\_001 REV A, 13063\_JC20\_P\_05\_001 REV A,  
13063\_JC20\_P\_B1\_001 REV A, 13063\_JC20\_E\_E\_001 REV A, 13063\_JC20\_E\_N\_001 REV A,  
13063\_JC20\_E\_S\_001 REV A, 13063\_JC20\_E\_W\_001 REV A.

Proposed Plans

13063\_G100\_P\_00\_002 REV C, 13063\_G200\_P\_00\_001 REV J, 13063\_G200\_P\_01\_001 REV H,  
13063\_G200\_P\_02\_001 REV H, 13063\_G200\_P\_03\_001 REV H, 13063\_G200\_P\_04\_001 REV H,  
13063\_G200\_P\_05\_001 REV H, 13063\_G200\_P\_06\_001 REV H, 13063\_G200\_P\_07\_001 REV I,  
13063\_G200\_P\_08\_001 REV I, 13063\_G200\_P\_09\_001 REV H, 13063\_G200\_P\_10\_001 REV H,  
13063\_G200\_P\_11\_001 REV H, 13063\_G200\_P\_12\_001 REV I, 13063\_G200\_P\_13\_001 REV I,  
13063\_G200\_P\_14\_001 REV I, 13063\_G200\_P\_15\_001 REV H, 13063\_G200\_P\_16\_001 REV I,  
13063\_G200\_P\_17\_001 REV I, 13063\_G200\_P\_18\_001 REV I, 13063\_G200\_P\_RF\_001 REV H,  
13063\_G200\_P\_B1\_001 REV J, 13063\_G200\_P\_B2\_001 REV J, 13063\_G200\_P\_AL\_B1\_001 REV A,  
13063\_G200\_P\_AL\_B2\_001 REV G, 13063\_G200\_P\_AL\_B2\_002 REV G, 13063\_G200\_P\_AL\_B3\_001 REV F,  
13063\_G200\_P\_AL\_B3\_002 REV F.

Proposed Elevations

13063\_G200\_E\_E\_001 REV E, 13063\_G200\_E\_S\_001 REV F, 13063\_G200\_E\_S\_002 REV C,

13063\_G200\_E\_W\_001 REV E, 13063\_G200\_E\_S\_003 REV F, 13063\_G200\_E\_E\_002 REV A, 13063\_G200\_E\_N\_002 REV A, 13063\_G200\_E\_ES\_004 REV A, 13063\_G200\_E\_S\_005 REV A, 13063\_G200\_E\_W\_002 REV A, 13063\_G200\_E\_S\_006 REV A, 13063\_G200\_E\_D\_B1\_001 REV B, 13063\_G200\_E\_D\_B2B3\_001 REV B, 13063\_G200\_E\_D\_B2B3\_002 REV B, 13063\_G200\_S\_AA\_001 REV F, 13063\_G200\_S\_BB\_001 REV G, 13063\_G200\_S\_CC\_001 REV F, 13063\_G200\_B1\_E\_AL\_002 REV F, 13063\_G200\_B2\_E\_AL\_001 REV G, 13063\_G200\_B3\_E\_AL\_001 REV F, 13063\_G200\_B1B2\_P\_AL\_001 REV A.

#### Bay Studies

13063\_G251\_D\_TY\_001 REV C, 13063\_G251\_D\_TY\_002 REV C, 13063\_G251\_D\_TY\_007 REV C, 13063\_G251\_D\_TY\_006 REV C, 13063\_G251\_D\_TY\_003 REV B, 13063\_G251\_D\_TY\_012 REV A, 13063\_G251\_D\_TY\_013 REV A.

#### Typical Floorplates

10363\_D811\_P\_B2\_TYG\_001 REV D, 10363\_D811\_P\_B2\_TYB(2)\_001 REV D, 10363\_D811\_P\_B2\_TYA\_001 REV D, 10363\_D811\_P\_B2\_PH1\_001 REV D, 10363\_D811\_P\_B2\_PH2\_001 REV D, 10363\_D811\_P\_B3\_TYH3\_001 REV D, 10363\_D811\_P\_B3\_TYH2\_001 REV D, 10363\_D811\_P\_B3\_TYB\_001 REV D, 10363\_D811\_P\_B3\_TYB2\_001 REV D, 10363\_D811\_P\_B3\_TYA\_001 REV D, 10363\_D811\_P\_B3\_PH1\_001 REV D, 10363\_D811\_P\_B3\_PH2\_001 REV D, 10363\_D811\_P\_TY\_SS\_001 REV C, 10363\_D811\_P\_TY\_WH\_001 REV C.

