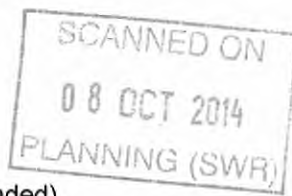


TP(Permit)

**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

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**PLANNING PERMISSION WITH LEGAL AGREEMENT**

**Applicant** Linden Homes South East Ltd  
**Date of Issue of this decision** 06/10/2014

**LBS Registered Number** 14/AP/2102**Planning Permission was GRANTED for the following development:**

Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys.

**At:** SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON, SE1**In accordance with application received on 16/06/2014 Your Ref. No.:**

**and Applicant's Drawing Nos.** 1261-D-1101; 1261-D-1102; 1261-D-1111; 1261-D-1301 REV A; 1261-D-1302 REV A; 1261-D-1303 REV A; 1261-D-1304; 1261-D-1401 REV A; 1261-D-1402 REV A; 1261-D-1403 REV A; 1261-D-1404 REV A; 1261-D-1405 REV A; 1261-D-1406 REV A; 1261-D-1407 REV A; 1261-D-1408; 1261-D-1409; 1261-D-1421 REV A; 1261-D-1422 REV A; 1261-D-1423 REV A; 1261-D-1424 REV A; 1261-D-1425 REV A; 1261-D-1426 REV A; 1261-D-1427 REV A; 1261-D-1428 REV A; 1261-D-1429 REV A; 1261-D-1430 REV A; 1261-D-1431 REV A; 1261-D-1432 REV A; 1261-D-1433 REV A; 1261-D-1434; 1261-D-1435 REV A; 1261-D-1436 REV A; 1261-D-1437 REV A; 1261-D-1438 REV A; 1261-D-1439 REV A; 1261-D-1440 REV A; 1261-D-1501; 1261-D-1502; 1261-D-1503 REV A; 1261-D-1504 REV A; 1261-D-1505; 1261-D-1506 REV A; 1261-D-1507; 1261-D-1508 REV A; 1261-D-1509; 1261-D-1510; 1261-D-1511 REV A; 1261-D-1512 REV A; 1261-D-1513; 1261-D-1514; 1261-D-1515; 1261-D-1516; 1261-D-1517; 1261-D-1518; 1261-D-1519; 1261-D-1520 REV A; 1261-D-1521 REV A; 1261-D-1523; 1261-D-1524 REV A; 1261-D-1525; 1261-D-1526; 1261-D-1527; 1261-D-1528; 1261-D-1529 REV A; 1261-D-1530; 1261-D-1531; 1261-D-1551; 1261-D-1552; 1261-D-1553; 1261-D-1561 REV A; 1261-D-1562 REV A; 1261-D-1563; 1261-D-1564; 1261-D-1565 REV A; 1261-D-1566 REV A; 1261-D-1567; 1261-D-1568 REV A; 1261-D-1569; 1261-D-1570; 1261-D-1571 REV A; 1261-D-1701; 1261-D-1702; 1261-D-1703; 1261-D-1711; 1261-D-1712; 1261-D-1801; 1261-D-1802; 1261-D-1811; 1261-D-1812 REV A; 1261-D-1821; 1261-D-1822 REV A; 1261-D-1823 REV A; 1261-D-1824 REV A; 1261-D-1831; 1261-D-1832; 30632/AC/004 REV E; 30632/AC/013; 1375/001F; 1261-D-1316

Planning Statement; Daylight, Sunlight and Overshadowing Report; Addendum to Daylight, Sunlight and Overshadowing Report (dated 7th August 2014); Flood Risk Assessment; Transport Assessment; Interim Travel Plan; Grange Walk Statement of Community Involvement; Geo-environmental Site Investigation; Archaeological Deskbased Assessment; Sustainability Statement (including Appendix A Revised Energy Strategy - June 2014 and TER and DER worksheets; Appendix B Code for Sustainable Homes Strategy); Screening Level Air Quality Assessment; Noise Assessment; Preliminary Ecological Appraisal & Bat Assessment; Bat Presence/Likely Absence Surveys; Design and Access Statement;

