
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	Ms Julie Greer GreerPritchard	Reg. Number	15/AP/3024
Application Type	Full Planning Permission	Case Number	TP/1232-B
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing college buildings and redevelopment of the site to provide 60 residential units (1 studio, 18x1 bed, 29x2 bed, 8x3 bed and 4x4) in two blocks - being a part single to part five (plus basement) storey block, and a part four to part seven storey block; 852sqm of B1/A1/A2/D1 floorspace and a new street linking The Cut to Ufford Street, together with associated amenity space, landscaping and ancillary works.

At: FORMER LESOCO CAMPUS, UFFORD STREET, LONDON SE1

In accordance with application received on 27/07/2015

and Applicant's Drawing Nos.

Site Location Plan:
1429-HT-E-0101

Existing Drawings:
1429-HT-E-0201, 1429-HT-E-0202 and 1429-HT-E-0203

Proposed Drawings:

1429-HT-P-0101 Rev A, 1429-HT-P-0110 Rev A, 1429-HT-P-0111 Rev A, 1429-HT-P-0112 Rev A, 1429-HT-P-0113 Rev A, 1429-HT-P-0114 Rev A, 1429-HT-P-0115 Rev B, 1429-HT-P-0116 Rev A, 1429-HT-P-0120 Rev A, 1429-HT-P-0121 Rev A, 1429-HT-P-0122 Rev B, 1429-HT-P-0123 Rev B, 1429-HT-P-0124 Rev B, 1429-HT-P-0125 Rev A, 1429-HT-P-0126 Rev A, 1429-HT-P-0127 Rev A, 1429-HT-P-0128 Rev A, 1429-HT-P-0200 Rev A, 1429-HT-P-0200R Rev A, 1429-HT-P-0201 Rev A, 1429-HT-P-0201R Rev A, 1429-HT-P-0202 Rev A, 1429-HT-P-0203 Rev A, 1429-HT-P-0204 Rev A, 1429-HT-P-0205 Rev A, 1429-HT-P-0206 Rev A, 1429-HT-P-0210 Rev A, 1429-HT-P-0212 Rev A, 1429-HT-P-0213 Rev A, 1429-HT-P-0214R Rev A, 1429-HT-P-0300 Rev A, 1429-HT-P-0310 Rev A, 437-001 Rev I, 437-003 Rev B and 437-004 Rev B

Documents:

Planning Statement 2033 July 2015
Design & Access Statement (revised) February 15th 2016
Internal Daylight, Sunlight and Overshadowing Report Issue No: IS5-8487 02 February 2016
DAYLIGHT & SUNLIGHT REPORT 8487 09 July 2015
M&E Utilities Report L15109-ME-RP-001 - REV A 13/07/15
Flood Risk Assessment UK14-20621 July 2014
Drainage Capacity Assessment Rev A - July 2015 24174
WASTE MANAGEMENT STRATEGY- JULY 2015
TRAVEL PLAN STATEMENT - JULY 2015
TRANSPORT STATEMENT - JULY 2015
OUTLINE CONSTRUCTION MANAGEMENT PLAN - JULY 2015
Energy Statement L15109-ERP-001 - REV B 22/07/15
Sustainability Checklist L15109-ERP-002 - REV B 22/07/15
Biodiversity Statement Prepared by LUC Version 3 July 2015
Pre Assessment Code 4 L15109-ERP-003 - REV B 22/07/15
ARCHAEOLOGICAL DESK BASED ASSESSMENT July 2015
ARBORICULTURAL IMPACT ASSESSMENT RT-MME-118781 April 2015
Building for Life Assessment July 2015

Subject to the following thirty 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:

1429-HT-P-0101 Rev A, 1429-HT-P-0110 Rev A, 1429-HT-P-0111 Rev A, 1429-HT-P-0112 Rev A, 1429-HT-P-0113 Rev A, 1429-HT-P-0114 Rev A, 1429-HT-P-0115 Rev B, 1429-HT-P-0116 Rev A, 1429-HT-P-0120 Rev A, 1429-HT-P-0121 Rev A, 1429-HT-P-0122 Rev B, 1429-HT-P-0123 Rev B, 1429-HT-P-0124 Rev B, 1429-HT-P-0125 Rev A, 1429-HT-P-0126 Rev A, 1429-HT-P-0127 Rev A, 1429-HT-P-0128 Rev A, 1429-HT-P-0200 Rev A, 1429-HT-P-0200R Rev A, 1429-HT-P-0201 Rev A, 1429-HT-P-0201R Rev A, 1429-HT-P-0202 Rev A, 1429-HT-P-0203 Rev A, 1429-HT-P-0204 Rev A, 1429-HT-P-0205 Rev A, 1429-HT-P-0206 Rev A, 1429-HT-P-0210 Rev A, 1429-HT-P-0212 Rev A, 1429-HT-P-0213 Rev A, 1429-HT-P-0214R Rev A, 1429-HT-P-0300 Rev A, 1429-HT-P-0310 Rev A, 437-001 Rev I, 437-003 Rev B and 437-004 Rev B

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 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

Access to and use of building standard

All other units

M4(2)

Units A13, A14, A18, A23, A33 and B05

M4(3a)

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).

