
RECOMMENDATION

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	London Square Developments Ltd and Prime Estates (Northumbria) Ltd	Reg. Number	15/AP/2217
Application Type	Full Planning Permission	Case Number	TP/403-24
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and redevelopment of site to provide a mixed-use building ranging from 4 to 7 storeys plus basement comprising 94 residential units (Use Class C3) and flexible commercial floorspace (Use Classes A1/A2/A3, B1, D1/D2); associated highway, public realm and landscaping works, car and cycle parking and associated works.

At: 24-28 QUEBEC WAY, LONDON, SE16 7LF

In accordance with application received on 02/06/2015

and Applicant's Drawing Nos. A2508 101 Rev R1, A2508 102 Rev R1, A2508 103 Rev R1, A2508 202 Rev R4, A2508 210 Rev R4, A2508 211 Rev R10, A2508 212 Rev R10, A2508 213 Rev R11, A2508 214 Rev R12, A2508 215 Rev R11, A2508 216 Rev R10, A2508 217 Rev R10, A2508 218 Rev R10, A2508 219 Rev R3, A2508 310 Rev R1, A2508 351 Rev R1, A2508 401 Rev R5, A2508 402 Rev R5, A2508 403 Rev R5, A2508 404 Rev R5, A2508 405 Rev R2, A2508 406 Rev R2, A2508 451 Rev R2, A2508 452 Rev R2, A2508 453 Rev R1, A2508 454 Rev R2, D28 Revision R1, C0026L.100, C0026L.110, C0026L.200, C0026L.250, C0026L.300, C0026L.400, 8719/01, 8719/02 9562-SK-11A, 9562-SK-11A/TR01, Daylight, sunlight and overshadowing report dated 29th May 2015, structural statement dated 29th May 2015, historic environment assessment dated 29th May 2015, design and access statement dated 28th May 2015, planning substitution visualisations dated 21st August 2015, flood risk assessment dated 29th May 2015, transport assessment and travel plan (including servicing and waste management strategy) dated 29th May 2015, ecology report (phase 1) dated 29th May 2015, architectural response to planning officer feedback dated 13th August 2015, air quality assessment dated 29th May 2015, statement of community involvement dated 29th May 2015, open space and play strategy dated 29th May 2015, landscape design and access statement dated 29th May 2015, contaminated land report dated 29th May 2015, aboricultural assessment dated 29th May 2015, noise impact assessment dated 29th May 2015, groundborne noise and vibration assessment report dated 29th May 2015, planning statement dated 29th May 2015, sustainability statement dated 29th May 2015, BREEAM pre-assessment dated 29th May 2015, energy strategy dated 29th May 2015, letter from DP9 dated 21st May 2015 regarding flood risk, supplementary statement of community involvement dated August 2015, proposed accommodation schedule A2508 601 Revision P30, additional overshadowing analysis dated 15th September 2015.

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

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

A2508 101 Rev R1, A2508 102 Rev R1, A2508 103 Rev R1, A2508 202 Rev R4, A2508 210 Rev R4, A2508 211 Rev R10, A2508 212 Rev R10, A2508 213 Rev R11, A2508 214 Rev R12, A2508 215 Rev R11, A2508 216 Rev R10, A2508 217 Rev R10, A2508 218 Rev R10, A2508 219 Rev R3, A2508 301 Rev R1, A2508 351 Rev R1, A2508 401 Rev R5, A2508 402 Rev R5, A2508 403 Rev R5, A2508 404 Rev R5, A2508 405 Rev R2, A2508 406 Rev R2, A2508 451 Rev R2, A2508 452 Rev R2, A2508 453 Rev R1, A2508 454 Rev R2, D28 Revision R1, C0026L.100, C0026L.110, C0026L.200, C0026L.250, C0026L.300, C0026L.400, 8719/01, 8719/02 9562-SK-11A, 9562-SK-11A/TR01, proposed accommodation schedule A2508 601 Revision P30.

Reason:

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

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

Reason

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

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

- 3 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 approved 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.

- 4 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and the Environment Agency. 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 water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil contamination is present, a risk assessment should be carried out in accordance with our guidance 'Piling into contaminated sites'. Piling activities on parts of a site where an unacceptable risk is posed to controlled waters will not be permitted.

- 5 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

- 6 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment. The method statement shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant. Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. 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.

- 7 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition and construction and will include the following information for agreement.

- a) A detailed specification of demolition and construction works for the development including consideration of environmental impacts (noise, dust, emissions to air) and the required remedial measures;
- b) Engineering measures to eliminate or mitigate specific environmental impacts (noise, dust, emissions to air), e.g. acoustic screening, sound insulation, dust control, emission reduction.
- c) Arrangements for direct responsive contact with the site management during demolition and/or construction;
- d) A commitment to adopt and implement of the ICE Demolition Protocol, Considerate Contractor Scheme registration,
- e) To follow current best construction practice e.g. Southwark's Code of Construction Practice & GLA/London Council's Best Practice Guide Dust & Plant Emissions (include full list of most up to date standards ç Mark/Sarah);
- f) Routing of site traffic;
- g) Waste storage, separation and disposal.

