
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	Notting Hill Home Ownership	Reg. Number	15/AP/1062
Application Type	Full Planning Permission	Case Number	TP/1171-B
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

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

Demolition and redevelopment to provide 270 residential units (Class C3) within new buildings ranging from 2 to 7 storeys, a refurbished 33 Manor Place (Grade II listed) and 17-21 Manor Place and 3,730sqm (GEA) of commercial floorspace, comprising 1,476sqm (Classes A1/A2/A3/B1/D1/D2) within 9 refurbished railway viaduct arches and 2,254sqm (Class B1) within the refurbished Pool House and Wash House (Grade II Listed), with associated works including disabled car parking spaces, cycle parking, landscaping and access improvements.

At: MANOR PLACE DEPOT SITE, COMPRISING 30-34 PENROSE STREET, 33 MANOR PLACE, 17-21 MANOR PLACE, UNITS 1-21 MATARA MEWS, 38A PENROSE STREET, LONDON, SE17

**In accordance with application received on 20/03/2015
and revisions/amendments received on 14/09/2015
22/06/2015**

and Applicant's Drawing Nos. Existing drawings

583_PL_001; 583_PL_002; 583_PL_120; 583_PL_121; 583_PL_122; 583_PL_123; 583_PL_124; 583_PL_310;
583_PL_311 Rev A; 583_PL_312; 583_PL_313; 583_PL_314 Rev A; 583_PL_316; 583_PL_317; 583_PL_318;
583_PL_319; 583_PL_320; 583_PL_321; 583_PL_322

Proposed drawings

583_PL_003 Rev B; 583_PL_100 Rev B; 583_PL_101; 583_PL_102; 583_PL_103; 583_PL_104; 583_PL_105;
583_PL_106; 583_PL_107 Rev B; 583_PL_108; 583_PL_109; 583_PL_110; 583_PL_111; 583_PL_112; 583_PL_113;
583_PL_114; 583_PL_115; 583_PL_116; 583_PL_117; 583_PL_118; 583_PL_119; 583_PL_125; 583_PL_126;
583_PL_127; 583_PL_128; 583_PL_129; 583_PL_130; 583_PL_131 Rev A; 583_PL_132; 583_PL_133; 583_PL_134;
583_PL_135; 583_PL_136; 583_PL_137; 583_PL_138; 583_PL_139; 583_PL_140; 583_PL_141; 583_PL_142;
583_PL_143; 583_PL_144; 583_PL_145; 583_PL_146; 583_PL_147; 583_PL_148; 583_PL_149; 583_PL_150;
583_PL_300; 583_PL_301; 583_PL_302; 583_PL_303; 583_PL_304; 583_PL_305; 583_PL_306; 583_PL_307;
583_PL_308 Rev A; 583_PL_309; 583_PL_315; 583_PL_316; MS001

Supporting documents

Planning Statement (March 2015); Design and Access Statement (March 2015); Design and Access Statement Addendum: Blocks A-E Viaduct Elevation Studies (June 2015); Design and Access Statement Addendum: Character Areas_Rev_A (August 2015); Landscape Strategy (March 2015); Landscape Strategy Addendum (June 2015); Ecological Assessment (March 2015); Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan & Heads of Terms for the Arboricultural Method Statement rev2 (March 2015); Daylight & Sunlight Report (March 2015); Manor Place Depot - 7-10 Occupation Road Studios - Overshadowing (11 August 2015); Occupation Road Shadow Study (15.08.2014); Disposal & Marketing Report (March 2015); Energy Strategy (March 2015); BREEAM Pre-Assessment (March 2015); Air Quality Assessment (March 2015); Air Quality Neutral Calculation (March 2015); Acoustics Assessment (March 2015); Historic Environment Assessment (Archaeology) (March 2015); Sustainability Design & Construction Statement (March 2015); Preliminary Construction Information (March 2015); Original Ground Condition Report (March 2015); Phase 1 Geotechnical and Geo-Environmental Desk Study Report (March 2015); Flood Risk Assessment (March 2015); Drainage Statement (March 2015); Structural Appraisal of 33 Manor Place and Old Pool House (March 2015); Heritage Statement (March 2015); Structural Appraisal of 17-21 Manor Place - Coroners Court (March 2015); Revised Transport Assessment (August 2015); Commercial Trip Rates Technical Note (3 August 2015); Revised Residential Travel Plan (August 2015); Workplace and Travel Plan (August 2015); Revised Delivery and Service Management Plan (August 2015); Statement of Community Involvement (March 2015); Residential Accommodation Schedule (dated 12.08.15); Overheating Assessment

Subject to the following forty-five 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:

