
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	London Borough of Southwark	Reg. Number	16/AP/3075
Application Type	Council's Own Development - Reg. 3	Case	TP/2516-91
Recommendation	Grant subject to Legal Agreement	Number	

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Redevelopment comprising the removal of the Peckham Arch and redevelopment and part conversion of the southern part of the square (including 91-93 Peckham High Street) to provide a mixed use scheme comprised of two buildings of 4 and 6 storeys to provide 19 residential (Class C3) units, 255 sqm of gallery (Class D1) space, 201 sqm of co-work (Class B1) space, and 82 sqm of office (Class B1)/retail(Class A1) space with ancillary covered cycle storage and enclosed refuse storage

At: 91-93 PECKHAM HIGH STREET, LONDON, SE15 5RS AND PECKHAM SQUARE

In accordance with application received on 25/07/2016

and Applicant's Drawing Nos. Proposed Plans

PL-101 - Proposed Location Site Plan

PL-102 - Proposed Proposed Site Plan - Site 11 and 2

PL-201 - Proposed Ground Floor Plan - Site 1

PL-202 - Proposed First Floor Plan - Site 1

PL-203 - Proposed Second Floor Plan - Site 1

PL-204 - Proposed Third Floor Plan - Site 1

PL-205 - Proposed Roof Plan - Site 1

PL-206 - Proposed Lower Ground Floor Plan - Site 1

PL-207 - Proposed Ground Floor Plan - Site 2

PL-208 - Proposed First Floor Plan - Site 2

PL-209 - Proposed Second Floor Plan - Site 2

PL-210 - Proposed Third Floor Plan - Site 2

PL-211 - Proposed Fourth Floor Plan - Site 2

PL-212 - Proposed Fifth Floor Plan - Site 2

PL-213 - Proposed Roof Plan - Site 2

PL-220 - Proposed South Elevation - Site 1 and 2

PL-221 - Proposed West Elevation - Site 1

PL-222 - Proposed West Elevation - Site 2

PL-223 - Proposed North Elevation - Site 1 and 2

PL-224 - Proposed East Elevation - Site 1

PL-225 - Proposed East Elevation - Site 2

PL-226 - Proposed South Elevation - Site 1

PL-227 - Proposed West Elevation - Site 1

PL-228 - Proposed North Elevation - Site 1

PL-229 - Proposed West Elevation - Site 1

PL-230 - Proposed South Elevation - Site 2

PL-231 - Proposed West Elevation - Site 2

PL-232 - Proposed West Elevation - Courtyard - Site 2

PL-233 - Proposed North Elevation - Site 2

PL-234 - Proposed East Elevation - Site 2

PL-235 - Proposed Peckham High Street Shop Front and Windows - Site 1

PL-236 - Proposed Peckham Square Elevation - Rear Facade - Site 1

PL-240 - Proposed Section AA - Site 1 and 2

PL-241 - Proposed Section BB - Site 1

PL-242 - Proposed Section CC - Site 1

PL-243 - Proposed Section BB - Site 2
PL-244 - Proposed Section CC - Site 2
PL-245 - Proposed Section AA - Site 1
PL-246 - Proposed Section BB - Site 1
PL-247 - Proposed Section CC - Site 1
PL-248 - Proposed Section AA - Site 2
PL-249 - Proposed Section BB - Site 2
PL-250 - Proposed Section CC - Site 2

PL-301 - Proposed Landscape Plan

PL-401 - Proposed Landscape Details 1
PL-402 - Proposed Landscape Details 2
PL-403 - Proposed Landscape Details 3

Existing Plans

PI-002 - Existing Location Plan
PI-002 - Existing Site Plan
PI-003 - Existing Ground Floor Plan - Site 1
PI-004 - Existing First Floor Plan - Site 1
PI-005 - Existing Second Floor Plan - Site 1
PI-006 - Existing Roof Plan - Site 1
PI-007 - Existing Lower Ground Floor Plan - Site 1
PI-010 - Existing Site Demolition Plan
PI-011 - Existing Ground Floor Demolition Plan - Site 1
PI-012 - Existing First Floor Demolition Plan - Site 1
PI-013 - Existing Second Floor Demolition Plan - Site 1
PI-014 - Existing Lower Ground Floor Demolition Plan - Site 1
PI-020 - Existing South Elevation
PI-021 - Existing West Elevation
PI-022 - Existing West Elevation - Kentish Drovers
PI-023 - Existing North Elevation
PI-024 - Existing East Elevation
PI-030 - Existing South Elevation
PI-040 - Existing South Elevation Demolitions
PI-041 - Existing West Elevation Demolitions
PI-042 - Existing North Elevation Demolitions

