

RECOMMENDATION LDD MONITORING FORM REQUIRED

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

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|-------------------------|--|-------------------------------|
| Applicant | Mr David Godden Hollybrook Ltd | Reg. Number 16/AP/2681 |
| Application Type | Full Planning Permission | |
| Recommendation | Grant subject to Legal Agreement and GLA | Case Number TP/291-C |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of the former youth club building and nightclub building, and removal of crane, and erection of two buildings arranged across a communal garden ranging from four to eleven storeys in height comprising 197sqm of Class A1/A3 (restaurant/cafe) floor space, 74 residential units (13 x 1 bedroom, 42 x 2 bedroom, 17 x 3 bedroom and 2 x 4 bedroom) with private gardens, balconies and terraces, communal amenity space, 23 parking spaces, 136 cycle spaces, refuse storage, creation of vehicle access from Odessa Street, associated works including electricity substation and construction of new section of Thames River Path and associated landscaping.

At: FORMER ODESSA STREET YOUTH CLUB, COMMERCIAL PIER WHARF, ODESSA STREET, LONDON SE16

In accordance with application received on 29/06/2016

and Applicant's Drawing Nos. GA/001 REV B - Lower Ground Plan - Odessa Street Level

GA/002 REV B - Upper Ground Plan - Thames Path Level

GA/003 REV B - Upper Level Plans Blocks A & B

GA/004 REV A - Upper Level Plans Block B

GA/005 REV A - Roof Plan Blocks A & B

GA/101 REVA - Blocks A & B Proposed North & South Elevations

GA/102 - Block A Proposed East & West Elevations

GA/103 - Block B Proposed East & West Elevations

GA/104 - Elevation Details

GA/201 REV A - Proposed Cross Section

Planning Statement by Greer Pritchard Associates Dated June 2016

Design and Access Statement by Panter Hudspith Architects Dated June 2016

Transport Statement by Caneparo Associates Dated June 2016

Flood Risk Assessment by Mayer Brown Dated June 2016

Energy Statement by Bespoke Builder Services Limited Dated June 2016

Extended Phase 1 Habitat Survey and Preliminary Bat Survey by 4 Acre Ecology Limited Dated 23 June 2016

Lighting Strategy by Greer Pritchard Dated July 2016

Ventilation and Extraction Statement Dated July 2016

Geotechnical and Geoenvironmental Interpretive Report Revision 1 Dated June 2016

Historic Environment Assessment by Museum of London Archaeology Dated June 2016

Environmental Noise Assessment - Facade Sound Insulation by Paragon Acoustic Consultants Dated June 2016

Arboricultural Report by Ian Keen Limited Dated June 2016

Statement of Community Involvement by Hollybrook Dated June 2016

Landscape Statement by BBUK Studio Limited Dated June 2016

Daylight and Sunlight Assessment by Lumina London Limited Dated June 2016

Air Quality Assessment by WYG Dated June 2016

Subject to the following thirty-nine 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:

GA/001 REV C - Lower Ground Plan - Odessa Street Level
GA/002 REV B - Upper Ground Plan - Thames Path Level
GA/003 REV B - Upper Level Plans Blocks A & B
GA/004 REV A - Upper Level Plans Block B
GA/005 REV A - Roof Plan Blocks A & B

GA/101 REVA - Blocks A & B Proposed North & South Elevations
GA/102 - Block A Proposed East & West Elevations
GA/103 - Block B Proposed East & West Elevations
GA/104 - Elevation Details
GA/201 REV A - Proposed Cross Section

SK/018RevA - Proposed PV Zones, Blocks A & B
SK/020 - Typical Wheelchair Unit Plans Blocks A & B
SK/028 - Block B - Detachable Columns Diagram Views
4318/042RevP.1 Block B Cafe Area Ground Floor Plan

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, full details of all proposed tree planting 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.

- 4 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

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

Reason

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

- 5 No works shall commence until an investigation into the proposed piling for the development is submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. This shall demonstrate that the development will not impact upon the anchor block and tie rods of the flood defences.

Reason

To ensure that the development does not impact on the structural stability of the flood defences. This condition is in line with the GLA's London Plan (Policy 5.12).