**Subject to the following thirty-two 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.

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

1261-D-1101; 1261-D-1301 REV A; 1261-D-1302 REV A; 1261-D-1303 REV A; 1261-D-1304; 1261-D-1401 REV A; 1261-D-1402 REV A; 1261-D-1403 REV A; 1261-D-1404 REV A; 1261-D-1405 REV A; 1261-D-1406 REV A; 1261-D-1407 REV A; 1261-D-1408; 1261-D-1409; 1261-D-1421 REV A; 1261-D-1422 REV A; 1261-D-1423 REV A; 1261-D-1424 REV A; 1261-D-1425 REV A; 1261-D-1426 REV A; 1261-D-1427 REV A; 1261-D-1428 REV A; 1261-D-1429 REV A; 1261-D-1430 REV A; 1261-D-1431 REV A; 1261-D-1432 REV A; 1261-D-1433 REV A; 1261-D-1434; 1261-D-1435 REV A; 1261-D-1436 REV A; 1261-D-1437 REV A; 1261-D-1438 REV A; 1261-D-1439 REV A; 1261-D-1440 REV A; 1261-D-1501; 1261-D-1502; 1261-D-1503 REV A; 1261-D-1504 REV A; 1261-D-1505; 1261-D-1506 REV A; 1261-D-1507; 1261-D-1508 REV A; 1261-D-1509; 1261-D-1510; 1261-D-1511 REV A; 1261-D-1512 REV A; 1261-D-1513; 1261-D-1514; 1261-D-1515; 1261-D-1516; 1261-D-1517; 1261-D-1518; 1261-D-1519; 1261-D-1520 REV A; 1261-D-1521 REV A; 1261-D-1523; 1261-D-1524 REV A; 1261-D-1525; 1261-D-1526; 1261-D-1527; 1261-D-1528; 1261-D-1529 REV A; 1261-D-1530; 1261-D-1531; 1261-D-1551; 1261-D-1552; 1261-D-1553; 1261-D-1561 REV A; 1261-D-1562 REV A; 1261-D-1563; 1261-D-1564; 1261-D-1565 REV A; 1261-D-1566 REV A; 1261-D-1567; 1261-D-1568 REV A; 1261-D-1569; 1261-D-1570; 1261-D-1571 REV A; 1261-D-1711; 1261-D-1712; 1261-D-1811; 1261-D-1812 REV A; 1261-D-1821; 1261-D-1822 REV A; 1261-D-1823 REV A; 1261-D-1824 REV A; 1261-D-1831; 1261-D-1832; 30632/AC/004; 30632/AC/013; 1375/001F

**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 Environmental Management/Construction Management Plan  
No works, including works of demolition, shall be commenced until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Management Plan and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site 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 and the required remedial measures.

The specification shall include details of the method of demolition and foundation piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance .

A Construction and Logistics Plan (all construction access routes and access details also need to be approved by TfL).

Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and codes of practice, unless otherwise agreed in writing by the Local Planning Authority (in conjunction with TfL).

**Reason**

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with saved Policies 3.1 and 3.2 of the Southwark Plan (2007).

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- 4 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.

- 5 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.

- 6 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 Before any work hereby authorised begins (excluding demolition), a surface water drainage scheme for the site, based on sustainable drainage principles, where possible, and on an assessment of the hydrological and hydrogeological context of the development, shall be 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 the London Plan (Policy 5.13) and the 'priorities' within the associated Sustainable Design and Construction Supplementary Planning Guidance (SPG)(Section 2.4.4)

Reason

To reduce the impact of flooding both to and from the development and third parties.

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**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.

- 8 Design  
1:5/10 section detail-drawings through:  
facades;  
parapets;  
balconies;  
heads, cills and jambs of all openings;  
entrance lobbies;  
roof edges;  
the collection point bin-store

shall be submitted to and approved in writing by the Local Planning Authority before any work above grade is commenced; 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 in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 9 Design  
Samples of all external facing materials to buildings, including sample panels, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with this permission is carried out, and thereafter the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 10 Bird and bat boxes  
Details of swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 12 nesting boxes and 8 bat bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

