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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>	Mr Bruce Glockling Southwark Council - Regeneration	<b>Reg. Number</b>	16/AP/2740
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2120-B
<b>Recommendation</b>	Grant with 'Grampian' Condition and GLA		

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### Draft of Decision Notice

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

Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'Chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1).

**At:** DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON, SE22 8PT

**In accordance with application received on 04/07/2016**

**and Applicant's Drawing Nos.**

1831/FCBS/A/P/001/P1, 1831/FCBS/A/P/002/P1, 1831/FCBS/A/P/010/P1, 1831/FCBS/A/P/015/P1, 1831/FCBS/A/P/020/P1, 1831/FCBS/A/P/021/P1, 1831/FCBS/A/P/030/P1, 1831/FCBS/A/P/031/P1, 1831/FCBS/A/P/032/P1, 1831/FCBS/A/P/033/P1, 1831/FCBS/A/P/101/P1, 1831/FCBS/A/P/102/P1, 1831/FCBS/A/P/103/P1, 1831/FCBS/A/P/104/P1, 1831/FCBS/A/P/110/P1, 1831/FCBS/A/P/111/P1, 1831/FCBS/A/P/112/P1, 1831/FCBS/A/P/113/P1, 1831/FCBS/A/P/114/P1, 1831/FCBS/A/P/115/P1, 1831/FCBS/A/P/116/P1, 1831/FCBS/A/P/120/P1, 1831/FCBS/A/P/121/P1, 1831/FCBS/A/P/122/P1, 1831/FCBS/A/P/123/P1, 1831/FCBS/A/P/130/P1, 1831/FCBS/A/P/131/P1, 1831/FCBS/A/P/132/P1, 1831/FCBS/A/P/133/P1, 1831/FCBS/A/P/200/P1, 1831/FCBS/A/P/201/P1, 1831/FCBS/A/P/210/P1, 1831/FCBS/A/P/211/P1, 1831/FCBS/A/P/220/P1, 1831/FCBS/A/P/221/P1, 1831/FCBS/A/P/231/P1, 1831/FCBS/A/P/232/P1, 1831/FCBS/A/P/300/P1, 1831/FCBS/A/P/301/P1, 1831/FCBS/A/P/310/P1, 1831/FCBS/A/P/311/P1, 1831/FCBS/A/P/320/P1, 1831/FCBS/A/P/321/P1, 1831/FCBS/A/P/330/P1, 1831/FCBS/A/P/331/P1, 1831/FCBS/A/P/400/P1, 1831/FCBS/A/P/401/P1, 1831/FCBS/A/P/402/P1, 1831/FCBS/A/P/403/P1, 1831/FCBS/A/P/404/P1, 1831/FCBS/A/P/500/P1, 1831/FCBS/A/P/501/P1, 1831/FCBS/A/P/502/P1, 1831/FCBS/A/P/503/P1, 1831/FCBS/A/P/504/P1, 1831/FCBS/A/P/505/P1, 1831/FCBS/A/P/506/P1, 1831/FCBS/A/P/507/P1, D285.L.602 Rev C, D285.L.601 Rev C, D285.L.406 Rev B, D285.L.405 Rev B, D285.L.404 Rev B, D285.L.402 Rev B, D285.L.302 Rev B, D285.L.301 Rev B, D285.L.104 Rev C, D285.L.103 Rev C, D285.L.100 Rev F, D285.L.002 Rev B, D285.L.001 Rev C, D2385.L.101 Rev D, D2385.L.102 Rev D, ALP/690/SK1

Air quality assessment dated July 2016, Sunlight and Daylight assessment dated July 2016, Transport Assessment dated July 2016, UXO desktop survey dated July 2016, construction environmental management plan dated July 2016, ventilation / extraction statement dated July 2016, servicing and refuse management plan dated July 2016, BREEAM pre-assessment dated July 2016, Utilities assessment dated July 2016, Lighting assessment dated July 2016, Land contamination assessment dated July 2016, Biodiversity survey and report dated July 2016, Landscape drawings outline specification dated July 2016, Reptile survey dated July 2016, Bat emergence survey dated July 2016, Statement of community involvement dated July 2016, Drainage strategy dated July 2016, Energy statement dated 16<sup>th</sup> September 2016, Flood risk assessment dated July 2016, Heritage statement dated July 2016, Noise impact assessment dated July 2016, Arboricultural Impact Assessment dated July 2016, Arboricultural survey dated July 2016, Flood risk assessment dated 12<sup>th</sup> September 2016, Built heritage assessment addendum dated September 2016, Sustainability statement dated September 26<sup>rd</sup> 2016, district heating feasibility document, overheating and thermal comfort document.

