

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	Lend Lease (Elephant & Castle) Limited	Reg. Number	15/AP/2572
Application Type	Approval of Reserved Matters	Case Number	TP/H1064A
Recommendation	Grant permission		

Draft of Decision Notice

Approval has been GIVEN for the following details:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H12 within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to Outline Planning Permission 12/AP/1092. The proposals comprise the construction of a development plot of 4 storeys in height (maximum building height 23.53m AOD) comprising an 872sqm (GEA) Energy Hub (sui generis use class), 334sqm (GEA) Retail (A1-A4 use class), 895sqm (GEA) of Nursery floorspace (D1 use class), 65sqm (GEA) of flexible Retail/Community floorspace (A1-A4 & D1 use class), cycle storage, landscaping, new public realm and other associated works.

At: PLOT H12 WITHIN LAND BOUNDED BY HEYGATE STREET TO THE NORTH, RODNEY ROAD TO THE EAST, PLOT H10 OF ELEPHANT PARK TO THE WEST AND PLOT H13 OF ELEPHANT PARK THE SOUTH

In accordance with application received on 22/06/2015

and Applicant's Drawing Nos. Planning Statement (DP9, June 2015); Design and Access Statement (Duggan Morris Architects, June 2015); Design and Access Statement Updated Drawings (comprising): 305987-A100-H12X-01-PL-00-P003/P001; 305987-A100-H12X-20-PL-00-P201/P001; 305987-A100-H12X-20-PL-00-P200/P001; 305987-A100-H12X-20-PL-00-P100/P001; 305987-A100-H12X-20-PL-00-P101/P001; 305987-A100-H12X-20-PL-00-P102/P001; 305987-A100-H12X-20-PL-00-P103/P001; 305987-A100-H12X-20-PL-00-P104/P001; 305987-A100-H12X-20-PL-00-P105/P001; 305987-A100-H12X-20-PL-00-P300/P001; 305987-A100-H12X-20-PL-00-P301/P001; 305987-A100-H12X-20-PL-00-P302/P001. Reconciliation Statement (A-Project, June 2015); Daylight, Sunlight and Overshadowing Assessment (GIA, June 2015); Air Quality Assessment (WSP Parsons Brinckerhoff, June 2015); Letter: Air Quality Impacts of Energy Hub, Elephant Park (286765B-BEL AQ002)(WSP Parsons Brinckerhoff, 18 September 2015); Letter: D1 Calculation correction (Parsons Brinckerhoff, 15/09/15); Energy Statement (TUV SUD Wallace Whittle, June 2015); Wind: Desk-based Pedestrian Level Wind Microclimate Assessment (RWDI, June 2015); Servicing Management Plan (Peter Brett Associates, June 2015); Employment and Training Scheme (Lend Lease, June 2015); Statement of Community Involvement (Soundings, June 2015).

Subject to the following condition:

Approved Plans

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

305987-A100-H12X-01-PL-00-P003/P001; 305987-A100-H12X-20-PL-00-P201/P001; 305987-A100-H12X-20-PL-00-P200/P001; 305987-A100-H12X-20-PL-00-P100/P001; 305987-A100-H12X-20-PL-00-P101/P001; 305987-A100-H12X-20-PL-00-P102/P001; 305987-A100-H12X-20-PL-00-P103/P001; 305987-A100-H12X-20-PL-00-P104/P001; 305987-A100-H12X-20-PL-00-P105/P001; 305987-A100-H12X-20-PL-00-P300/P001; 305987-A100-H12X-20-PL-00-P301/P001; 305987-A100-H12X-20-PL-00-P302/P001.

Reason:

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

External Lighting - Public Realm

Details of any external lighting [including design, specification, power and position of luminaries], light intensity contours (including to adjoining sensitive premises) and security surveillance equipment of external areas within the public realm 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.

Hard and Soft 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.

Ventilation of the Energy Centre

Prior to any above grade works being carried out, full particulars and details of a scheme for the ventilation of the Energy Centre to an appropriate outlet level, including details of sound attenuation for any associated plant and ducting, the standard of dilution expected and an appropriate inlet location shall have been submitted and approved in writing by the Local Planning Authority. The scheme shall meet the principles of EN13779 on Ventilation and Air Conditioning Systems and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure 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 Core Strategy Strategic Policy 12: Design and Conservation and Strategic Policy 13: High Environmental Standards, saved Southwark Plan Policy 3.2 Protection of Amenity and guidance in the National Planning Policy Framework.

Statement of positive and proactive action in dealing with the application

The Energy Hub Reserved Matters Application has been the subject of an extensive pre-application process, involving the specialist input of numerous council officers. The Proposal is policy compliant, supported by officers and the recommendation reached in a timely and professional manner.

Informatives

Images of the Energy Hub building indicate that signage may be incorporated into the main facade. The scale and nature of such signage may require that separate Advertisement Consent is gained under the Control of Advertisement Regulations.

Schedule 3 Paragraph 26.9 of the s106 agreement attached to the Elephant Park OPP stipulates that prior to implementation of the Energy Centre, the Developer shall update the Site Wide Energy Strategy to include the detailed design and specification of the Energy Centre. Further Condition 45 on the OPP requires full information regarding proposed CHP/Boiler Plant, including an appropriate methodology for assessing noise and emissions and any necessary mitigation, to be approved in writing by the Local Planning Authority prior to occupation of the Plot.

Notice is hereby given that external doors should not open outwards onto the street. Under S153 of the

Highways Act 1980 a door which is put up on any premises and opens on a street shall be so put up as not to open outwards.

Any approval granted under this application does not imply technical approval for the Highway works, separate approval for which is required pursuant to S278 of the Highways Act 1980.

For the avoidance of doubt, in discharging Condition 50: Design of the Elephant Park OPP for Plot H12, a 1.5m x 1.5m sample panel should be constructed, and presented on-site, comprising all components of the Energy Hub facade system to effectively demonstrate the quality of design.