
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	Mr James Leay Peckham Levels Ltd.	Reg. Number	16/AP/1551
Application Type	Full Planning Permission	Case Number	TP/2732-91
Recommendation	Grant permission for limited period		

Draft of Decision Notice

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

Change of use of floors -1 to 6 of the multistorey car park to provide a mix of uses including workspaces, workshops, event spaces and cafe/restaurant uses.

At: FLOORS -1 TO 6, PECKHAM CENTRE MULTI STOREY CAR PARK AT 95A RYE LANE, LONDON, SE15 4ST (MONCRIEFF PLACE)

In accordance with application received on 20/04/2016 12:01:26

and Applicant's Drawing Nos. P001, P002, P003, P004, P005, P006, P007, P008, P101, P102, P201, P301, P302, P303, P304, P305, P306, P401, P402, P501

Design and Access Statement, Framework delivery and servicing management plan, letter from Re-Carb Engineering Ltd. dated 18th April 2016, traffic management plan, construction management plan, environmental noise survey and noise impact report (22938/ENS1 Rev1 dated 15th April 2016), transport statement, framework workplace travel plan.

Subject to the following eighteen 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:

P001, P002, P003, P004, P005, P006, P007, P008, P101, P102, P201, P301, P302, P303, P304, P305, P306, P401, P402, P501

Design and Access Statement, Framework delivery and servicing management plan, letter from Re-Carb Engineering Ltd. dated 18th April 2016, traffic management plan, construction management plan, environmental noise survey and noise impact report (22938/ENS1 Rev1 dated 15th April 2016), transport statement, framework workplace travel plan.

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

- 2 The uses hereby permitted shall be until 6th July 2021, on or before which date the use shall be discontinued, and shall revert back to the former use.

Reason
The submitted proposal is for a temporary period only and further consideration would be required for permanent options for the site in the future.

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 development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;
a scheme for recycling / disposing of waste resulting from demolition and construction works

Works audible outside the site boundary shall only take place between the hours of 8am to 6pm Monday-Friday, 8am to 1pm on Saturday and not at all on Sunday, public and Bank holidays.

Reason:

To ensure that occupiers of neighbouring premises 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.

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.

- 4 Details of a scheme for the ventilation of the premises 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 in writing by the Local Planning Authority. Ventilation to the event spaces, workshops and studio spaces shall comply with the principles of EN 13779 on Ventilation and Air-Conditioning Systems. The development shall be carried out in accordance with the details thereby approved prior to the first use of the building.

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.

- 5 The scheme of sound insulation detailed in the Environmental Noise Survey and Noise Impact Report (reference 22938/ENS1 Rev 1) shall be carried out and provided before the use hereby permitted is commenced and those sound insulation works shall thereafter be retained for the duration of the use. Windows and doors to the event spaces, 'noisy' workshops at levels 1-2 and dance studios at levels 5-6 shall remain closed when these uses are in operation. Noise levels from the proposed development including from any plant noise shall be 10dB or more below the lowest background noise level at 1 metre from the nearest noise sensitive window.

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).

- 6 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced 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.

- 7 Before the first occupation of the building the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the building 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

- 8 Scale 1:50 drawings of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking facilities shall be provided in accordance with the details thereby approved prior to the first use of the building and shall be retained as such thereafter for the duration of the use.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

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.

- 9 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 10 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.

- 11 The car parking for the development shall be retained in accordance with the approved plans for the duration of the use. 31 of the spaces shall be available for public use only, and shall not be used by people working in the building or for servicing.

Reason

To provide an appropriate level of parking for the development, in accordance with the application details.

- 12 Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 08:00 - 20:00, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

- 13 The ground floor external door on the eastern elevation of the building and new stairs on the northern elevation shall not be used other than for purposes as an exit in the case of emergency and shall not be used as a general means of access into and/or exit from the building by users of the building.

Reason

In order to safeguard the amenity of nearby residents from potential noise nuisance associated with persons using these doors as a general means of access to and exit from the building 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.

- 14 The uses hereby permitted shall only operate between the following hours:

Levels / use	Hours
-1 (event space, class D2)	Sunday 10am-midnight

	Monday to Saturday 10am-1am
1-2 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including ceramics, printing, laser cutting) – 8am to 9pm daily.
3-4 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including photography studios, dark room, editing and rehearsal studios) – 8am to 9pm daily.
5-6 (studios, café, restaurant, bars, event space (A3, A4, D1, D2)	<u>Studios</u> - 24 hour use, 7 days a week <u>Café / restaurant / bar / event space</u> Sunday 8am to 11pm Monday to Wednesday 8am to midnight Thursday to Saturday 8am to 1am Terraces 8am to 10pm 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.

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).

- 15 The uses hereby permitted shall not commence until / unless the existing footway to the north of the site has been widened in order to accommodate the new external stairs.

Reason

In the interests of pedestrian safety, in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 16 Details of any external lighting [including design, power and position of luminaries] to 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.

- 17 In the event that any works are required to trees on or overhanging the site an arboricultural method statement detailing the work and any necessary protection measures shall be submitted to and approved in writing by the Local Planning Authority. The tree works shall be carried out in accordance with the details thereby approved. The works shall be in accordance with BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

Reason

To protect the trees and the contribution that they make to the visual amenity of the site and the streetscene, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007).

- 18 Details of the landscaping works to the pathway on the southern side of the building and any new boundary treatment to the site 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 landscaping / boundary treatment provided prior to the first use of the building and retained as such for the duration of the use.

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.

Statement of positive and proactive action in dealing with the application

Additional information / clarification was sought from the applicant regarding various elements of the proposal to inform the recommendation. A time extension was agreed with the applicant to enable the application to be determined by the Planning Committee.

Informatives

You are reminded that Advertisement Consent under the Control of Advertisement Regulations may be required for the display of the advertisements on the building.

A separate s278 agreement under the Highways Act (1980) is likely to be required for the widening of the pavement to the north of the building to accommodate the new stairs. Please contact Iaan Smuts in the Highways Development Management Team on 0207 525 2135. This permission does not convey any consent which may be required under the Highways Act or other legislation.