

Item No: 6.1, 6.2, 6.3 & 6.4	Classification: Open	Date: 14 July 2015	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Village, Cathedrals, East Dulwich	
From:		Head of Development Management	

PURPOSE

1. To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That Members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:
 - 3.1 **Item 6.1 – 14/AP/3104 FOR FULL APPLICATION - THE WORKSHOP SITE, LAND BOUNDED BY GILKES PLACE, GILKES CRESCENT AND CALTON AVENUE TO THE REAR OF 25 DULWICH VILLAGE, LONDON SE21 7BW**
 - 3.2 Late representations.

Late representations have been received from local residents and other interested parties. Many of these refer to the draft construction management plan and condition 7 that has been recommended. The correspondents have requested that the Construction Method Statement be secured through the s106 (legal) agreement rather than by condition as is recommended. The council has also been supplied with a draft agreement for a development in Camden of a similar size.

- 3.3 The practice in Southwark is for construction management plans to be dealt with through condition, for developments of this scale when they are considered necessary. The development is not of a scale to require an Environmental Impact Assessment and it is usually developments that require such an assessment for which construction element included in the legal agreement. Below is a list of similar and larger schemes that had construction included as part of a condition:

Reference	Address	Development
14/AP/0764	184-188 SOUTHAMPTON WAY/ 5A HAVIL STREET SE5 7EU	24 dwellings
14/AP/0695	JAMES ALLENS GIRLS SCHOOL, EAST DULWICH GROVE, LONDON, SE22 8TE	Erection of a 3 Storey plus basement music centre
14/AP/0669	2 HAVIL STREET, ADJACENT TO 160 SOUTHAMPTON WAY, LONDON, SE5 7SD	17 dwellings
13/AP/0921	SURREY SQUARE PRIMARY SCHOOL, SURREY SQUARE, LONDON, SE17 2JY	9 dwellings
12/AP/3563	EAST DULWICH ESTATE SITE BOUNDED BY DOG KENNEL HILL QUORN ROAD PYTCHELEY ROAD AND ALBRIGHTON ROAD SE22	27 dwellings

Table 1- examples of applications where construction management plans have been required by condition.

- 3.4 As table 1 demonstrates, construction has commonly been dealt with through condition where there are specific concerns and importantly on school sites themselves and development including basement. The inclusion of construction within a legal agreement is reserved for larger schemes as table 2 demonstrates.

Reference	Address	Development
12/AP/1092	THE HEYGATE ESTATE AND SURROUNDING LAND	Outline application for between 2,300 and 2,469 dwellings
14/AP/1862	128-150 BLACKFRIARS ROAD, LONDON, SE1	Mixed use, 2,502 sq.m. of office; 1,200sq.m. retail and 336 dwellings.

Table 2- examples of applications where construction management plans have been required through a legal agreement.

- 3.5 The applicant has submitted a draft construction traffic management plan which details restrictions on the hours of deliveries to avoid the morning and afternoon school peak times. Helpfully, a construction traffic routing plan has been included which indicates that vehicles would access the site from the south, turning off the South Circular Road onto Gallery Road then to Dulwich Village from which they may access Calton Avenue or Gilkes Place. Construction traffic would pass near to Dulwich Village Infants School and Dulwich Hamlet Junior School either before arriving to the site or after leaving the site and joining the arterial A205 (South Circular Road). These two schools combined have fewer than 500 pupils.
- 3.6 Objectors have also submitted a calculation to support the suggestion in the petition that over 2000 HGV movements would be needed. Their calculations suggest that 2140 HGV movements (including concrete trucks) would take place. The applicants' consultant has undertaken a similar exercise. Their assessment is based on two scenarios: 1- without a basement and 2- with a basement. This was undertaken to give an estimation of the additional vehicle movements that would be required for the basement excavation and is shown in table 2 below which for comparison also

includes objectors' estimates (scenario 1 is an estimate from the consultant based on the objectors' baseline figures).

	OPUS 2000 kg/m³		Residents 1800kg/ m³	
	Scenario 1	Scenario 2	Scenario 1	Scenario 2
Excavation	551	659	606	800
Concrete	50	270	50	270
Loads	601	929	656	1070
	X 2	X 2	X 2	X 2
Movements	1202	1858	1312	2140
Duration	8 weeks	13 weeks	9 weeks	15 weeks

Table 3- HGV movements with and without the basement excavation.