**Subject to the following forty-one conditions:**

## Definitions:

Phase 1 of the development comprises the construction of blocks AB and C and its associated parking and landscaping.

Phase 2 of the development comprises works to the Chateau, construction of block D, associated parking, landscaping and MUGAs.

## **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:

1831/FCBS/A/P/001/P1,1831/FCBS/A/P/002/P1,1831/FCBS/A/P/010/P1,1831/FCBS/A/P/015/P1,1831/FCBS/A/P/020/P1,1831/FCBS/A/P/021/P1,1831/FCBS/A/P/030/P1,1831/FCBS/A/P/031/P1,1831/FCBS/A/P/032/P1,1831/FCBS/A/P/033/P1,1831/FCBS/A/P/101/P1,1831/FCBS/A/P/102/P1,1831/FCBS/A/P/103/P1,1831/FCBS/A/P/104/P1,1831/FCBS/A/P/110/P1,1831/FCBS/A/P/111/P1,1831/FCBS/A/P/112/P1,1831/FCBS/A/P/113/P1,1831/FCBS/A/P/114/P1,1831/FCBS/A/P/115/P1,1831/FCBS/A/P/116/P1,1831/FCBS/A/P/120/P1,1831/FCBS/A/P/121/P1,1831/FCBS/A/P/122/P1,1831/FCBS/A/P/123/P1,1831/FCBS/A/P/130/P1,1831/FCBS/A/P/131/P1,1831/FCBS/A/P/132/P1,1831/FCBS/A/P/133/P1,1831/FCBS/A/P/200/P1,1831/FCBS/A/P/201/P1,1831/FCBS/A/P/210/P1,1831/FCBS/A/P/211/P1,1831/FCBS/A/P/220/P,1831/FCBS/A/P/221/P1,1831/FCBS/A/P/231/P1,1831/FCBS/A/P/232/P1,1831/FCBS/A/P/300/P1,1831/FCBS/A/P/301/P1,1831/FCBS/A/P/310/P1,1831/FCBS/A/P/311/P1,1831/FCBS/A/P/320/P1,1831/FCBS/A/P/321/P1,1831/FCBS/A/P/330/P1,1831/FCBS/A/P/331/P1,1831/FCBS/A/P/400/P1,1831/FCBS/A/P/401/P1,1831/FCBS/A/P/402/P1,1831/FCBS/A/P/403/P1,1831/FCBS/A/P/404/P1,1831/FCBS/A/P/500/P1,1831/FCBS/A/P/501/P1,1831/FCBS/A/P/502/P1,1831/FCBS/A/P/503/P1,1831/FCBS/A/P/504/P1, 1831/FCBS/A/P/505/P1, 1831/FCBS/A/P/506/P1,1831/FCBS/A/P/507/P1, D285.L.602 Rev C, D285.L.601 Rev C, D285.L.406 Rev B, D285.L.405 Rev B, D285.L.404 Rev B, D285.L.402 Rev B, D285.L.302 Rev B, D285.L.301 Rev B, D285.L.104 Rev C, D285.L.103 Rev C, D285.L.100 Rev F, D285.L.002 Rev B, D285.L.001 Rev C, D2385.L.101 Rev D, D2385.L.102 Rev D

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 Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey 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.

- 4 Prior to works commencing (excluding demolition and ground works), full details of all proposed planting of 37 trees (comprising 1,338cm stem girth) and additional tree planting along the boundary with St Barnabas Close shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

#### 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 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 No impact piling for a particular block within the development shall take place until a piling method statement for that block (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 any risk to ground water, 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 the Environment Agency and Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

#### Reason:

To prevent any contamination of ground water or damage to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. You are advised to contact the Environment Agency and Thames Water Developer Services (on 0800 3921) to discuss these requirements.

- 6 Prior to the commencement of development including any works of demolition, a contribution of £3,200 towards the delivery of a replacement tree or trees in the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority.

#### Reason:

To ensure appropriate mitigation for the loss of tree 29 to create a construction access, in accordance with strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 7 a) Prior to the commencement of any development on a particular phase, a site investigation and risk assessment for that phase 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) A Phase 1 report (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 works (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.

