

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	c/o agent Bilford	Reg. Number	14/AP/4640
Application Type	Full Planning Permission	Case Number	TP/214-40
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

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

Demolition of Capital House, and erection of a 21 and 31 storey building (1 basement Level plus ground and 30 upper storeys) to a maximum height 108.788m to provide 119 residential units (C3), retail/cafe units (flexible Class A1, A3 Use) at ground floor level, 199 cycle parking spaces, 2 disabled car parking spaces, associated refuse and recycling, and an area of public open space.

At: CAPITAL HOUSE, 40-46 WESTON STREET, LONDON SE1 3QD

**In accordance with application received on 19/11/2014
and revisions/amendments received on 19/08/2015**

03/02/2015
20/03/2015
12/08/2015
03/08/2015

and Applicant's Drawing Nos. Existing

Existing plans

WS-E-00-OS-01-01 P1 Existing Site Plan; WS-E-20-0G-01-01 P1 Ground Floor; WS-E-20-MF-01-01 P1 Level 01 & 02; WS-E-20-MF-01-02 Level 03 & 04; WS-E-20-MF-01-03 P1 Level 05 & 06; WS-E-20-MF-01-04 P1 Level 07 & 08; WS-E-20-MF-01-05 Level 09 & Roof; WS-E-25-MF-01-01 P1 South elevation; WS-E-25-MF-01-02 P1 West elevation; WS-E-25-MF-01-03 P1 East elevation; WS-E-25-MF-01-04 P1 North elevation

Demolition plans

WS-D-20-0G-01-01 P1 Ground Floor; WS-D-20-MF-01-01 P1 Level 01 & 02; WS-D-20-MF-01-02 P1 Level 03 & 04; WS-D-20-MF-01-03 P1 Level 05 & 06; WS-D-20-MF-01-04 P1 Level 07 & 08; WS-D-20-MF-01-05 P1 Level 09 & Roof; WS-D-25-MF-01-01 P1 South elevation; WS-D-25-MF-01-02 P1 West elevation; WS-D-25-MF-01-03 P1 East elevation; WS-D-25-MF-01-04 P1 North elevation

Proposed

Proposed plans and layout

WS-P-00-OS-01-01 P1 Proposed Site Plan; WS-P-20-B1-02-01 P1 Level B1; WS-P-20-0G-02-01 P5 Ground Floor; WS-P-20-01-01-01 P2 Level 01; WS-P-20-02-01-01 P2 Level 02; WS-P-20-03-01-01 P2 Level 03; WS-P-20-04-01-01 P2 Level 04; WS-P-20-05-01-01 P2 Level 05; WS-P-20-06-01-01 P2 Level 06; WS-P-20-07-01-01 P2 Level 07; WS-P-20-08-01-01 P1 Level 08; WS-P-20-09-01-01 P1 Level 09; WS-P-20-10-01-01 P1 Level 10; WS-P-20-11-01-01 P1 Level 11; WS-P-20-12-01-01 P1 Level 12; WS-P-20-13-01-01 P1 Level 13; WS-P-20-14-01-01 P1 Level 14; WS-P-20-15-01-01 P1 Level 15; WS-P-20-16-01-01 P1 Level 16; WS-P-20-17-01-01 P1 Level 17; WS-P-20-18-01-01 P1 Level 18; WS-P-20-19-01-01 P1 Level 19; WS-P-20-20-01-01 P1 Level 20; WS-P-20-21-01-01 P1 Level 21; WS-P-20-22-01-01 P1 Level 22; WS-P-20-23-01-01 P1 Level 23; WS-P-20-24-01-01 P1 Level 24; WS-P-20-25-01-01 P1 Level 25; WS-P-20-26-01-01 P1 Level 26; WS-P-20-27-01-01 P1 Level 27; WS-P-20-28-01-01 P1 Level 28; WS-P-20-29-01-01 P1 Level 29; WS-P-20-30-01-01 P1 Level 30; WS-P-20-31-01-01 P1 Level 31; WS-P-20-0R-01-01 P1 Roof layout

Proposed elevations

WS-P-25-MF-01-01 P2 South elevation; WS-P-25-MF-01-02 P2 West elevation; WS-P-25-MF-01-03 P2 East elevation; WS-P-25-MF-01-04 P1 North elevation; WS-P-25-MF-01-05 P1 Internal South elevation; WS-P-25-MF-01-06 P1 Internal North elevation; WS-P-25-MF-01-11 P1 South Melior Street; WS-P-25-MF-01-12 P1 West Weston Street; WS-P-25-MF-01-13 P1 East elevation; WS-P-25-MF-01-14 P North St Thomas Street

Proposed Sections and details

WS-P-26-MF-01-01 P1; WS-P-26-MF-01-02 P1; WS-P-26-MF-01-11 P1 Cladding details; WS-P-26-MF-01-12 P1 Cladding details North elevation; WS-P-26-MF-01-13 P1 Window details; WS-P-26-MF-01-14 P1 Roof and cladding

details; WS-P-26-MF-01-15 P1 extended Spire details; WS-P-26-MF-01-16 P1 Connection Sleeve details

