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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	Peveril Securities Long Lane Ltd	<b>Reg. Number</b>	15/AP/4072
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Case Number</b>	TP/214-118

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### Draft of Decision Notice

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

Redevelopment of site to provide a part 6, part 7 and part 8 storey building comprising commercial units at ground and mezzanine level (Use Class B1) with 94 residential units above (Use Class C3) (39 x 1 bed, 39 x 2 bed and 16 x 3 bed), associated car and cycle parking, landscaping, gymnasium, podium garden at first floor level and other associated works.

**At:** 175-179 LONG LANE, LONDON, SE1 4PN

**In accordance with application received on 08/10/2015 08:01:24**

**and Applicant's Drawing Nos.** 100 Location Plan

101 RevC Ground Floor Plan  
 102 RevC - Mezzanine Floor Plan  
 103 RevB - First Floor Plan  
 104 RevB - Second Floor Plan  
 105 RevB - Third Floor Plan  
 106 RevB - Fourth Floor Plan  
 107 RevC - Fifth Floor Plan  
 108 RevC - Sixth Floor Plan  
 110 Rev C - Roof Plan  
 111 Rev E - Elevations (1 Of 3)  
 112 Rev D - Elevations (2 Of 3)  
 113 Rev D - Elevations (3 Of 3)

Planning Statement  
 Revised Daylight and Sunlight Assessment  
 Transport Statement  
 Landscape Strategy Rev 12  
 Written Scheme Of Investigation For An Archaeological Evaluation  
 Noise Impact Assessment  
 Travel Plan  
 Historic Environment Assessment  
 Environmental Management Plan  
 CIL Liability Form  
 Revised Outline Energy Statement  
 Design and Access Statement including Appendices  
 Revised Area Schedule  
 Revised Ancillary Area Schedule  
 Air Quality Assessment  
 Flood Risk Assessment  
 Draft Heads of Terms  
 Preliminary ecological appraisal & bat scoping survey

**Subject to the following thirty-five conditions:**

**Time limit for implementing this permission and the approved plans**

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

Reason

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

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

100 Location Plan  
101 RevC Ground Floor Plan  
102 RevC - Mezzanine Floor Plan  
103 RevB - First Floor Plan  
104 RevB - Second Floor Plan  
105 RevB - Third Floor Plan  
106 RevB - Fourth Floor Plan  
107 RevC - Fifth Floor Plan  
108 RevC - Sixth Floor Plan  
110 Rev C - Roof Plan  
111 Rev E - Elevations (1 Of 3)  
112 Rev D - Elevations (2 Of 3)  
113 Rev D - Elevations (3 Of 3)

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  
All construction work shall be undertaken in strict accordance with the Environmental Management/Construction Management Plan approved under planning reference 15/AP/3763 and dated 11/11/2015, unless otherwise agreed in writing by the Local Planning Authority (in conjunction with TfL) .

Reason:

To ensure that the impact of the demolition and construction works on the safe operation of the surrounding highway network and on the general amenity of the locality is minimised as far as possible in accordance with strategic policies 2 (Sustainable transport) and 13 (High environmental standards) of the Southwark Core Strategy (2011), saved policies 3.2 (Protection of amenity) and 5.2 (Transport impacts) of the Southwark Unitary Development Plan (2007) and the National Planning Policy Framework (2012).

- 4 The applicant shall secure the implementation of a programme of archaeological mitigation works (watching brief and excavation) in accordance with the written scheme of investigation approved under reference 15/AP/4172 dated 16/12/2015.

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.

- 5 Archaeology - Foundation design  
Before any ground works hereby authorised begin, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to, and be 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 section 12 of the National Planning Policy Framework (2012), policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2015), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.19 (Archaeology) of the

6 Tree protection measures

Before any work hereby authorised begins, the existing trees on Long Lane adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason:

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

7 Surface water drainage scheme

The development permitted by this planning permission shall not commence until a surface water drainage strategy for the site, based on sustainable drainage principles, where possible, and on an assessment of the hydrological and hydrogeological context of the site, has been submitted to, and approved in writing by, the Local Planning Authority. The surface water drainage strategy should strive to implement a Sustainable Drainage System (SuDS) hierarchy that achieves reductions in surface water run-off rates, in line with the policy 5.13 of the London Plan (2015).

Reason:

To reduce the impact of flooding both to and from the development and third parties in accordance with the National Planning Policy Framework (2012), policy 5.13 (Sustainable Drainage) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007).

8 Contaminated land - Part 1

The development approved by this planning permission shall take place in accordance with the Phase 2 Geo-Environmental Assessment Report by MLM Consulting dated June 2015 and approved by the Local Planning Authority on 03 March 2016 (ref 15/AP/4403) and the Remediation Strategy and Verification Plan by MLM Environmental Dated March 2016 and approved by Local Planning Authority on 31/05/2016 (ref 16/AP/1318).