**Reason:** To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 11 **Play Equipment**  
Prior to any work being carried out above grade, drawings and schedules of play provision and equipment to be provided, specifically the location, area, and play apparatuses for under 5s, as well as play equipment for 5 to 11yrs and over 12s eg. table tennis tables, basket ball hoops, to be provided in the communal amenity areas shall be provided, and such provision as is agreed shall be made available to residents prior to the first occupation of the development.
- Reason:  
In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).
- 12 **Cycle Storage (Residential and visitor parking)**  
Before any work above grade begins, detailed plans (1:50 and 1:200 scale drawings) shall be submitted and approved in writing by the Local Planning Authority detailing the secure, convenient and weatherproof proposed residential cycle store and visitor cycle parking.
- Thereafter the cycle parking facilities shall be provided prior to occupation of the relevant part of the development and thereafter 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 Strategic Policy 2 Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.
- 13 **Electric Vehicles**  
Before any work above grade begins, additional details of the installation (including location and type) of electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.
- Reason  
To encourage more sustainable travel in accordance with Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.
- 14 **Code for Sustainable Homes**  
i) Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level Code 4 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;
- ii) Within 3 months following first occupation, a Code for Sustainable Homes final certification (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 (i) have been met.
- Reason  
To ensure the proposal complies with 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.

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- 15 Before any above grade work hereby authorised begins, detailed drawings [1:50] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including 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 and the landscaping shall not be carried out otherwise than in accordance with any such approval given. 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 two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Details of native planting shall be included as part of the landscape strategy/plan. Ideally the landscape planting should contain a minimum of 30% of native plants.

### Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

- 16 Plant Noise

Before any work above grade on the development hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with 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 NPPF 2012.

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- 17 Ecological management plan  
Before any work above grade begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: Management and monitoring of the nest and roost features and any brown/blue roofs and living walls. Management and maintenance of the amenity gardens.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and ODPM Circular 06/2005 Biodiversity and Geological Conservation - Obligations and their Impact within the Planning System.

**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.

- 18 Details of External Lighting and Security  
Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any 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 Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 19 Service Management Plan  
Prior to occupation of any of the residential units, a Service and Delivery Management Plan detailing how the residential units are to be serviced including the forecast number of delivery vehicles, the nature of vehicles and where the applicant intends delivery vehicles to load/un-load from has been submitted to and approved in writing by the Local Planning Authority. This should include details of refuse collection as well as details of how the temporary bin storage area is to be managed and maintained. 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.

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- 20 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 1261-D-1304, shall be provided and made available for use by the occupiers of the residential and commercial units 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 National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 21 Prior to the first occupation of any wheelchair accessible accommodation hereby approved, the fit out of the wheelchair accessible units will be undertaken in accordance with a marketing and implementation strategy for those units as agreed and approved in writing by the Local Planning Authority.

**Reason**

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy SP12 of the Core Strategy (2011) and saved Policy 4.4 of the Southwark Plan [2007].

- 22 Implementation of agreed biodiversity mitigation/enhancement  
Details of the following measures for the mitigation of impact and enhancement of biodiversity, set out in ecological report recommendations, shall be submitted for approval in writing by the Planning Authority, prior to the new development being first occupied or in accordance with the timetable detailed in the approved scheme.

Enhancements identified in the preliminary ecology report were:

Native and wildlife planting  
Rain Gardens  
Brown Roofs  
Green walls

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy.

**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.

- 23 Residential standard- internal noise levels  
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms- 30dB LAeq, T \* and 45dB LAFmax  
Living rooms- 30dB LAeq, T\*\*

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

\*\*Daytime 16 hours between 07:00-23:00.

**Reason**

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and NPPF 2012.

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**24 CPZ Exemption**

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any of the controlled parking zones in Southwark in which the application site is situated or any neighbouring CPZ's.

**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.

**25 Prior to occupation any of the residential units hereby approved, the 17 wheelchair accessible residential parking spaces as shown on the drawing referenced 1261-D-1304 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 The National Planning Policy Framework 2012, 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.

**26 All residents within the development shall have equal access to the proposed communal amenity area at ground floor level, as shown on approved drawing 1375/001F.**

**Reason:**

In accordance with Strategic Policy 5 'Providing New Homes' of the Core Strategy (2011), 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).

**27 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by RSK Environment Ltd (dated 12 June 2014 with reference 132179-R1(1)-FRA) and the following mitigation measures within the FRA:**

Finished ground floor levels should be set at a minimum of 3.60 metres above Ordnance Datum (mAOD) (Section 10.2);

Appropriate flood resistant and resilient measures should be incorporated within the development, wherever possible (Section 10.3).

**Reason**

To reduce the risk of flooding to, and impact of flooding on, the development and occupants.

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- 28 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason**

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. It is recommended that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into contaminated sites'. It is noted that the Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 29 Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

**Reason**

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater.