583_PL_003 Rev B; 583_PL_100 Rev B; 583_PL_101; 583_PL_102; 583_PL_103; 583_PL_104; 583_PL_105; 583_PL_106; 583_PL_107 Rev B; 583_PL_108; 583_PL_109; 583_PL_110; 583_PL_111; 583_PL_112; 583_PL_113; 583_PL_114; 583_PL_115; 583_PL_116; 583_PL_117; 583_PL_118; 583_PL_119; 583_PL_125; 583_PL_126; 583_PL_127; 583_PL_128; 583_PL_129; 583_PL_130; 583_PL_131 Rev A; 583_PL_132; 583_PL_133; 583_PL_134; 583_PL_135; 583_PL_136; 583_PL_137; 583_PL_138; 583_PL_139; 583_PL_140; 583_PL_141; 583_PL_142; 583_PL_143; 583_PL_144; 583_PL_145; 583_PL_146; 583_PL_147; 583_PL_148; 583_PL_149; 583_PL_150; 583_PL_300; 583_PL_301; 583_PL_302; 583_PL_303; 583_PL_304; 583_PL_305; 583_PL_306; 583_PL_307; 583_PL_308 Rev A; 583_PL_309; 583_PL_315; 583_PL_316

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 Surface water drainage

The development hereby permitted shall not commence (save for demolition works) until a surface water drainage scheme for the site, based on sustainable drainage principles, where possible, and on assessment of the hydrological and hydrogeological context of the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy should strive to implement a Sustainable Drainage System (SuDS) hierarchy that achieves reductions in surface water run-off rates in line with Policy 5.13 of the London Plan and the 'priorities' within the associated Sustainable Design and Construction Supplementary Planning Guidance. The development shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.9 Water of The Southwark Plan 2007.

- 4 Water supply infrastructure

The development hereby permitted shall not commence (save for demolition works) until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the approved details.

Reason

To ensure that sufficient capacity is made available to cope with the 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 additional demand in accordance with Policy 5.14 Water Quality and Wastewater Infrastructure and Policy 5.13 of the London Plan 2011 and Strategic Policy 13 High environmental standards of the Core Strategy 2011.

- 5 Site contamination

a) Prior to commencement of the development hereby permitted (save for demolition works), a site investigation and risk assessment based on the submitted Geotechnical and Geoenvironmental Interpretive Report (dated 12 June 2012 / Ref. CG/5837)) and the Phase 1 Geotechnical and Geoenvironmental Desk Study Report (dated 14 August 2014 Ref 60326905/TA/DS01) shall be completed to in order to provide information for a detailed assessment of the risk to all receptors, including those off site. The details shall be submitted to the Local Planning Authority and approved in writing (in consultation with the Environment Agency) prior to the commencement of any intrusive investigations. The site investigations and risk assessment shall be conducted in accordance with any approved scheme prior to the commencement of any remediation that may be required.

b) In the event that contamination is present, a detailed remediation strategy (including full details of remediation measures and how they are to be undertaken, particularly in relation to the existing fuel storage facilities) 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 (in consultation with the Environment Agency). 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 (in consultation with the Environment Agency).

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.

6 Archaeological foundation design

Before any work hereby authorised begins (excluding demolition to slab level), 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, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

7 Archaeological building recording

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording 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 archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

8 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.

9 Archaeological evaluation

Before any work hereby authorised begins (excluding 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.

10 Tree protection

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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. 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.

11 Piling method statement

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 shall be carried out, including measures to prevent and minimise the potential risks to groundwater or damage to subsurface water infrastructure, and the programme for the works), has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency and 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, can potentially result in unacceptable risks to underlying groundwaters, and in accordance with Strategic Policy 13 High environmental standards of The Core Strategy 2011.

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

12 Cycle storage

Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for the residential and commercial elements shall be submitted to and approved in writing by the Local Planning Authority. The commercial cycle storage shall provide cycle changing facilities, including lockers and a shower. 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.

13 Designing out crime

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.

14 Section detail drawings

Prior to commencement of works above grade, Section detail drawings at a scale of 1:5 through the heads, cills, and jambs of all openings to be used in 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.

Reason

In order that the Local Planning Authority may be satisfied as to the quality of the design and details 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, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

15 Bay studies

Prior to above grade works commencing, 1:20 bay studies through each facade type across the scheme 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 to ensure that the detailed design and materials specified will make an acceptable contextual response 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, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

16 Balcony mock-ups

Prior to commencement of works above grade on the Viaduct Block (Blocks A-F), 1:1 mock-ups of the balconies and all adjoining walls and soffits on the western elevation of the Viaduct Block shall be presented on site to the Local planning Authority and approved in writing. 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 that the balconies and their contribution to the composition of the elevation will make an acceptable contextual response in terms of materials to be used and that they 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, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

17 Viaduct Block - western elevation

Prior to commencement of works above grade on the Viaduct Block (Blocks A-F), detailed drawings (at scale 1:20) of the preferred option for the articulation of the western elevation of the Viaduct Block (as defined in the Design and Access Statement Addendum: Viaduct Elevation Studies, June 2015) 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 to ensure that the detailed design and materials specified will make an acceptable contextual response 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, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas, and world heritage sites of The Southwark Plan 2007.