- 6 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.
- i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of

the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 7 No development shall take place, including any works of demolition, until a CEMP for the site has been devised. The CEMP shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition and construction and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts (noise, dust, emissions to air) and the required remedial measures;
- Engineering measures to eliminate or mitigate specific environmental impacts (noise, dust, emissions to air), e.g. acoustic screening, sound insulation, dust control, emission reduction.
- Arrangements for direct responsive contact with the site management during demolition and/or construction;
- A commitment to adopt and implement of the ICE Demolition Protocol, Considerate Contractor Scheme. registration,
- To follow current best construction practice e.g. Southwark's Code of Construction Practice & GLA/London Council's Best Practice Guide Dust & Plant Emissions
- Routing of site traffic;
- Waste storage, separation and disposal.

All demolition and construction work shall be undertaken in strict accordance with the management scheme and code of practice.

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.

- 8 Prior to the commencement of development, details of surface water management measures in accordance with the approved Flood Risk Assessment Reference [XXX] shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality 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.

- 9 Details of bird and/or 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 [number] nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the

first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

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

- 10 Prior to the commencement of development, a safe loading, monitoring and contingency plan relating to the flood defences shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency. The plan shall include, but not be limited to:
- timings;
 - details of the allowable loadings during construction, including impacts of piling works;
 - a scheme for monitoring the river wall for movement, including point position analysis to identify potential movement, trigger values and frequency
 - monitoring;
 - contingency measures, initiated by agreed trigger levels, in the event that the wall is found to be moving.

The plan shall be implemented as approved.

Reason

To minimise the risk of damage to the River Thames tidal flood defences in line with the Greater London Authority's London Plan Policy 5.12.

- 11 Before any work hereby authorised begins, full details of a scheme to access the anchor block of the flood defences beneath the building structure shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency. The scheme should identify how access will be provided both beneath the café and building frontage. The development shall be carried out in accordance with the approved details.

Reason

To ensure access to the flood defence structures for any potential future maintenance, repair or replacement works remains available throughout the lifetime of the development.

- 12 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

- 13 Archaeological Watching Brief
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 14 Archaeological Building Recording
Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological operations are undertaken to 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.

- 15 1:5/10 section detail-drawings through:
- the facades;
 - the shop fronts;
 - heads, cills and jambs of all openings;
 - parapets;
 - roof edges;
 - junctions with river structures;

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the NPPF (2012), Strategic policy SP12 Design and Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 16 A full-scale mock-up of the brick, reconstituted stone and metal cladding as well as samples of all the external facing materials, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2012), Strategic policy SP12 4 Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 17 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.

- 18 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.

- 19 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) 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(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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

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

- 20 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.

- 21 Prior to the occupation of any part of the development details of a car parking management plan detailing how the 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.

Reason

To ensure that the on-site car parking would be effectively allocated across the development and to ensure that disabled occupants would have access to wheelchair accessible car parking spaces if required, in accordance with saved policy 4.7 'Parking standards for disabled people and the mobility impaired' of the Southwark Plan (2007).

- 22 The kitchen extract system shall meet the standard required by DEFA Guidance on the control of odour and noise from commercial kitchen exhaust systems (2011). It is advisable for ducting and emission to be above roof level and nearby openable windows.

Prior to the extract system being commissioned for use a validation report shall be submitted to the LPA

for approval in writing.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 23 Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with 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).

- 24 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing GA/001RevC shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 25 Prior to occupation of the unit/s hereby approved, 8 disabled parking spaces, as shown on the drawing/s referenced GA/001RevC hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

- 26 Before the first occupation of the development the car parking shown on the drawings hereby approved, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development and no trade or business shall be carried out thereon.

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 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 27 Before the first occupation of the building hereby approved, details of the installation (including location and type) of at least 5 active electric vehicle charger points and 5 passive electric vehicle charging points within the car parking area, shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects

and 5.2 Transport Impacts of the Southwark Plan 2007.

- 28 Before the first occupation of the building hereby permitted a Service 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.