- 8 Prior to the commencement of development on a particular phase, including any works of demolition, an asbestos survey shall be carried out. The developer must either submit evidence to the Local Planning Authority that a particular building to be demolished was constructed post 2000, or provide an intrusive pre-demolition and/or refurbishment asbestos survey in accordance with HSG264 which must be supported by an appropriate mitigation scheme to control risks to future occupiers of the site. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and must be approved prior to commencement of the development on that particular phase. The scheme shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation of a particular phase.

#### Reason

To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised, 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.

- 9 No development shall take place on a particular phase of the development including any works of demolition, until a written Construction Environmental Management Plan (CEMP) for that phase (phase 1 to be prepared in conjunction with the health centre permitted under application reference 16-AP-2747) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
  - Site perimeter automated noise and dust monitoring;
  - Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
  - Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
  - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
  - To follow current best construction practice, including the following:-
  - Southwark Council's Technical Guide for Demolition & Construction,
  - S61 of Control of Pollution Act 1974,
  - The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
  - The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
  - BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
  - BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
  - BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
  - Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,
  - The Party Wall Act 1996
  - Relevant CIRIA practice notes, and
  - BRE practice notes.
  - Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
  - Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations
- All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other 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).

- 10 Before any work hereby authorised begins including demolition, the applicant or successors in title shall secure the implementation of a programme of building recording for the wards and Chateau (detailed - level 2) and nurses' accommodation (level 1) in accordance with a written scheme of investigation, which 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.

#### Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology 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 Prior to the commencement of above grade works, detailed drawings of the visibility splays at each of the vehicular accesses into 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.

Reason:

In the interests of highway safety, including pedestrians and cyclists, in accordance with saved policy 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 12 Prior to the commencement of above grade works, a detailed access strategy for the school including details of how the design of the entire school campus including the teaching spaces, sports hall and assembly hall, and drop-off arrangements and routes to local bus stops and shops / services would be accessible to staff and pupils with disabilities 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 prior to the first use of the particular space.

Reason:

To ensure that the site would be accessible for staff and pupils with disabilities, in accordance with policy 7.2 'An inclusive environment' of the London Plan (2016).

- 13 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 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).

New tree planting in hard surfacing including car parking must provide sufficient soil volumes via Silvacell/Stratacell systems combined with SUDs where appropriate;  
A revised planting schedule with confirmed total stem girths, container stock including species such as Platanus, Tilia, Quercus, Ligustrum, Alnus, Celtis, Sophora and Paulownia shall be provided;  
Maintenance details to ensure successful establishment over 24-36 months shall be provided;  
Sample details of surface materials and boundary treatments shall be provided; and  
Planting cross sections (avoiding the use of grills) shall be provided.

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.

- 14 If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works (i.e. if this has not commenced by 1st July 2017), an update bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 15 Prior to above grade works commencing on:

- a) Block AB;
- b) Block C;
- c) Block D; or
- d) the Chateau

samples of all external facing materials for that particular block including 1sqm panels of the proposed brickwork showing mortar, bond, pointing and feathered brickwork shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure 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 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.

- 16 a) Before any fit out works begin to a particular block, an independently verified BREEAM report for that plot (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' 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;

b) Within 3 months of occupation of a particular block, a certified Post Construction Review (or other verification process agreed with the local planning authority) for that plot 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.

- 17 Details of a minimum of 12 bird boxes (mixed) and 6 bat bricks or tubes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. 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 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 18 Prior to the commencement of above grade works, details to demonstrate that the development could be future-proofed for connection to a future district heating network 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 development future-proofed for connection. In the event that such a district heating scheme becomes available the development shall connect to it, unless it can be demonstrated to the Local Planning Authority (to whom details shall be provided) that connection would not be feasible.

Reason:

In the interests of using energy efficiently, in accordance with policies 5.5 'Decentralised energy networks' and 5.6 'Decentralised energy in Development proposals' of the London Plan (2016).

- 19 Prior to the commencement of above grade works on a particular block, detailed drawings (scale 1:5) through the following elements for that block shall be submitted to and approved in writing by the Local Planning Authority.

- a) Parapets and roof edges;
- b) Junctions with existing buildings; and

- c) Heads, cills and jambs of all openings;
- D) Works to railings (scale 1:100).