Documents

Planning Statement by Rolfe Judd Planning Dated July 2016

Design and Access Statement by Carl Turner Architects Dated June 2016

Transport Statement by Motion Dated June 2016

Flood Risk Assessment by WYG Dated October 2016

Energy Statement Rev B by Hoare Lea Limited Dated June 2016

Extended Phase 1 Habitat Survey by WYG Dated June 2016

Outdoor Lighting Report by Lighting Reality Pro Dated June 2016

Ventilation and Extraction Statement Dated July 2016

Ground Conditions Desktop Study by WYG Dated April 2016

Heritage Statement by AB Heritage Archaeological Consultancy Dated June 2016

Historic Environment Desk Based Assessment by AB Heritage Archaeological Consultancy Dated June 2016

Noise Impact Assessment - by Motion Dated June 2016

BS5837 Tree Survey, Arboricultural Implications Assessment & Metho Statement 'considerations' by Indigo Surveys Dated July 2016

Daylight and Sunlight Assessment by Malcom Hollis LLP Limited Dated July 2016

Air Quality Assessment by WYG Dated April 2016

Subject to the following twenty-five conditions:

Time limit for implementing this permission and the approved plans

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

PL-101RevA - Proposed Location Site Plan
PL-102 - Proposed Proposed Site Plan - Site 1 and 2

PL-201 - Proposed Ground Floor Plan - Site 1
PL-202RevA - Proposed First Floor Plan - Site 1
PL-203RevA - Proposed Second Floor Plan - Site 1
PL-204RevA - Proposed Third Floor Plan - Site 1
PL-205 - Proposed Roof Plan - Site 1
PL-206 - Proposed Lower Ground Floor Plan - Site 1
PL-207 - Proposed Ground Floor Plan - Site 2
PL-208RevA - Proposed First Floor Plan - Site 2
PL-209RevA - Proposed Second Floor Plan - Site 2
PL-210RevA - Proposed Third Floor Plan - Site 2
PL-211 - Proposed Fourth Floor Plan - Site 2
PL-212 - Proposed Fifth Floor Plan - Site 2
PL-213 - Proposed Roof Plan - Site 2

PL-220 - Proposed South Elevation - Site 1 and 2
PL-221 - Proposed West Elevation - Site 1
PL-222 - Proposed West Elevation - Site 2
PL-223 - Proposed North Elevation - Site 1 and 2
PL-224 - Proposed East Elevation - Site 1
PL-225 - Proposed East Elevation - Site 2
PL-226 - Proposed South Elevation - Site 1
PL-227 - Proposed West Elevation - Site 1
PL-228 - Proposed North Elevation - Site 1
PL-229 - Proposed West Elevation - Site 1
PL-230 - Proposed South Elevation - Site 2
PL-231 - Proposed West Elevation - Site 2
PL-232 - Proposed West Elevation - Courtyard - Site 2
PL-233 - Proposed North Elevation - Site 2
PL-234 - Proposed East Elevation - Site 2
PL-235 - Proposed Peckham High Street Shop Front and Windows - Site 1
PL-236 - Proposed Peckham Square Elevation - Rear Facade - Site 1

PL-240 - Proposed Section AA - Site 1 and 2
PL-241 - Proposed Section BB - Site 1
PL-242 - Proposed Section CC - Site 1
PL-243 - Proposed Section BB - Site 2
PL-244 - Proposed Section CC - Site 2
PL-245 - Proposed Section AA - Site 1
PL-246 - Proposed Section BB - Site 1
PL-247 - Proposed Section CC - Site 1
PL-248 - Proposed Section AA - Site 2
PL-249 - Proposed Section BB - Site 2
PL-250 - Proposed Section CC - Site 2

PL-301RevA - Proposed Landscape Plan

PL-401 - Proposed Landscape Details 1
PL-402 - Proposed Landscape Details 2
PL-403 - Proposed Landscape Details 3

Reason:

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

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

Reason

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

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

- 3 No development shall take place, including any works of demolition, until a written CEMP for the site has been devised. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall 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;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
 - Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
 - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
 - Site traffic, Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
 - Waste Management, Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or 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.