- 29 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

A.L.1.4.S; A.L.2.4.S; A.L.3.3.S; A.1.1.3.S; A.1.2.2.SO; A.2.5.1.S; A.3.1.3.S; A.3.2.3.S; A.3.3.3.S; A.3.4.3.S; B.U.3.3.SO; B.1.1.2.M; B.1.2.1.M; B.1.3.2.M; B.1.4.2.M; B.1.5.2.M; B.1.6.1.M; B.1.7.1.M; B.2.1.2.M; B.2.2.1.M; B.2.3.2.M; B.2.4.2.M; B.2.5.2.M; B.2.6.1.M; B.2.7.1.M; B.3.1.2.M; B.3.2.1.M; B.3.3.2.M; B.3.4.2.M; B.3.5.2.M; B.3.6.1.M; B.3.7.1.M; B.4.1.3.M; B.4.2.2.M; B.4.3.2.M; B.4.4.2.M; B.4.5.2.M; B.4.6.3.M; B.5.1.1.M; B.5.2.2.M; B.5.3.2.M; B.5.4.2.M; B.5.5.2.M; B.5.6.3.M; B.6.1.1.M; B.6.2.2.M; B.6.3.2.M; B.6.4.2.M; B.6.5.2.M; B.6.6.3.M; B.7.1.3.M; B.7.2.2.M; B.7.3.2.M; B.7.4.2.M; B.7.5.3.M; B.8.1.2.M; B.8.2.2.M; B.8.3.2.M; B.8.4.3.M; B.9.1.3.M; B.9.2.2.M; B.9.3.2.M; B.9.4.3.M

M4(2)

A.U.1.2.SO; A.U.2.2.SO; A.1.3.2.SO; A.1.4.2.SOB.U.1.2.M; B.U.2.2.SO

M4(3a)

A.2.3.2.S; A.2.4.2.S

M4(3b)

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).

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.

- 30 The use hereby permitted for the cafe/restaurant (Use Class A3) purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday 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.

- 31 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.

- 32 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).

- 33 Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 0700 - 2000, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

- 34 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Mayer Brown Ltd (dated June 2016) and the following mitigation measure, amongst others detailed within the approved FRA:

finished upper ground floor level for the 'eastern block' should be set no lower than 5.71 metres above Ordnance Datum (mAOD);

internal access from the lower ground floor levels to upper floor levels should be maintained throughout the lifetime of the development.

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason

To reduce the risk of flooding to the development and occupants, in line with the London Borough of Southwark's Core Strategy (Strategic Policy 13).

- 35 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.

- 36 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into contaminated sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters. This condition is in line with the NPPF (Paragraph 109) and the GLA's London Plan (Policy 5.21).

- 37 Upon completion, as-built drawings shall be provided to the Environment Agency, demonstrating the demountable sections of the development which allow access to the flood defence anchor block.

Reason

To ensure records are held of any demountable sections of the development, in order to facilitate any potential future works to the flood defence structures.

- 38 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters. This condition is in line with the National Planning Policy Framework (NPPF) (Paragraph 109) and the GLA's London Plan (Policy 5.21).

- 39 No drainage systems for the infiltration of surface water drainage in to the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater. This condition is in line with the NPPF (Paragraph 109) and the GLA's London Plan (Policy 5.21).

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

Commercial Kitchen Extract Ventilation – informative

Any exhaust flue from a commercial kitchen shall terminate at the building eaves.

The applicants should be aware that the River Thames is a designated 'main river' and, as such, is under the jurisdiction of the Environment Agency for its land drainage functions. Since 06 April 2016, the Water Resources Act 1991 and associated land drainage byelaws have been amended, and flood defence consents now fall under the Environmental Permitting (England & Wales) Regulations 2010. Accordingly, any activities in, over, under or within sixteen metres of the landward extent of the flood defences may require a permit. Some activities may be excluded or exempt. Please note that both the construction of any new built development, and the demolition of existing buildings and structures, including the former nightclub and associated pier, will be subject to the requirement for a flood risk activity permit. Any permit(s) must be secured prior to commencement of works. Please visit the 'flood risk activities: environmental permits' section of the Environment Agency website for further information. Please contact our National Customer Contact Centre on 03708 506 506 or email enquiries@environment-agency.gov.uk, or the local Partnerships & Strategic Overview team on psolondon&nkent@environmentagency.gov.uk for further details.

Should any structures oversail the river, the applicants would need to apply to the Port of London Authority for a River Works License. The applicants should contact the Port of London Authority at London River House, Royal Pier Road, Gravesend, Kent, DA12 2BG, WWW.PLA.CO.UK