The development shall be carried out in accordance with the details thereby approved.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 20 No below grade works shall commence until details of a surface water drainage scheme that achieves a reduction in surface water run-off of a minimum of 50% of the existing brownfield 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. The development shall be carried out in accordance with the details thereby approved, and no infiltration works shall be carried out until permeability tests have been undertaken to demonstrate that this would be suitable for the site, including with regard to contamination.

**Reason**

To minimise the potential for the site to contribute to surface water flooding in accordance with The National Planning Policy Framework 2012, policy 5.13 'Sustainable drainage' of the London Plan (2016), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

- 21 Prior to the commencement of above grade works on phase 2 of the development, details of measures to reduce impact noise on the mesh fencing around the MUGAs 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 prior to the first use of the MUGAs.

**Reason:**

To reduce noise to neighbouring properties, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark 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.

- 22 a) Prior to the occupation of any particular block details to demonstrate that the block has achieved or is on course to achieve secure by design certification shall be submitted to and approved in writing by the Local Planning Authority.
- b) Within three months of the final occupation of the development details of Secure by Design for the entire site shall be submitted to the Local Planning Authority for approval in writing.

**Reason**

To ensure a safe and secure development, in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan (2007).

- 23 Details of how the on-site parking spaces would be allocated and managed 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 upon first occupation of the building.

**Reason:**

To ensure the appropriate management of the on-site car parking spaces, in accordance with saved policy 5.6 'Car parking' of the Southwark Plan (2007).

- 24 Details of a scheme for the following highway works shall be submitted to and approved in writing by the Local Planning Authority.



- a) The display of school signage and road markings within the vicinity of the site;
- b) Improvements to the existing pedestrian crossing outside the site on East Dulwich Grove;
- c) Resurfacing of both footways along Jarvis Road;
- d) Provision of a raised table pedestrian crossing on Jarvis Road;
- e) Extension of double yellow lines along Jarvis Road.

No part of the school shall be occupied until and unless these highway works have been completed in accordance with the details thereby approved.

Reason:

In the interests of highway safety, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011) and saved policy 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 25 Within 3 months of occupation of the development, details of a community use agreement setting out which facilities would be available for public use, details of pricing policy, hours of use, access by non-educational establishment users / non-members, management responsibilities and a mechanism for review 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.

Reason

To secure well managed, safe community access to some of the school facilities, in accordance with saved policy 3.18 'Education facilities' of the London Plan (2016) and saved policy 2.4 'Educational deficiency - provision of new educational establishments' of the Southwark Plan (2007).

- 26 A phasing plan for the delivery of the cycle parking spaces linked to the number of pupils at the site year on year shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the details thereby approved and in accordance with the details shown on the approved plans, and shall be retained as such thereafter.

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.

- 27 Prior to occupation of phase 1 of the development (blocks AB and C), the three on-site staff parking spaces outside these blocks shall be completed in accordance with the approved plans and shall be retained as such thereafter. The remaining 20 spaces shall be provided in accordance with the approved plans upon or before completion of phase 2 of the development (the Chateau and Block D) and shall be retained as such thereafter. 20% of the spaces shall have active electric vehicle charging points and 20% shall have passive 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.

- 28 a) Before the first occupation of the school hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a School Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including pupils, staff and visitors.
- b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the

development shall not be carried out otherwise in accordance with any such approval given.

**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.

- 29 Before the first occupation of the development hereby permitted a Servicing, Parking and Pupil Drop-off & Collection Management Plan detailing how all elements of the site are to be trafficked and serviced shall be submitted to and approved in writing by the Local Planning Authority. It shall include measures to ensure that there would be no conflict between pupils entering the site and food deliveries to block C. The servicing and traffic management of the development shall be carried out in accordance with the approval given and the Management Plan shall remain extant 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.

- 30 Notwithstanding the details shown on the approved plans, before the first use of the school full details of the proposed refuse and recycling storage arrangements including size, location, capacity, types of containers, means of enclosure and ventilation shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided and made available before the first use of the school and shall thereafter be retained and 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

- 31 The kitchen extract system for the school kitchen in block C shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005). Prior to the first use of the kitchen full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

**Reason**

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of 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.