#### Landscaping

10363\_G710\_P\_00\_000 REV C, 10363\_G710\_P\_00\_001 REV B, 10363\_G710\_P\_RF\_001 REV E, 10363\_G710\_P\_RF\_002 REV E, 10363\_G710\_P\_D\_00\_001 REV D, 10363\_G710\_P\_D\_01\_002 REV D, 10363\_G710\_P\_D00\_003 REV A.

#### Reason:

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

**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 Archaeological Evaluation

Before any work hereby authorised begins, 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.

4 Archaeological Mitigation

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 Thames Water - Water Supply

Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

#### Reason

To ensure that sufficient capacity is made available to cope with new development and in order to avoid adverse environmental impacts on the community, and to ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand in accordance with The National Planning Policy Framework 2012, Policy

5.14 Water quality and wastewater infrastructure and Policy 5.13 Sustainable drainage of the London Plan 2011, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects, 3.31 Flood Defences and 3.9 Water of the Southwark Plan 2007.

6 Thames Water - Drainage

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

7 Thames Water - Piling

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

8 Flood and drainage

Prior to the commencement of any development on site, full details of the proposed surface water drainage system, including detailed design, size and location of attenuation units and details of flow control measures. Shall; be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure surface water drainage and run-off is managed in an effective and sustainable manner.

9 Land Contamination

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

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

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite 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.

10 Construction Logistics and Environmental Management Plan

Prior to commencement of the development, a Construction Environmental Management Plan shall be submitted and shall oblige the applicant, or developer and its contractor to use all best endeavors to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction. The plan shall include but not exclusively, the following information:

A detailed specification of demolition and construction works including loading, unloading and storage of plant and materials and consideration of environmental impacts and the required remedial measures;

Details of the routing for all construction vehicles;

The specification shall include details of the method of piling;

Engineering measures, acoustic screening and the provision of sound insulation required to mitigate or eliminate specific environmental impacts;

Arrangements for publicity and promotion of the scheme during construction;

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration;

A commitment to investigate the use of river transport (barges) to transport construction materials to the site and construction waste from the site;

Road safety measures, including measures for entering and leaving the site and a delivery and servicing plan;

An agreement to liaise directly with Arqiva with regards to the siting of cranes in order to ensure that telecommunications and TV signals will not be compromised during construction works;

Details of contractor parking and parking for vehicles associated with the works during construction;

Details of cycle awareness training to be undertaken by drivers of lorries in line with Crossrail Standards and shall include the use of skirts on all HGV's servicing the site.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, 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.

11 Tree Protection

Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, 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.

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

#### 12 Native Planting

Details of native planting as part of the landscape strategy/plan shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscape planting should contain a minimum of 30% of native plants of local provenance.

#### Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 7.19; of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

#### 13 Green roofs for biodiversity

Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with plan G200 P RF 001 Rev E Roof Plan, hereby approved; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) 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. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

#### 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 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

#### 14 Ecology

Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. No less than 10 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

#### Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

#### 15 Green/Brown Roofs

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters to be used in the carrying out of this

permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

#### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

#### 16 Landscaping

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 cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of 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.

#### 17 Lighting Scheme

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 in writing before any above grade works take place. The development shall not be carried out otherwise in accordance with any such approval given.

#### Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

#### 18 Refuse Storage

Prior to the commencement of any above grade works, details of the arrangements for the storing of

- (a) Domestic refuse
- (b) Commercial refuse

Shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities 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

19 Cycle Parking

Before any above grade work hereby authorised begins details of all cycle parking, including location, number, access and type shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with 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.

20 Car Club Bay

Before any work in connection with landscaping is carried out above grade, details of the positioning of car club bays 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. The car club bays shall remain for as long as the development is occupied.