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

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

- 9 Prior to the commencement of above grade works a mock up of the brickwork and metal cladding which includes examples window openings and parapet copings (which shall be in brick) together with textured brick finishes shall be constructed for inspection on site and shall be approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the development would be of a high quality of design and in the interests of the visual amenities of the area, in accordance with saved policies 3.12 'Quality in design', and 3.13 'Urban design' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 10 Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ 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. 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 biodiversity (green/brown) roof(s) shall be:

- biodiversity based with extensive substrate base (depth 80-150mm); and
- 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).

The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ terraces and planters are to be retained for the duration of the use and shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

- 11 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including planting cross sections, surfacing materials of any parking, access, or pathways layouts, and boundary treatments) and new tree planting to provide the equivalent of 1278cm of stem girth shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Planting above the basement car park shall provide for sufficient soil volumes to ensure that landscaping is sustainable, and in any case have a minimum of 1m soil depth for trees and 30% of the new landscaping shall include native species.

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.

- 12 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
Within 3 months of 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.

- 13 Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

Unit reference numbers

A-1-3, A-2-6, A-2-11, A-2-12, B-1-1, B-2-1
G-3, G-4, G-7, G-8.

Access to and use of building standard

M4(3)(2a) (adaptable)
M4(3)(2b) (accessible)

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 14 Prior to the commencement of above grade work details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason

To ensure that there would be adequate play facilities to serve the development, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 15 Prior to the commencement of above grade works, a marketing strategy for the commercial units detailing how they will be marketed for B1 and D class uses (excluding places of worship) shall be submitted to and approved in writing by the Local Planning Authority. The units shall be marketed for B1 and D class purposes in accordance with the approved strategy for a minimum of 6 months from practical completion and in the event that no B1 or D class occupier is found, the units can be occupied for A1, A2 or A3 use.

Reason

The proposal site designation for this site in the adopted Canada Water Area Action Plan requires B1 or D class floorspace on the site.

- 16 Scale 1:5, 1:10 or 1:20 section detailed-drawings of the following elements shall be submitted to and approved in writing by the Local Planning Authority before the commencement of above grade works; the development shall not be carried out otherwise than in accordance with any such approval given.

- a) elevations and sections of feature brick panels;
- b) parapets and roof terraces;
- c) heads, cills, reveals and jambs of all openings;

- d) balconies including balustrades;
- e) window frames;
- f) soffits;
- g) structural glazing systems.
- h) entrance lobbies; and
- i) roof edges and parapets;

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with 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).

- 17 Prior to the commencement of above grade works details of 4 nesting boxes and 8 bat bricks / tubes to be installed within the development, including their exact location, specification and design, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the nesting boxes and bat bricks / tubes shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2015, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core strategy 2011.

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

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The 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

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

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with 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.

- 20 Before the first occupation of the development the car parking shown on the drawings hereby approved shall be made available and retained for the purposes of car parking for vehicles of residents of the development and no trade or business shall be carried out thereon; 20% of the spaces will have electric vehicle charging points.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 21 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced including servicing hours and details of the arrangements transporting bins on collection days shall be 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.

- 22 In the event that the commercial units are occupied for A3 purposes (cafes / restaurants) prior to the commencement of the use full particulars and details of a scheme for the ventilation of the unit(s) to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority. The ventilation equipment shall be installed in accordance with the approved details prior to the commencement of the use and shall be retained as such thereafter.

Reason

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with 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.

- 23 Prior to the occupation of the development confirmation that Secure by Design certification has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the development would provide a safe and secure environment for future occupiers, in accordance with saved policy 3.14 'Designing out crime' 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.

- 24 Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

- 25 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by waterman reference CIV16908 dated 29th May 2015.

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.

- 26 The development hereby permitted shall be constructed to achieve at least a 35% carbon saving against the 2013 Building Regulations.

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

- 27 The framework travel plan by WSP shall be implemented in full upon occupation of the development.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 28 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 future controlled parking zone which the site may form a part of in the future.

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.

- 29 In the event that the commercial units are occupied for A1, A2, A3, D1 and D2 purposes, they shall only be permitted to open between the hours of 0730 to 2300 daily.

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.

- 30 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

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).

- 31 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.

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20 due to noise from the commercial premises is not exceeded.

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 strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 32 Notwithstanding the provisions of class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the commercial units hereby permitted shall not include any use as a place of worship.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use 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 and the National Planning Policy Framework 2012.

- 33 The development shall be carried out in accordance with the recommendations in the ecology report by Greengage Environmental LLP including the creation of a stag beetle loggery.

Reason:

To enhance the ecological value of the site in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan 2007.

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

- 34 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 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.

- 35 Details of the means of enclosure for all of the site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be provided in accordance with the details thereby approved prior to the occupation of the development and shall be retained as such thereafter.

Reason

In the interests of visual and residential amenity 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, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

Pre-application advice was provided and amendments were made to the scheme to enable planning permission to be granted.

Informatives

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

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm. Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.
- 2 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 3 You are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.
- 4 Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the 1981 Wildlife and Countryside Act and prior to commencing work you should ensure that no nesting birds will be affected.