**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.

- 32 a) Any activities in internal areas of the school (e.g. classrooms, sports hall, main hall) shall not take place outside of the hours of 8am to 10pm Mondays to Saturdays and 10am to 10pm on Sundays.
- b) Any external areas including the MUGAs and play spaces shall be used for school or community activities only between the hours of 8am to 8pm 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.

- 33 Obscure glazing to the windows on the south-western elevation of block C shall be in accordance with drawing number 1831-FCBS-A-P320 Rev P1 and non-obscure glazed windows in this elevation shall be at least 1.8m above the floor level of the room they serve. All windows in this elevation must be fixed shut and the windows shall be retained in this condition permanently.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at St Barnabas Close and 74-86 East Dulwich Grove from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 34 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 of enactment of those Orders) the use hereby permitted shall only be as a school.

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.

- 35 This permission shall be personal to the London Borough of Southwark (Regeneration Division) for the purposes of delivering the school and ensuring that appropriate mitigation could be secured by way of planning conditions, and shall not ensure for the benefit of the land.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case. Mitigation is required and a s106 agreement cannot be used to secure this therefore the mitigation must be secured by conditions. The permission must be personal to the Council as applicant to ensure that the conditions would be enforceable and the mitigation required delivered.

- 36 No works to the Chateau or other existing operational hospital buildings within the site shall commence until and unless the new health centre permitted under reference 16-AP-2747 has been completed and is operational.

Reason:

To ensure continuity of health care provision, in accordance with Policy 3.17 "Health and social care facilities' of the London Plan 2016.

- 37 The development shall be carried out in accordance with the recommendations in the Biodiversity survey and report dated July 2016, Reptile survey dated July 2016 and Bat emergence survey dated July 2016.

Reason:

In the interests of biodiversity and protecting wildlife, in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007).

- 38 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).

- 39 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 façade of the nearest or most exposed 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).

- 40 Any deliveries, refuse and recycling collections, unloading and loading to the school shall only be between the following hours: Monday to Friday - 9.30am to 2pm, Saturdays 9.30am-1pm and not at all on Sundays and Bank Holidays, except for food and drink deliveries to block C which can be undertaken between 8.30am and 2pm Monday to Friday in 7.5 tonne vans or if larger vehicles are proposed, they shall be required to enter the site from the east and exit the site to the west.

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 and in the interests of highway safety, 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 5.2 'Transport impacts' of The Southwark Plan 2007.

- 41 In the event that a controlled parking zone is implemented in the area, no employees at the school, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit to park within the controlled parking zone.

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.

**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).

- 42 During the construction of the development hereby permitted, the applicant shall provide a training and employment scheme comprising:

28 jobs at 26 weeks ( or a contribution of £120,400 shall be made to the Council towards training and employment in the borough in the event that this is not met);

28 short courses (or a contribution of £4,200 shall be made to the Council towards training and employment in the borough in the event that this is not met);

7 apprenticeships / NVQ starts (or a contribution of £135,100 shall be made to the Council towards training and employment in the borough in the event that this is not met).

Reason

In order to enhance the range and number of jobs which would directly benefit local people, as required by saved policy 1.1 'Access to employment opportunities' of the Southwark Plan (2007) and strategic policy 10 'Jobs and businesses' of the Core Strategy (2011).

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

The applicant has engaged in pre-application discussions. The application was determined in a timely manner.

**Informatives**

- 1 Regarding the condition for a lighting plan, to minimise potential impacts on bats the recommended lighting specification is LEDs (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread less than 70°, and including an automatic timer.
- 2 Air quality - The air quality on some parts of the site (roadside) is above current air quality objectives. It is recommended that any external doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, not the facade facing East Dulwich Grove.
- 3 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](http://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.

- 4 This permission does not convey any consents required under the Building Regulations or party wall legislation. You are advised to contact the Council's Building Control Service on 020 7525 5500 or email at [building.control@southwark.gov.uk](mailto:building.control@southwark.gov.uk)
- 5 There is a bat roost on the site which would need to be removed in order for the development to proceed. Bats are protected under the Wildlife and Countryside Act (1981) and under European law. You are advised to contact Natural England with regard to obtaining a licence to carry out works which may affect bats on the site.
- 6 Construction environmental management plan condition. This must consider air quality impacts during demolition and from traffic during the construction and operational phases of the development.
- 7 Thames Water - Waste Comments - Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. 'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

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.

## 8 Highways

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](http://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.

- 9 Network Rail comments: The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future