- 3.7 Using the different methodologies for both the objectors and the consultants, there would be an additional 600-700 vehicle movements to and from the site as a result of the basement.
- 3.8 The applicant has submitted amended drawings, which include a sliding door for the refuse store for the 2 bed house and a visibility opening on the western part of the ramp. It is recommended that the reference to the drawings received and condition 1 be amended to include reference to this drawings and the deletion of their previous iterations as follows:

Drawing description	Add	Delete
Proposed ground floor plan	P/11 Revision C	P/11 Revision B
Proposed elevations	P/20 Revision C	P/20 Revision B
Boundary wall elevation	P/24 Revision A	P 24

- 3.9 **Item 6.2 – 15/AP/2772 FOR: LISTED BUILDING - THE WORKSHOP SITE, LAND BOUNDED BY GILKES PLACE, GILKES CRESCENT AND CALTON AVENUE TO THE REAR OF 25 DULWICH VILLAGE, LONDON SE21 7BW**
- 3.10 Historical information has been submitted by the Gilkes Crescent Residents Association regarding this application for Listed Building Consent. They provide additional information into the use of cages in the area and an excerpt from Blanch's history of Camberwell which refers to the stocks and cage and the plaque itself, the strongest piece of evidence linking the penal structures and the plaque. This is information that the Council was previously aware of and does not change the officer recommendation.
- 3.11 **Item 6.3 – 14/AP/FOR: FULL APPLICATION - 185 PARK STREET, LONDON SE1 9BL**
- 3.12 Revised draft decision notice
Following further discussions with the applicant, minor changes have been made to the draft decision notice. The principal issues are the requirement for separate demolition and construction environmental management plans, clarification that

several pre-commencement conditions exclude demolition from the definition of commencement, and some minor corrections to the wording on conditions. The updated decision notice is attached.

3.13 Clarification of Historic England's consultation response

The main report, at paras 181 and 214 refers to the formal response of Historic England. The council received a separate response from Historic England on 29 May 2015 in which the statutory body considered the revised scheme – currently before the Committee – where they considered the impact of this proposal on the view from Alexandra Palace.

3.14 In their response they highlighted the protection afforded to the view by the LVMF and the 'threshold' of the background to this strategic view which extends across the site at 52.1m AOD. Historic England note that the tallest building proposed for this site exceeds that threshold at 67.1m AOD – albeit in the backdrop of the Wider Setting Consultation Area to the west of the strategic landmark of St Paul's cathedral. They conclude that this will result in "some harm to the significance of the cathedral's setting".

3.15 In their recommendation Historic England do not raise a formal objection to the proposal and instead urge the council to address the issues concluding that the application should be "determined in accordance with national and local guidance and on the basis of specialist conservation advice".

3.16 The LVMF (March 2012) in relation to the background assessment area of this view states: "Development in the Wider Setting Consultation Area should preserve or enhance the viewer's ability to recognise and appreciate the peristyle, drum, dome and western towers of St Paul's Cathedral when viewed from the Viewing Place."

3.17 Officers are satisfied that this modest incursion into the Wider Setting Consultation Area does not affect the viewer's ability to recognise and appreciate these features of the cathedral's significance. In relation to the 'harm' perceived by Historic England, officers consider that the harm to the heritage assets is minimal. If the Council considers that there is some harm to the heritage assets, then there is a strong presumption against granting planning permission. Taking together the public interest benefits of the significant contribution to the public realm and landscape of the area, the contribution towards the setting of Tate Modern gallery and the wider benefits of the development including the improvements to the local views of St Paul's from Great Guildford Street means that notwithstanding the special regard which must be given to the minimal harm to the assets, it is considered that the public interests of the development outweigh it.

3.18 GLA Stage 1 referral update

On 3 July the GLA issued an update to their earlier Stage 1 report. This confirms that the application broadly conforms with the London Plan, and that the land uses are supported. The density, massing, height and residential quality and amenity space are also supported. The GLA confirms that, in their view, the impact on strategic and local views is acceptable. They request additional work on the energy strategy, which has been clarified, and mitigation works in relation to transport, and seek a reduction in car parking spaces. The conclusion also notes that the affordable housing off site needs to be justified, and the viability appraisal independently verified.