WS-P-80-MF-01-02 P1 Area Schedule

Supporting documents:

Design and Access Statement
Statement of Community Involvement November 2014
Planning Statement November 2014
S106 Heads of Terms November 2014
Affordable Housing Statement November 2014
Air Quality Assessment October 2014
Daylight and Sunlight Report October 2014
Internal Daylight letter and clarification 3rd February 2015
Further letter Daylight and Sunlight matters 20th March 2015
Internal Sunlight letter 12th August 2015
Transport Assessment October 2014
Travel Plan October 2014
Townscape, Heritage and Visual Assessment October 2014
Acoustics Planning Report October 2014
Sustainability Statement October 2014
Energy Statement October 2014
Microclimate Wind Assessment October 2014
Flood Risk Assessment October 2014
Archaeology Assessment October 2014
Phase 1 Environmental Review September 2010
Phase 1 Site Assessment October 2014

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:

Proposed plans and layout

WS-P-00-OS-01-01 P1 Proposed Site Plan; WS-P-20-B1-02-01 P1 Level B1; WS-P-20-0G-02-01 P5 Ground Floor; WS-P-20-01-01-01 P2 Level 01; WS-P-20-02-01-01 P2 Level 02; WS-P-20-03-01-01 P2 Level 03; WS-P-20-04-01-01 P2 Level 04; WS-P-20-05-01-01 P2 Level 05; WS-P-20-06-01-01 P2 Level 06; WS-P-20-07-01-01 P2 Level 07; WS-P-20-08-01-01 P1 Level 08; WS-P-20-09-01-01 P1 Level 09; WS-P-20-10-01-01 P1 Level 10; WS-P-20-11-01-01 P1 Level 11; WS-P-20-12-01-01 P1 Level 12; WS-P-20-13-01-01 P1 Level 13; WS-P-20-14-01-01 P1 Level 14; WS-P-20-15-01-01 P1 Level 15; WS-P-20-16-01-01 P1 Level 16; WS-P-20-17-01-01 P1 Level 17; WS-P-20-18-01-01 P1 Level 18; WS-P-20-19-01-01 P1 Level 19; WS-P-20-20-01-01 P1 Level 20; WS-P-20-21-01-01 P1 Level 21; WS-P-20-22-01-01 P1 Level 22; WS-P-20-23-01-01 P1 Level 23; WS-P-20-24-01-01 P1 Level 24; WS-P-20-25-01-01 P1 Level 25; WS-P-20-26-01-01 P1 Level 26; WS-P-20-27-01-01 P1 Level 27; WS-P-20-28-01-01 P1 Level 28; WS-P-20-29-01-01 P1 Level 29; WS-P-20-30-01-01 P1 Level 30; WS-P-20-31-01-01 P1 Level 31; WS-P-20-0R-01-01 P1 Roof layout

Proposed elevations

WS-P-25-MF-01-01 P2 South elevation; WS-P-25-MF-01-02 P2 West elevation; WS-P-25-MF-01-03 P2 East elevation; WS-P-25-MF-01-04 P1 North elevation; WS-P-25-MF-01-05 P1 Internal South elevation; WS-P-25-MF-01-06 P1 Internal North elevation; WS-P-25-MF-01-11 P1 South Melior Street; WS-P-25-MF-01-12 P1 West Weston Street; WS-P-25-MF-01-13 P1 East elevation; WS-P-25-MF-01-14 P North St Thomas Street

Proposed Sections and details

WS-P-26-MF-01-01 P1; WS-P-26-MF-01-02 P1; WS-P-26-MF-01-11 P1 Cladding details; WS-P-26-MF-01-12 P1 Cladding details North elevation; WS-P-26-MF-01-13 P1 Window details; WS-P-26-MF-01-14 P1 Roof and cladding details; WS-P-26-MF-01-15 P1 extended Spire details; WS-P-26-MF-01-16 P1 Connection Sleeve details

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
- 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.
 - b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
 - c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
 - d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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

- 4
- No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and 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 for agreement.

A detailed specification of demolition and 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 demolition and/or 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 plan and relevant codes 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 and Saved Policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 5
- Before any work hereby authorised begins, excluding demolition, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the

impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 6 Before any work hereby authorised begins, excluding demolition, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

- 7 Before any above grade work begins on site full particulars and details (2 copies) of a scheme for the ventilation of the premises (including any A3 use and CHP) to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Saved Policy 3.2 of the Southwark Plan 2007 and Strategic Policy 13 High environmental standards of the Core Strategy 2011.

- 8 Before any fit out works to the commercial premises 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 or excellent' 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 No above grade works shall commence until details of a surface water drainage scheme that achieves a reduction in surface water run-off rates of at least 50% of the existing brownfield runoff rate from the site for storm events up to a 1% Annual Exceedance Probability (AEP) has been submitted to (2 copies) and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2011) and the Flood Risk Assessment for the scheme (produced by Robert Bird Group dated October 2014). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 10 Before any above grade works hereby authorised, 1:50; 1:10 and 1:5 Scale drawings of the detailed design of the top 6 floors of both buildings to be used in the carrying out of this permission, including the protruding quill design at the crown of the building, 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 design and details of the prominent top of the building in the interest of the special architectural qualities of the existing building and preserve its presence from the Tower of London World Heritage Site in accordance with Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design; 3.13 Urban Design; and 3.18 Setting of listed buildings, conservation areas and world heritage sites; of the Southwark Plan 2007.