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason:

For the protection of controlled waters as the site is located over a secondary aquifer and therefore to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2012), policy 5.21 (Contaminated land) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

9 Accessible/Adaptable/Wheelchair-user Dwellings

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

M4(2) - (Accessible and Adaptable Dwellings)

1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 3-11, 3-12, 3-14, 3-15, 4-11, 4-14, 1-21, 1-22, 1-23, 1-24, 1-25, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 3-21, 3-22, 3-23, 3-24, 3-25, 4-21, 4-22, 4-23, 4-24, 1-31, 1-32, 1-33, 1-34, 1-35, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 3-31, 3-32, 3-33, 3-34, 3-35, 4-31, 4-32, 4-33, 4-34, 4-35, 1-41, 1-42, 1-43, 1-44, 2-41, 2-42, 2-43, 2-44, 2-45, 2-46, 3-41, 3-42, 3-43, 4-41, 4-42, 4-43, 4-44, 1-51, 1-52, 1-53, 1-54, 2-51, 2-52, 2-54, 2-55, 2-61,

M4(3)(2)(a) - Wheelchair Adaptable

2-17, 2-27, 2-37, 2-47, 2-53, 2-56

M4(3)(2)(b) - Wheelchair Accessible

3-13, 4-12, 4-13

Reason:

To ensure the development complies with strategic policy 5 (Providing new homes) of the Southwark Core Strategy (2011) and policy 3.8 (Housing choice) of the London Plan (2015).

10 Visibility splays/sightlines

The development hereby authorised shall be carried out in accordance with details of the vehicle and pedestrian accesses to the site and premises, including full details of the visibility splays, approved in writing by, the Local Planning Authority, under planning reference 16/AP/2628 and dated 17/08/2016.

Reason:

To ensure that the proposal will not compromise highway safety in accordance with saved policy 5.2 (Transport Impacts) of The Southwark Plan (2007).

**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.

11 Plant Noise

Before any above grade work 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 policies 7.6 (Architecture) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011), saved policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Unitary Development Plan (2007) and the Council's adopted Supplementary Planning Document: Residential Design Standards (2015).

12 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 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 is in two parts. Partial discharge will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans. Full discharge will be granted once the nest/roost features are installed in full in accordance to the agreed plans. The developer should contact the Local Planning Authority once completed so we can inspect the nest/roost features and record the locations for monitoring purposes.

Reason:

To ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with strategic policy 11 (Open spaces and wildlife) of the Southwark Core Strategy (2011) and saved policy 3.28 (Biodiversity) of the Southwark Plan (2007).

13 Cycle Storage (Residential and visitor parking)

Before the any above grade work begins, detailed plans (1:50 and 1:200 scale drawings) shall be submitted to, and approved in writing by, the Local Planning Authority detailing the secure, convenient and weatherproof proposed residential and commercial cycle stores and visitor cycle parking.

The cycle parking facilities shall be provided prior to the first 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 than 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.

14 Design - Materials

Before any above grade work on the development hereby authorised begins samples of all external facing materials to buildings, including sample panels showing bonding and mortar detailing, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority, 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).

15 Design - Detailed Drawings

1:5/10m section detail-drawings through:

facades;

parapets;

balconies;

heads, cills and jambs of all openings;

entrance lobbies;

roof edges;

roof mounted photo-voltaic arrays

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).

16 Play Equipment

Prior to the commencement of any work 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).

- 17 Details of the biodiversity (green/brown) roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:  
biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with the sustainability statement, hereby approved; 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 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 is in two parts. Partial discharge will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans. Full discharge will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. The developer should contact the Local Planning Authority once completed so we can inspect the roof and record the habitat created.

Reason:

To ensure that 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, in accordance with The National Planning Policy Framework (2012), policies 5.1 (Climate change mitigation), 5.3 (Sustainable design and construction), 5.10 (Urban greening), 5.11 (Green roofs and development site environs), 5.13 (Sustainable Drainage) and 7.19 (Biodiversity and access to nature) of the London Plan (2015), strategic policies 11 (Open spaces and wildlife), 12 (Design and Conservation) and 13 (High environmental standards) of the Southwark 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 Unitary Development Plan (2007).

**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 luminaires) 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 Delivery of refuse storage facilities  
Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 101 RevC - Proposed Ground Floor Plan, shall be provided and made available for use by the occupiers of the residential and commercial units and the refuse storage 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 Southwark Core Strategy (2011) and saved policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Unitary Development Plan (2007).

- 20 Service and Delivery Management Plan  
Prior to the first occupation of any of the residential or commercial units, a Service and Delivery Management Plan (detailing how each of the uses 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) shall be submitted to, and be approved in writing by, the Local Planning Authority. This should include details of refuse collection. The

development shall be carried out in accordance with any such approval given and the plan shall be adhered to 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.