3.19 Affordable Housing Delivery

In addition to the information in the main report, it is recommended that the in lieu sum is index linked, and that in the event that the development at 185 Park Street is

not substantially commenced within 18 months of the date of any permission issued, a further review of the viability of the overall scheme would be required. In addition, the s106 agreement would require the affordable housing to be completed and handed over to the RSL prior to any more than 25% of the flats in Park Street being occupied. The developer would be prohibited from applying for housing grant for the off site affordable housing.

3.20 Correction to paragraph 53

Paragraph 53 refers to a restriction on Class A4-A5 uses. This should refer to A4 uses only (drinking establishments) – the application is not seeking any Class A5 uses (hot food takeaways).

3.21 Correction to paragraph 50

Paragraph 50 refers to the use of a condition to ensure that the offices are delivered in advance of the residential space. It is considered more appropriate to deal with this within the s106 agreement, which would require the offices to be complete to shell and core prior to any flats within the scheme being occupied.

3.22 Conclusion of the Director of Planning

The issues raised by the GLA are noted and are addressed in the main report. No new matters have been raised which would affect the recommendation, which remains that planning permission be granted subject to referral to the Mayor and completion of a S106 agreement.

3.23 **Item 6.4 – 14/AP/4580 FOR: FULL APPLICATION - 173 LORDSHIP LANE, LONDON SE22 8HA**

3.24 Additional consultation responses:

A letter of support on the revised scheme has been received from Councillor Barber: Southwark's school place planning and forecasting, certainly for East Dulwich, is problematic. Southwark Council in July 2014 reported a surplus of 2 forms of entry or 60 reception pupils for September 2014. Yet in September 2014 all Dulwich reception classes were full with only one spare reception place in Heber School. So this school is critical to Dulwich families and Southwark Council fulfilling its obligations of providing sufficient school places.

3.25 The scheme brought forward to committee is an improvement on the original design with slip bricks introduced.

3.26 In the report it suggests in paragraphs 9, 41 and 46 that the Landcroft Road pavement be expanded from 2.1m to 2.5 and further to 3.5m. The pavement widening be over the length of 10 car parking spaces or 55m and seems excessive. It is hoped that the committee will leave this to the Dulwich Community Council to resolve and not agree conditions that the community council may not be able to agree with when a Traffic Management Order is required.

3.27 Paragraph 78 of the report states a Section 278 legally binding agreement between the applicant and the council will be required. Section 80 asks the committee to give the power to the Head of development control to refuse permission if a Section 106 agreement to legally enforce the Section 278 legally binding agreement. Query whether this is necessary and whether one sole agreement would suffice.

3.28 Paragraph 50 (parking) it is good news that 76% of the possible car parking spots within 200m of the site 399/540 were free when surveyed. This suggests that the concerns of nearby residents should be unfounded.

- 3.29 Condition 4 links both the demolition and construction into one Construction Environmental Management Plan. To help ensure the school is completed on time it is suggested that the condition be split so that condition 4A is for demolition and 4B for construction. In this way demolition could start sooner while conditions related to construction are completed in parallel.
- 3.30 Suggest adding a condition that the building be completed to Secure by Design standards and that condition 18 (external lighting) is amended to also require details of CCTV cameras.
- 3.31 Two further representations offering support has been received on the basis that the local community needs high quality primary school places and that the design is in keeping with the surrounding area.
- 3.32 Additional internal consultee response from Highways: Support the scheme in principle and support the widening to 2.5m. Highways do however raise concerns with the pavement extension to 3.5m since this would result in the loss of parking from the east side of Landcroft Road. Consider that the removal of parking on this side of the road and introduction of double yellow lines would encourage vehicle drop off.
- 3.33 Submission of additional information
The applicant has recently submitted a site contamination report, in order to provide an assessment of the ground conditions at the site. The Council's environmental protection team are currently reviewing the report. Subject to Members resolving to grant planning permission for the scheme, and subject to the contamination report being found acceptable, it is recommended that the report be included in the list of approved drawing numbers. The report could also satisfy the obligations of condition 3a (site contamination) and so this condition could be amended accordingly on the draft decision notice.
- 3.34 Updated drawing numbers
Further to paragraph 41 and 46 of the officer report, the agent has sent in amended plans which show the pavement width outside the school entrance extended to 3.5m. Accordingly, it is recommended that the drawing numbers (PL01 E, SK100 rev L) be added to the draft decision notice.
- 3.35 Comments from the Head of Development Management
The officer report, at paragraphs 41 and 46 discusses the pavement width outside the school entrance. It concludes, on the basis of the submitted Road Safety Audit that a 3.5m pavement should be secured to as to provide a greater width for spill out at the entrance. In order to secure the 3.5m width, parking would need to be removed from both sides of Landcroft Road.
- 3.36 In order to secure the pavement widening, the applicant would need to enter into a s106 legal agreement to require the applicant to enter into a s278 highways agreement with the council. Both of these agreements are required as s106 legally covers planning and a s278 legally covers highways works.
- 3.37 The s106 legal agreement would require that a 3.5m pavement width is secured in line with recommendations of the Road Safety Audit. However, it would also give a fall back of 2.5m should the loss of parking on the east side of Landcroft Road (which would be subject to approval at the Dulwich Community Council) is not found acceptable.