18 Material samples

Prior to above grade works commencing, sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. 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, 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

19 Memorial stones - retention

Prior to commencement of works above grade, a location plan and detailed drawings (at scale 1:5) shall be submitted to and approved in writing by the Local Planning Authority to show how the two memorial stones set into the existing facade on Penrose Street will be retained and redisplayed. The memorial stones should be redisplayed in a prominent location and the works carried out in a sensitive manner and in accordance with any such approval given.

Reason

In order to ensure that these non-designated heritage assets will be retained and redisplayed appropriately 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.

20 Biodiversity

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roofs, 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 roofs, livingwalls/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. The biodiverse roofs shall be:

- i) biodiversity based with extensive substrate base (depth 80-150mm)
- ii) 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).

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 is 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.

21 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 shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southwark's Highways Authority). Drawings should include cross sections, details of planting, trees, surfacing materials of any parking, access, servicing, or pathway layouts, delineated pedestrian routes through shared spaces, edge details, materials, seating, residential courtyards, boundary treatments, private amenity strips, climbing plants, play equipment, and material samples of hard landscaping). 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.

- 22 Landscape management plan
Prior to the commencement of any works above grade, a Landscape Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (other than privately owned domestic gardens) shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall not be carried out otherwise than in accordance with any such approval given. The scheme shall include management of the biodiverse roofs, native planting and ecological features such as nest boxes and insect homes.

Reason

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with The National planning Policy Framework 2012 and Strategic Policy 11 of The Core Strategy 2011 and Saved Policy 3.28 Biodiversity of The Southwark Plan 2007.

- 23 Bird and bat boxes
Prior to any superstructure works commencing on site, details of bird and/or bat nesting boxes and Swift bricks 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 approval given. No less than 12 nesting boxes and 8 bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes and bricks shall be installed prior to first occupation of the building to which they form part of or the first use of the space in which they are contained.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Strategic Policy 11 of The Southwark Plan and Saved Policy 3.28 Biodiversity of The Southwark Plan.

- 24 BREEAM
Before any fit out works to the commercial element within the listed building (Pool House and Wash House) 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.

- 25 Overheating
Prior to any works above grade, the developer will submit to the local planning authority for approval in writing (in consultation with the GLA) an overheating assessment using dynamic thermal modelling to demonstrate compliance with the CIBSE overheating criteria. Details will be provided of any mitigation measures that will be installed in order to reduce the risk of overheating to residential units to an acceptable level. The development shall be carried out in accordance with the approved details.'

Reason: In order to ensure that residential accommodation is of sufficient quality and that the risk of overheating is satisfactorily addressed in accordance with London Plan Policies 5.2 and 5.9, Core Strategy Strategic Policy 12 and saved Southwark Plan policy 4.2 and guidance in the National Planning Policy Framework.

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.

- 26 Refuse storage
Before the first occupation of the development hereby permitted, details of the arrangements for the storing of domestic and 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

27 CHP Plant Management Plan

Prior to first occupation of the development hereby permitted, a CHP Management Plan shall be submitted to and approved by the Local Planning Authority. The plan should include details the parties responsible for the maintenance, monitoring and operation of the installed plant and details of how they will communicate with and inform each other about issues relevant to the effective operation of the CHP.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy and Saved Policies 3.4 Energy Efficiency and 3.6 Air Quality of The Southwark Plan 2007.

28 Residential standard - vibration

a) The development hereby permitted shall be designed to ensure that habitable rooms in the residential element are not exposed to vibration does values (VDV) in excess of 0.1m.s-1.75 VDVb/d, 8h during the night-time period of 23:00-07:00 hrs.

b) No residential dwelling shall be occupied until a test has been carried out and the results submitted to the Local Planning Authority and approved in writing demonstrating that the above criteria have been met. The approved scheme shall be permanently maintained thereafter.

Reason

To ensure that occupiers of the development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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.

29 Residential standard - internal noise levels

a) The residential dwellings shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq T * and 45dB LAF max *

Living room - 35dB LAeq T +

Dining room - 40dB LAeq T +

* Night-time 8 hours between 23:00-07:00

+ Daytime 16 hours between 07:00-23:00

b) No residential dwelling shall be occupied until a test has been carried out and the results submitted to the Local Planning Authority and approved in writing demonstrating that the above criteria have been met. The approved scheme shall be permanently maintained thereafter.

Reason

To ensure that occupiers of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources 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.