- 30 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

**Reason**

There is always the potential for unexpected contamination to be identified during development groundworks. Any contamination be identified that could present an unacceptable risk to controlled waters, as the site is located over a Secondary Aquifer.

- 31 Notwithstanding the details shown on the submitted elevations, the windows on the elevation of the south elevation of Block D shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

**Reason**

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Skyline Court from undue overlooking 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.

Continued overleaf...

TP(Permit)

# SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

## PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Reg. No. 14/AP/2102

Date of Issue of this decision 06/10/2014

**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).

- 32 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**Statement of positive and proactive action in dealing with the application**

The application was determined in a timely manner. Pre-application advice was given prior to the submission of the application. The applicant was given the opportunity to make amendments to the application prior to the determination date.

Signed *Gary Rice*

Head of Development Management

**Your attention is drawn to the notes accompanying this document**

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)

UPRN: 200003362691

TP/4-C



**PLANNING PERMISSION WITH LEGAL AGREEMENT**

**LBS Registered Number:** 14/AP/2102

**Date of issue of this decision:** 06/10/2014



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**INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT**

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- 1 You are advised that prior to the commencement of works you must obtain the approval of the Council for any changes, alterations or other works to the highway or footway.
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## PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 14/AP/2102

Date of issue of this decision: 06/10/2014



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### IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

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- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
  - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
  - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a

neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

**IMPORTANT:** This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

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# Community Infrastructure Levy (CIL) Liability Notice



## Regulation 65, Community Infrastructure Levy Regulations (2010), as amended (2011) and (2012)

Date of Liability Notice: 07/10/2014

Issued by: Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX

To: Linden Homes South East Ltd  
c/o agent

Liability Notice Reference: MCIL/14/AP/2102

For other recipients, see end of notice

### • CIL Liability

This notifies you that you will be liable to pay £474,355.00 of Community Infrastructure Levy to The London Borough of Southwark as CIL collecting authority on commencement of development on planning permission:

Reference: 14/AP/2102

Site: SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON, SE1

Development: Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys.

This charge has been levied under Mayor of London CIL charging schedule and s211 of the Planning Act 2008. Further details on payment procedure can be found overleaf.

### • How we calculated this figure

We calculated this figure from the following information:

Rate: £35 per square metre

Indexation applicable: Yes, 223 November 2011: 235 November 2013

Gross floor space of the development:

Existing floor space: 4852

Chargeable area: 13553

### Are you eligible for relief from CIL?

If you are a charity or intend to use the development for social housing you may be eligible for a reduction (partial or entire) in this CIL liability. Please see the document published by the Department for Communities and Local Government, "Information to assist collecting authorities in making arrangements for the collection and enforcement of the Community Infrastructure Levy" for more information.

### When will this CIL amount be due for payment?

If the payment procedure is followed correctly, this CIL amount will be payable

There is currently no installment policy in place, however this may alter but we will contact you if this occurs.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. See the accompanying note "Paying CIL in the Form of Land" for more information.

This payment procedure is to notify the CIL collecting authority before development commences of:

- Who will pay the amount, by assuming liability using CIL Form 1 "Assumption of Liability";
- The date on which you intend to commence development, by submitting a valid commencement notice.

A blank commencement notice for you to complete is enclosed with this notice.

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences. If a valid commencement notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced.

#### **Consequences of non payment**

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please see the document published by the Department for Communities and Local Government, "Consequences of failing to following the CIL Payment procedure" for more information.

#### **The amount of CIL liability in this notice is a local land charge**

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability.

#### **New liability notices may be issued**

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new liability notice.

#### **Do you think we have made a mistake in our calculations?**

You can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see enclosed note on "Appeals Procedure".

# Appeal procedure

## Introduction

Appeals can be made against all aspects of the CIL collection and enforcement system, from the CIL collection authority's calculation of the amount due to any enforcement actions it may take. This note sets out the procedure for making such appeals: how to make an appeal, when to make an appeal by, and who to make the appeal to.

## Community Infrastructure Levy Appeals

Appeals can be made against all aspects of the Community Infrastructure Levy collection and enforcement system, from the levy collection authority's calculation of the amount due to any enforcement actions it may take. There are two exceptions where an appeal system does not exist, social housing relief and exceptional circumstances relief.