21 Contaminated Land - Part 3

Prior to the first occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and that the environmental risks have been satisfactorily managed so that the site is deemed suitable for use so as to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2012), policy 5.21 (Contaminated land) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

22 Prior to the first occupation of any part of the development hereby permitted the following environmental sustainability features, as set out in the application, shall be installed and thereafter retained for the lifetime of the development.

A roof-mounted 54Kwp Photo-Voltaic panel array

A district heating system employing gas-fired Combined Heat and Power technology

A Mechanical Ventilation with Heat Recovery system

Energy saving light fittings to both residential and commercial units and ancillary areas, e.g., CFL (Compact Fluorescent Lamp) and/or LED (Light Emitting Diode) light-fittings

Reason:

To ensure that the development provides the environmental sustainability features that were specified in the energy strategy for the application so as to deliver compliance with section 10 of the National Planning Policy Framework (2012), policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable design and construction) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.4 (Energy efficiency) of the Southwark Unitary Development Plan (2007).

23 Door access control system

No part of the development shall be occupied until a communal door access control system incorporating audible and visual verification has been provided in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason:

In the interests of safety, crime prevention and the amenity of future occupiers of the development in accordance with the National Planning Policy Framework (2012), policy 7.14 (Design out crime) of the London Plan (2015), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policy 3.14 (Designing out crime) of the Southwark Unitary Development 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 Delivery and retention of accessible car parking spaces

Prior to occupation any of the residential units hereby approved, the 9 wheelchair accessible residential parking spaces as shown on the drawing referenced 101 RevC Proposed Ground Floor Plan 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.

25 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.

26 Restriction of permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no B Class employment accommodation shall be converted to C3 Class residential accommodation without the prior written approval of the Local Planning Authority.

Reason:

To safeguard employment land and quality of residential accommodation 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 and 3.12 Quality in Design of the Southwark Plan 2007.

27 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 the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity) and 4.2. (Quality of residential accommodation) of the Southwark Unitary Development Plan (2007).

28 Access to communal courtyard garden

All residents within the development shall have equal access to the proposed communal amenity area at first floor (podium) level, as shown on the approved drawing referenced 103 Rev B Proposed First Floor Plan.

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).

29 Implementation in accordance with Flood Risk Assessment (Mitigation Strategy)

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by RMA Environmental Ltd (dated December 2013 with reference RMA-C1281) and the following mitigation measures within the FRA:

all 'more vulnerable' residential accommodation should be located at the first floor level and above, as stated in the approved FRA (Sections 2.8 and 6.5);

other flood resistant and resilient measures should be incorporated and implemented within the development, wherever possible, in accordance with the approved FRA (Sections 6.5, 6.6, 6.7 and 7.0), Approved Document Part C of the building regulations and the document 'Improving the flood performance of new buildings: flood resilient construction' which was published by the Department for Communities and Local Government (DCLG);



A Sustainable Drainage Systems (SuDS) strategy should be implemented, incorporating the measures recommended within the approved FRA (Sections 5.0 and 6.0) which consist of the use of underground tanks to limit flows to 50% of existing rates of discharge for the 1 in 30 year and 1 in 100 year events, as outlined in the approved FRA (Section 5.1); during the detailed design stage, the possibility of adopting infiltration-based SuDS techniques should be further investigated with respect to soakage tests and groundwater contamination.

**Reason:**

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site and to provide safe refuge and ensure the safety of the future occupants of the proposed development in accordance with the National Planning Policy Framework (2012), policy 5.12 (Flood risk management) of the London Plan (2011), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007)

**30 No Piling (without prior written consent)**

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. So, in summary, to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.1 (Environmental effects) of the Southwark Unitary Development Plan (2007).

**31 No drainage of surface water into ground (without prior written consent)**

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, therefore to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.1 (Environmental effects) of the Southwark Unitary Development Plan (2007).

**32 Contaminated land - Part 2**

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 groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters so as to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2012), policy 5.21 (Contaminated land) of

the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development 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).

- 33 The landscaping and planting shown on the drawings hereby approved shall be carried out in the first appropriate planting season following the completion of the building works and shall be retained for the duration of the use.

Any trees or shrubs that are 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.

- 34 BREEAM - Commercial Premises

i). Before any fit out works to the commercial premises hereby authorised begins within each relevant phase, 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;

ii). Before the first occupation of the building hereby permitted in each relevant phase, 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 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.

- 35 Archaeology - Reporting site works

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 section 12 of the National Planning Policy Framework (2012), policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2015), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

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

The applicant was given the opportunity to make amendments to the application prior to the determination date.

**Informative**

The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer through entering into a S.278 agreement. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway. The applicant is recommended to view Appendix 4 of the Southwark Council Sustainable Transport Supplementary Planning Document.