30 Ventilation - A3 use

Prior to the commencement of any A3 use, full particulars and details of a scheme for the ventilation of the kitchen (to be designed in accordance with DEFRA's Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems) 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 approval given.

Reason

To ensure that occupiers and users of the development do not suffer a loss of amenity by reason of odour, fume or noise nuisance 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.

31 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.

32 Ventilation - residential use

The residential use hereby permitted shall not begin until full particulars and details of a scheme for the mechanical ventilation for each of the proposed residential units to an appropriate outlet level, including details for any necessary plant, the standard of dilution expected and an appropriate inlet location, have been submitted to and approved in writing by the Local Planning Authority. The proposal shall meet the principles of EN13770 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 protect the amenity of future residents and in order to ensure that any ventilation ducting and ancillary equipment will not result in any fume or noise nuisance and will not detract from the appearance of the buildings in the interests of the amenity 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.

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.

33 Electric vehicle charging points

Before the first occupation of the wheelchair units hereby approved and in accordance with the submitted plans, the electric vehicle charging points shall be installed ready for use and thereafter retained for that purpose and the development shall not be carried out otherwise than in accordance with the approved plans.

Reason

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

34 Controlled Parking Zone

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.

35 Telecommunication equipment

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 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.

36 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.

- 37 Hours of use
The commercial uses (Classes A1/A2A3/B1/D1/D2) hereby permitted shall not be carried on outside of the hours of 07:00 to 23:00 on any day.
- 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.
- 38 CHP Plant - Emissions
The CHP plant shall use natural gas and be designed to meet the relevant standard for its size as stated in Appendix 7 of the Mayor's Sustainable Design and Construction Supplementary Planning Guidance.
- Reason
To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy and Saved Policies 3.4 Energy Efficiency and 3.6 Air Quality of The Southwark Plan 2007.
- 39 Servicing - commercial units
Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 08:00 - 20:00, Sundays - 10:00 - 15:00, Bank Holidays - not at all.
- Reason
To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise 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 of The Southwark Plan 2007
- 40 External lighting
Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) 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 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.
- 41 Noise from plant
The rated noise level from any plant, together with any associated ducting, shall be 10dB or more below the measured LA90 (15 min) level at the nearest noise sensitive premises. The rating and background sound levels shall be determined in accordance with BS 4142:2014.
- 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.
- 42 Flood risk
The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (prepared by AECOM, dated 12/03/2015), including limiting the runoff from the site to 50% of that of the existing site during a 1% Annual Exceedance Probability (AEP) event. This should be achieved by the use of Sustainable Drainage Systems (SuDS) in line with the requirements of Southwark's Strategic Flood Risk Assessment (SFRA).
- Reason
To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 43 Surface water drainage / infiltration
No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority (in consultation with the Environment Agency) which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

Infiltration has the potential to cause remobilisation of contaminants present in shallow soil or made ground which cause pollution of groundwater, and in accordance with Saved Policy 3.9 Water of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of The Core Strategy 2011.

- 44 District Heat Network
A single site-wide heat network shall connect all dwellings and non-domestic building uses in accordance with the District Heating Layout (Drawing MS001) hereby approved. The network shall be supplied from a single energy centre which will be designed to allow connection to a future external heat network. The development shall not be carried out otherwise than in accordance with the approved plans and the network shall be permanently retained thereafter.

Reason:

In order to delivery the specified level of carbon reduction identified in the approved Energy Strategy (March 2015) and to meet the targets and requirements of Core Strategy Strategy Policy 13 'High Environmental Standards', London Plan policies 5.2 'Minimising Carbon Dioxide Emissions' and 5.6 'Decentralised Energy in Development Proposals' and guidance in the National Planning Policy Framework.

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).

- 45 Archaeology - reporting site works
Within eighteen 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 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.

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

Informatives

Network Rail

No building can be erected within 3m of the viaduct. Network Rail advise that any use of the arches, once agreed, will need to include provision for access to inspect the arches.

The applicant should make contact with our Asset Protection Team at AssetProtectionKent@networkrail.co.uk to agree an Asset Protection Agreement prior to any work, including any demolition, commences on site.

Out of Hours Site Works S61 Control of Pollution Act

All developers and contractors working on the development are given notice that standard site hours are:

Monday to Friday - 08:00-18:00 hrs

Saturday - 08:00-13:00 hrs

Sundays & Bank Holidays - no works

Any programmed / expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1973 (e.g regular extensions for set-up and clean down periods, extended concrete pours, delivery and collection of outsize

loads etc)

Emergency/Unanticipated Works

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health and safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted via a call centre on 2020 7525 5777 - an officer will call back to address the issue verbally as soon as they are available.

Thames Water

With regard to surface water drainage, it is the responsibility of the 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 (they can be contacted on 0800 009 3921) to ensure that the surface water discharge from the site will not be detrimental to the existing sewerage system. .

-