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**RECOMMENDATION**


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

<b>Applicant</b>	Ms Rebecca Towers Southwark Council	<b>Reg. Number</b>	15/AP/3185
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2341-F
<b>Recommendation</b>	Grant permission		

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**Draft of Decision Notice**


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

Remediation and remodelling of part of the cemetery close to Underhill Road; drainage works; the laying out of new access paths and associated landscaping.

**At:** CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON SE22 0RU

**In accordance with application received on 07/08/2015 18:35:58**

**and Applicant's Drawing Nos.**

048-07-01                    048-07-34 - Revision C  
 048-07-02 - Revision C    048-07-40 - Revision E  
 048-07-03 - Revision C    048-07-41 - Revision C  
 048-07-11 - Revision A    048-07-42 - Revision B  
 048-07-15 - Revision B    048-07-43 - Revision A  
 048-07-21 - Revision F    048-07-46  
 048-07-24 - Revision C    048-07-50 - Revision C  
 048-07-26 - Revision C    048-07-52 - Revision D  
 048-07-27 - Revision C    048-12-32 - Revision A  
 048-07-30 - Revision C

Design and Access Statement  
 Drainage Strategy  
 Ecological Assessment  
 Extended Phase 1 Survey and Impact Assessment  
 Phase 2 Land Quality Intrusive Investigation  
 Phase 2 Surveys for Reptiles and Invasive Plants  
 Phase 2 Land Quality Assessment (April 2009)  
 Phase 2 Land Quality Assessment (October 2008)  
 Preliminary Bat Survey Report  
 Remediation Strategy Report - Draft  
 Tier 1 Groundwater Risk Assessment  
 Tree Survey Schedule

**Subject to the following five conditions:****Time limit for implementing this permission and the approved plans**

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

048-07-15 - Revision B  
 048-07-21 - Revision F  
 048-07-24 - Revision C  
 048-07-26 - Revision C  
 048-07-27 - Revision C  
 048-07-30 - Revision C  
 048-07-34 - Revision C

048-07-40 - Revision E  
048-07-41 - Revision C  
048-07-42 - Revision B  
048-07-43 - Revision A  
048-07-46  
048-07-50 - Revision C  
048-07-52 - Revision D  
048-12-32 - Revision A

Reason:

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

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

Reason

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

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

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

This shall 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, together with facilitative pruning specifications.

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.

- 4 a) Prior to the commencement of any development, a detailed remediation strategy shall be submitted to and approved by the local planning authority. The strategy should detail measures to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health. 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 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
- b) 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.
- c) 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.

**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.

- 5 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.

#### **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 was followed.

#### **Informative**

The applicant is advised that the recommendations of Guidance Note HS (G) 66-HMSO 'Protection of workers and the general public during the development of contaminated land' (1991) should be incorporated into all relevant work practices on site.