- 3.38 Condition 4 can be amended to separate out demolition from construction; this would allow demolition to start sooner.
- 3.39 Condition 18 (now condition 19) has been amended to add in details of CCTV.
- 3.40 A new condition (condition 11) has been added to require secured by design standards.
- 3.41 The draft decision notice has been amended to include the drawing numbers referred to above and also the changes to the conditions.
- 3.42 The recommendation remains that planning permission be granted subject to conditions and the completion of a legal agreement.

REASON FOR LATENESS

- 4. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

REASON FOR URGENCY

- 5. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

6. BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

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.

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

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 (maximum height 19 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 revisions/amendments received on 11/05/2015**

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-seven 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, with the exception of demolition to slab level, 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 to slab level, 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
Prior to the commencement of development, with the exception of demolition to slab level, impact studies of the existing water supply infrastructure shall be 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
No development shall commence, except demolition to slab level, 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, with the exception of demolition to slab level, 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, with the exception of demolition works, 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 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 Considerate Contractor Scheme registration;

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 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 or 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.

12 Demolition Environmental Management

No demolition of the existing building shall take place until a Demolition Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the demolition period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in demolition;
the erection and maintenance of security hoarding including decorative displays;
wheel washing facilities;
measures to control the emission of noise, dust and dirt during demolition;
a scheme for recycling / disposing of waste resulting from demolition works;
traffic routing and control, including information relating to the expected number and type of vehicles;
hours of working

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.

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.

13 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 works above grade (excluding demolition) 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 and 7.19 of the London Plan 2015, saved Policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core strategy 2011.

14 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 above grade works (excluding demolition) 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 2015, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core strategy 2011.

15 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 works above grade (excluding demolition) 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 2015, saved Policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core strategy 2011.

16 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.

17 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.

18 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.

19 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

- 20 **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.
- 21 **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.
- 22 **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.
- 23 **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.

- 24 **Signage strategy**

The commercial units hereby permitted shall not be 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.

25 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 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.

26 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).

27 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.

28 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 shall be 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.

29 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.

30 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.

31 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.

32 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.

33 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.

34 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.

35 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.

36 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).

37 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.

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.

Applicant	Harris Federation	Reg. Number	14/AP/4580
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/2315-173

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

The development of a two form entry primary school (Harris Primary Academy East Dulwich), involving the demolition of all existing buildings on the site; and the erection of a part two, part three and part four storey building; with associated new cycle and pedestrian access from Landcroft Road.

At: 173 LORDSHIP LANE, LONDON, SE22 8HA

In accordance with application received on 09/12/2014 08:02:24
and revisions/amendments received on 04/06/2015

and Applicant's Drawing Nos. Site location plan S001, S002, S200, S201

SK100 rev L, SK450 rev E, SK451 rev C, SK452 rev D, SK453 rev D, SK404 rev E, SK603 rev E, SK604 rev E, 2 x photomontages, PL01 E.

Planning Statement, Noise Impact Assessment, Environmental Noise Survey, Flood Risk Assessment, Construction Method Statement, Kitchen Extract System, Site management plan, School Management Plan, PERS Audit, Waste Recycling note, Transport Assessment, TPA Travel Plan Framework, TPA Service Management, Arboricultural Impact Assessment, BREEAM UK Pre-Assessment, MLM Outline Energy and Sustainable Report, Design and Access Statement (Revised), Daylight and Sunlight Study, Designers Response to Road safety Audit.