- 11 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries 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 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.

- 12 Prior to the commencement of any works above grade, details of the proposed children's play area shall be submitted to, and approved writing by the local planning authority. No part of the development hereby approved shall be occupied, until works agreed in accordance with the agreed details are completed on site.

Reason

To provide quality communal amenity space and playspace in accordance with Strategic Policy Design and Conservation of the Core Strategy 2011 and Saved Policy 4.2 Quality of residential accommodation of the Southwark Plan 2007

- 13 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 and in accordance with Strategic Policy 13 of the Core Strategy 2011.

- 14 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.

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.

- 15 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 proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 16 Before the first occupation of the building the cycle storage facilities as shown on the approved basement and ground floor plans shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 17 Prior to the first occupation of the building details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to (2 copies) and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

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

- 18 Prior to occupation of the unit/s hereby approved, the 2 No. disabled parking residential spaces as shown on the ground floor drawing hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

- 19 The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the development. Before any work in connection with this permission is carried out above grade, 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' certification 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.

- 20 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the building and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.7 Waste Reduction of The Southwark Plan 2007.

- 21 Before the first occupation of the building hereby permitted a Delivery and 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 Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 22 Before the first occupation of the building hereby approved, electric vehicle charger points within each of the disabled car parking areas shall be installed and thereafter such facilities shall be retained.

Reason

To encourage more sustainable travel in accordance with 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.

- 23 Car Parking Management Plan

Prior to the first occupation of the development a Car Parking Management Plan shall be prepared and submitted for approval to the Local Planning Authority. The plan shall cover:

allocation of 15 spaces for disabled, wheelchair and blue badge holder residents;
allocation of the remaining 13 spaces (with preference to allocation to units with 3 beds or more);
management and accessibility to the car parking spaces.

Reason:

To ensure the provision of appropriate car parking and maintain acceptable access and management of the car parking provision.

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.

- 24 The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient LAeq, T* at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.1 'Environmental Effects' of the saved Southwark Plan 2007

*LAeq, T. T= 1 hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

- 25 Prior to occupation of the building, the mitigation measures identified in the submitted Air Quality Assessment shall be incorporated into the approved development and permanently retained thereafter.

Reason

To ensure the occupants of the rooms identified have acceptable air quality in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan 2007.

- 26 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 as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building 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 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 3.13 Urban Design of the Southwark Plan 2007.

- 27 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with 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.

- 28 The window glazing of any non-residential ground floor unit to any public space shall not be painted or otherwise obscured and shall permanently retained and maintained to the satisfaction of the local planning authority.

Reason

To safeguard the appearance and character of the development and to maintain vitality at ground floor level within the public square in accordance with Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and Saved Policy 3.12 Quality in Design of the Southwark Plan 2007.

- 29 The sustainable design measures, energy efficiency measures and renewable technologies identified in the Energy Statement shall be implemented in strict accordance with the details shown and thereafter maintained.

Reason

To ensure the stated energy measures are secured in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 30 All wheelchair accessible units shall have access to both cores of the building hereby approved.

Reason

To ensure adequate disabled access in accordance with Policy 7.2 An Inclusive Environment of the London Plan 2015.

- 31 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.

- 32 The Travel Plan hereby approved shall be implemented throughout the plan period.

Reason

To encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 33 The retail uses hereby permitted shall not be carried on outside of the hours of 06.00am to 00.30am Monday to Saturday, and 07.00am to 00.30am on Sundays.

Reason:

To safeguard the amenities of neighbouring residential properties 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.

- 34 All residential units hereby approved shall be constructed to Lifetime home standards. 10% of units shall be suitable for occupation by wheelchair users.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy 3.5

Quality and Design of Housing Developments of the London Plan 2015 and Strategic Policy 7 Family Housing of the Core Strategy 2011.

- 35 All residents within the development shall have access to the proposed communal amenity areas (and they shall have equal access to those areas).

Reason:

In accordance with Strategic Policy 5 Providing New Homes of the Core Strategy 2011 and Saved Policy 4.2 Quality of Residential Accommodation of the Southwark Plan 2007 and in accordance with guidance as set out in the Residential Design Guidelines SPD (2011).

- 36 Pedestrian inter visibility splays of 2m x 2m from the disabled parking area must be provided. There should be no obstruction within the visibility splay area.

Reason

In the interest of pedestrian and highway safety in accordance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

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

- 37 Within one year 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 and 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

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

Informatives

1 Network Rail

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance

The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs

charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts AssetProtectionKent@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

2 Thames Water

Waste - The Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Water pressure - Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

3 Highways drainage

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

- 4 Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.