## Appealing to the Valuation Office Agency (VOA) against a levy collecting authority's calculation of the levy chargeable amount in a liability notice

### Seeking a review of this amount

If you feel that the amount of Community Infrastructure Levy set out in your liability notice has been calculated incorrectly, you can ask the levy collecting authority to review the calculation. Such a request must be made in writing and within 28 days of the date on which the liability notice was issued.

You may also submit whatever evidence in writing you may feel is appropriate to support your request to the levy collecting authority.

### How the levy collecting authority will conduct the review and notify you of the outcome

When the levy collecting authority receives your request to review the amount, it must ensure that the person conducting the review is senior to the one who carried out the original calculation. The collecting authority must then notify you of the decision of the review within 14 days of receiving your request, including the reasons for the decision. However, where development is commenced before you receive notification of this decision, the review will lapse and the original amount will become due for payment in the manner set out in the demand notice.

### Right of appeal against decision made by the collecting authority following a review of the chargeable amount:

If you are dissatisfied with the decision of the collecting authority's review or have not been notified within 14 days, you may appeal to the Valuations Office Agency (VOA). This appeal must be made no later than 60 days beginning with the day on which the liability notice was issued. However, you may not appeal to the VOA on how the Community Infrastructure Levy amount due was calculated if development has commenced. This appeal will also lapse if development commences before you have been told of the outcome of the appeal.

### Appeals against the apportionment of liability for the levy

You may appeal to the VOA against any apportionment of liability carried out by the levy collecting authority. Any such appeal must be made within 28 days of receiving notice of such a decision by the levy collecting authority. Where an appeal is allowed, any demand notices (including surcharges) relating to the development in question will be suspended pending the outcome of the appeal.



## **Appeals to the Planning Inspectorate concerning enforcement actions regarding the levy**

### **First steps – contact the collecting authority**

If you feel that a levy enforcement action is unwarranted or has been taken in error, you are encouraged in the first instance to contact the levy collecting authority. This is because it may be a lot quicker and easier to resolve the issue by contacting the levy collecting authority first before taking more formal action. However, you should be aware that a formal appeal can be lodged no later than 28 days after the date of your notification by the collecting authority.

### **Formally appealing against a surcharge**

#### **Grounds for appeal:**

You may appeal against a surcharge imposed by the Community Infrastructure Levy collecting authority on the following grounds to the Planning Inspectorate within 28 days of the surcharge being imposed:

- the claimed breach which led to the imposition of the surcharge did not occur;
- the collecting authority did not serve a liability notice in respect of the chargeable development to which the surcharge relates; or
- that the surcharge has been calculated incorrectly.

Appealing against a surcharge will suspend its effect until the Planning Inspectorate has decided the appeal in question.

### **Appeals against decisions by collecting authorities to deem that development has commenced**

You may appeal to the Planning Inspectorate against any decision by the levy collecting authority to deem that development has commenced. This appeal must be made within 28 days of receiving notice of such a decision by the levy collecting authority. Where an appeal is allowed, any enforcement decisions relating to the deemed date of commencement, including the imposition of any surcharges, will be suspended pending the outcome of the appeal.

Community Infrastructure Levy (CIL)  
Form 6: Commencement Notice



Please complete using block capitals and black ink.

**Details of Development**

A: Planning Application reference / Notice of Chargeable Development:

B: Development Commencement Date:

C: Liability Notice reference:

Development permitted by A will commence on B. This will trigger the levy liability described in C.

Site address:

Description of development:

**Details of person sending this notice**

Title:  First name:

Last name:

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Address 6:

Postcode:

Telephone:

Email address:

Please state your interest in the site:

Liable Party    Landowner    Applicant    Agent

Other (please give details)

**Details of collecting authority to whom the notice is being sent**

Title:  First name:

Last name:

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Address 6:

Postcode:

Telephone:

Email address:

## Declaration

By signing this I acknowledge that if the intended date of commencement changes, failure to notify the CIL collecting authority before development commences of this date with a new commencement notice will result in the CIL amount being due for payment in full on the date of commencement. I also acknowledge that failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date may result in the CIL collecting authority imposing a surcharge of 20% of the amount of CIL due for payment, up to a maximum of £2,500. I confirm that a copy of this notice has been served on all persons known to me as an owner of the land on which the chargeable development will be built.

For the purpose of CIL, an owner is an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development.

Signed:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.