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

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement 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, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details

of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) 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. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work 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 an acceptable standard and that legitimate archaeological interest in the site is satisfied 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 a) Prior to the commencement of any development (excluding demolition), a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) 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.
- c) 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.
- d) 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-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 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.

- 7 Samples 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 prior to the commencement of above grade works; 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 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 Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; and Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan (UDP) July 2007.

- 8 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme, including native planting, showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 9 No above grade works shall commence until details of a surface water drainage scheme, that achieves a reduction in surface water run-off to greenfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2011). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 10 **Bird Boxes**
Details of sparrow nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade work. No less than 6 nesting boxes / 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 policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

11 Green roofs for biodiversity

Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works commencing on site. The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with plan Roof Plan, hereby approved; and
- c) 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 biodiversity (green/brown) roof 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.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed 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 policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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.

- 12 Before the first occupation of the buildings 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.

- 13 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and business units 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 14 Prior to occupation of the wheelchair accessible units hereby approved, the wheelchair accessible parking spaces, at least one of which shall be fitted with an electric vehicle charging point, shall be completed in accordance with the approved plans and retained as such thereafter.

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.

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.

- 15 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.

- 16 No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the buildings.

Reason

To ensure such works do not detract from the appearance of the buildings 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.

- 17 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of unit reference B08, as shown on the hereby approved plans, shall be carried out under Classes A, B, C, D, F or H of the said Order. Full planning permission would be required.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 18 Obscured Glazing/Screening
The following privacy screens shall be installed in accordance with the approved details prior to the occupation of the affected dwellings, and shall be retained as such thereafter:
- Screen to terrace of unit B09
 - Screen to terrace of unit B11
 - Screen to terrace of unit B15
 - Screen to terrace of unit B20
 - Screen to terrace of unit B21
 - Screen to terrace of unit B25
 - Screen to terrace of unit B33

- Screen between terraces of units B30 and B31
- Screen between terraces of units B32 and B33
- Screen to the west of fourth floor communal roof terrace
- Screen between terraces of units A13 and A14
- Screen between terraces of units A16 and A17
- Screen between terraces of units A25 and A26
- Screen between terraces of units A35 and A36
- Screen between terraces of units A40 and A41
- Screen between terraces of units A43 and A44
- Screen between terraces of units A45 and A46
- Screen between terraces of units A50 and A51

The following windows shall be obscure glazed and top opening only, and shall not be replaced or repaired otherwise than with obscure glazing:

- First floor north facing windows (x3) to unit B09
- First floor west facing window of unit B11
- Second floor north facing windows (x2) to unit B21

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking, and to protect the amenity of occupiers of the hereby approved development 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.

- 19 The development hereby permitted shall be carried out in accordance with the Energy Statement by edc dated 22/07/15 (reference L15109-ERP-001 - REV B), unless otherwise agreed in writing by the Local Planning Authority.

Reason

To reduce carbon dioxide emissions as required by 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).

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

Bedrooms - 35dB LAeq, T * and 45dB LAFmax
 Living rooms - 35dB LAeq, T **
 Dining rooms - 40dB 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 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.

- 21 The Travel Plan Statement dated July 2015 shall be implemented in full, and shall include a target to increase the cycling modal share to 10%.

Reason:

To encourage sustainable transport modes, in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 22 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.

- 23 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment dated July 2014 (reference UK14-20621) and Drainage Capacity Assessment dated July 2015 (reference Rev A 24174).

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.

- 24 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012)

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 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.

- 25 The combined heat and power plant (CHP) shall use natural gas and shall meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction. The CHP plant shall have a valid and up to date management plan which details the parties responsible for the maintenance, monitoring and operation of the installed plant and details how they will communicate with and inform each other about issues relevant to the effective operation of the CHP. The management plan shall be available to the LPA on request. As a minimum the CHP plant stack emissions shall be monitored and analysed annually to ensure compliance with the emissions standard. The result reports shall be available to the LPA on request.

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 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 26 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

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 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).

- 27 The habitable rooms within the development sharing a party ceiling/floor element with the commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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.

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).

- 28 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;

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.

- 29 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 sewerage 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 sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage 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.

- 30 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

Pre-application discussions were held with the applicant and the plans amended during the course of the application to address issues relating to design, quality of accommodation and neighbour amenity.