- 4 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would 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 that 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 measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that 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 offsite 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.

- 5 Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 4 house sparrow terraces (2 for each block) shall be provided and the details shall include the exact location, specification and design of the habitats.

No less than 3 bat tubes and at least one other type of bat roost features shall be provided and the details shall include the exact location, specification and design of the habitats.

The details 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 details shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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

PC39 - mix of bat roost features recommended in Appendix C. 3 number bat Tubes, and at least one other type of bat roost feature.

2 house sparrow terraces on each block.

- 6 Prior to works commencing, full details of all proposed tree planting totalling a minimum of 322cm stem girth 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.

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.

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

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

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason

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

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.

- 8 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum '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;

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 9 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; 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 shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to

consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 11 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 12 Before any above grade work hereby authorised begins, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The wall 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 green wall shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the Walls and Southwark Council agreeing in writing the submitted plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

- 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).

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.

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.

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

Unit reference numbers

Access to and use of building standard

Site 1: 0101; 0102; 0201; 0202

Site 2: 0101; 0102; 0103; 0201; 0202; 0203; 0301; 0302; 0303; 0401; 0501; 0502.

M4(2)

Site 2: Flat -0402

M4(3a)

Reason

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

- 15 Pre-occupation testing of the separating floor must be undertaken for impact sound insulation in accordance with British Standards as required by Approved Document E of the Building Regulations: Impact Sound: BS EN ISO 140-7:1998 'Acoustics Measurement of sound insulation in buildings and of building elements Part 7: Field measurements of impact sound insulation of floors', and the report findings must be submitted to and approved in writing by the local planning authority prior to first occupation.

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

- 16 Before the first occupation of the building/extension hereby permitted OR use hereby permitted begins details of the arrangements for the storing of domestic/commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 17 Before the first occupation of the building hereby permitted a Delivery and Servicing Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

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.

- 18 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (Ref. A100040 by WYG Dated October 2016) and in accordance with the mitigation measures detailed within the Flood Risk Assessment.

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, to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

- 19 The measures in the draft Travel Plan shall be implemented upon occupation of the development.

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

- 20 The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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.

- 21 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 LPA.

Reason

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and the Environmental Protection Team should be consulted should any contamination be identified.

- 22 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 23 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25 (NR20 if the future use of the commercial unit is known to be a license premises or to contain loud processes or equipment.)

Reason

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

- 24 The habitable rooms within the development sharing a party wall element with any other residential unit shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason

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

- 25 Residential Internal Noise Levels standard
The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T

Dining room - 40 dB LAeq T

* - Night-time 8 hours between 23:00-07:00

* - Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended.

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The decision has been made in a timely manner.

Informatives

A Construction Environmental Management Plan details good construction practice for a specific site and should contain the following elements:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Locations and methods of monitoring of noise and dust, action and trigger levels, management protocols when triggers reached, etc.
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Site traffic – Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management – Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:-

- Southwark Council's Technical Guide for Demolition and Construction at <http://beta.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- 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,
- Relevant CIRIA practice notes, and
- BRE practice notes
- Party Wall Act 1996.

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday – 08.00 – 18.00hrs

Saturday – 08.00 – 13.00hrs

Sundays and Bank Holidays – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:-

<https://forms.southwark.gov.uk/DeptForms.asp?dept=24§ion=Environment>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise and Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue

verbally as soon as they are available.

Environmental Parameters for Construction – informative

Parameter	Trigger (Amber)	Action (Red)
Environmental Noise	75 dB(A) Laeq 5min (short term) 70 dB(A) Laeq 10hr (daily)	80 dB(A) Laeq 5min (short term) 75 dB(A) Laeq 10hr (daily)
Environmental Dust Units - PM10	200ug/m-3 15 min	250ug/m-3 15min
Vibration	1mm/sPPV for occupied residential and educational buildings 3mm/sPPV for occupied commercial premises where work is not of an especially vibration sensitive nature or for potentially vulnerable unoccupied buildings 5mm/sPPV for other unoccupied buildings	
Hoardings	Min height 2.3m Min density 7kg/m ²	

The air quality at this location is below current legal guidance it is recommended that any 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 roadside.

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