Subject to the following nineteen 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 Approved Plans

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

SK100 rev L, SK450 rev E, SK451 rev C, SK452 rev D, SK453 rev D, SK404 rev E, SK603 rev E, SK604 rev E, PL01 E.

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 Site 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.

4 Construction Environmental Management Plan (CEMP) ¿ standard

a. Demolition

No demolition shall take place, until a CEMP for the site has been devised. The CEMP shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition and construction and will include the following information:

A detailed specification of demolition works at each phase of development including consideration of environmental impacts (noise, dust, emissions to air) and the required remedial measures;

Engineering measures to eliminate or mitigate specific environmental impacts (noise, dust, emissions to air), e.g. acoustic screening, sound insulation, dust control, emission reduction.

Arrangements for direct responsive contact with the site management during demolition;

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

To follow current best construction practice e.g. Southwark's Code of Construction Practice & GLA/London Council's Best Practice Guide Dust & Plant Emissions

Routing of site traffic;

Waste storage, separation and disposal.

b. Construction

No construction shall take place, until a CEMP for the site has been devised. The CEMP shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition and construction and will include the following

information:

A detailed specification of construction works at each phase of development including consideration of environmental impacts (noise, dust, emissions to air) and the required remedial measures;
Engineering measures to eliminate or mitigate specific environmental impacts (noise, dust, emissions to air), e.g. acoustic screening, sound insulation, dust control, emission reduction.
Arrangements for direct responsive contact with the site management during construction;
A commitment to adopt and implement of the ICE Demolition Protocol, Considerate Contractor Scheme registration,
To follow current best construction practice e.g. Southwark's Code of Construction Practice & GLA/London Council's Best Practice Guide Dust & Plant Emissions
Routing of site traffic;
Waste storage, separation and disposal.

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 and the wider environment 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.

5 Tree Protection

Prior to works commencing, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

This should show 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.

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.

- 6 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 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.
- 7 Sample Materials
 Prior to above grade works commencing, a material sample-board of all external facing materials to be used in the carrying out of this permission shall be submitted 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.
- 8 BREEAM
 Before any fit out works to the school hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good ' rating 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;
 Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.
- 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.
- 9 Swift nesting features
 a) Details of Swift 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 4 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 Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.
- b) 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, to be submitted and approved in writing.

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.

10 Tree Planting

Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. A total of 600cm of stem girth shall be provided in mitigation of that lost in order to facilitate development. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

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 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.

- 11 Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

12 Boundary treatment

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries including the acoustic boundary treatment along the southern boundary 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 the interests of visual and residential amenity 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, 3.12 Quality in Design, and 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.

13 Travel Plan

a) Before the first occupation of the school hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff, visitors and pupils.

b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

14 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.

15 Refuse Storage

Before the first occupation of the school hereby permitted details of the arrangements for the storing of 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 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

16 Community Use Scheme

Prior to first occupation, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- i) A detailed plan and / or schedule of the Community Use Facilities;
- ii) The days and times of availability of the Community Use Facilities;
- iii) The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the School;
- iv) The management, maintenance and cost for use of the Community Use Facilities;
- v) A mechanism for review of the Community Use Scheme; and
- vi) Details of how the Community Use Facilities will be publicised to the community.

The approved Community Use Scheme shall be implemented upon occupation of the development and retained/maintained for the existence of the development.

Reason:

To secure community use of facilities in accordance with Saved Policy 2.3 Enhancement of Educational Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity is satisfactorily protected with regards to 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.

17 Plant Noise ζ standard

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. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing.

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).

18 School Management Plan

The school shall operate in accordance with the submitted Harris Primary Academy School Management Plan for as long as the school is occupied.

Reason

To ensure the safety of pupils and other visitors to the school at drop off and pick up times, in accordance with Saved Policies 5.2 Transport Impacts and 5.3 Walking and cycling of the Southwark Plan 2007, Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and the National Planning Policy Framework 2012.

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).

19 External lighting

Details of any external lighting [including design, power and position of luminaries] and/or CCTV surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. 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.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The pre-application service was used for this application and the advice given has been followed in part. Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.