Reason

To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

21 Material Samples

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

22 Detailed Drawings

Prior to any above grade works taking place, 1:5/1:10 detail-drawings through:  
principal facades;  
typical parapets;  
roof edges;  
heads, cills and jambs of all openings (typical); and  
the facade cleaning and maintenance installation

shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the detailed design and quality in accordance with the National Planning Policy Framework, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, and Saved Policies 3.12 Quality in Design, 3.13 Urban Design of The Southwark Plan 2007.

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

23 Signage strategy

The commercial units hereby permitted shall not occupied until a site wide signage strategy detailing the design code for the proposed frontage of the commercial units facing street and routes (including advertisement zones, awnings, and spill-out zones) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.



Reason

In order to ensure that the quality of the design and details are in accordance with Strategic Policy 12 - Design and conservation of the Core Strategy 2011 and saved Policies 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.

24 Noise Transfer

The residential rooms within the development sharing a party wall/ floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20 is not exceeded due to noise from the commercial premises. A verification report shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the residential units. The approved scheme shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

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

25 Plant Noise

Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from 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).

26 Electric Vehicle Charging Points

Before the first occupation of the building hereby approved, details of the installation (including location and type) of electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

27 Service Management Plan

Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

28 Energy

The energy centre shall be constructed, provided and made operational in accordance with the details as set out in the Energy Strategy prior to the first occupation of any of the residential units in either block and thereafter retained and used for energy supply for so long as the development remains occupied. The energy centre shall be designed to enable connectivity to a district heating network (should one become available) and should include the provision of CHP plant to provide space heating and hot water to the development.

Reason:

To ensure the development complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Policy 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions and Policy 5.7 Renewable energy of the London Plan 2011.

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

29 External Illumination

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of obtrusive Light (January 2012).

Reason

In the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the NPPF 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High Environmental standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

30 Restriction on use class

At any time no more than 50% of the ground floor retail area should be used for any purpose within Classes A3 or A4 (restaurants and drinking establishments) of the Town and Country Planning Use Classes Order 1987 (as amended).

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use 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 and the National Planning Policy Framework 2012.

31 Roof Plant

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

32 CPZ Exemption

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

Reason

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

33 Internal noise standard

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T \* and 45dB LAFmax

Living rooms - 30dB LAeq, T \*\*

\* - 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.

34 Hours of Use

The A1/A3/A4 retail uses and D1 cultural uses hereby permitted for shall not be carried on outside of the hours 07:00 and 23:30 Mondays to Saturdays and 08:00 to 23:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

35 Environment Agency - Drainage

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Waterman Transport & Development Ltd (dated 20 June 2014 with reference CIV15069 ES 002) and the FRA addendum and the following mitigation measures within the FRA and FRA addendum:

Only non-residential uses should be permitted at the lower ground floor (basement) levels of the development, throughout the lifetime of the development (page 1 and Sections 1.7, 1.8, 2.18 and 4.5);  
Appropriate flood resistant and resilient measures will be incorporated within the development, particularly at the ground floor and lower ground floor (basement) levels, as outlined within the FRA addendum;  
Surface water run-off rates will be reduced by a minimum of 50% and attenuation will be provided via the incorporation of appropriate Sustainable Drainage Systems (SuDS) measures such as geocellular storage units, living roofs and so on up to the 1 in 100 year rainfall event, including for the impacts of climate change for the lifetime of the development (Section 3 and Appendix H).

Reasons

To reduce the risk of flooding to the development and occupants, in line with the National Planning Policy Framework (Section 10), the Greater London Authority's London Plan (Policy 5.12), the London Borough of Southwark's Core Strategy (Strategic Policy 13) and so on. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in line with the National Planning Policy Framework, the Greater London Authority's London Plan (Policy 5.13), the London Borough of Southwark's Core Strategy (Strategic Policy 13) and so on.

**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).

36 Archaeological Reporting

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

Reason

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

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

The applicant has engaged with the Council at the pre-application and application stages under the terms of a Planning Performance Agreement. This has enabled beneficial changes to be made to the application, and for the applicant to respond to issues raised in public consultation.