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**RECOMMENDATION**


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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.

<b>Applicant</b>	n/a Notting Hill Housing Trust	<b>Reg. Number</b>	16/AP/2800
<b>Application Type</b>	Approval of Reserved Matters	<b>Case Number</b>	TP/H1059
<b>Recommendation</b>	Grant permission		

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**Draft of Decision Notice**


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**Approval has been GIVEN for the following details:**

Approval of Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking.

**At:** AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO THE WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17

**In accordance with application received on** 08/07/2016 08:00:17

**and Applicant's Drawing Nos.** Application Documents

Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement.

Existing Drawings

L01

Proposed Drawings - North Block

A01 REV C; A02 REV A; A03 REV A; A04 REV A; A05 REV A; A06 REV A; A07 REV A; A08; A09; A20; A21; A22; A23; A24; A40; A41; A60; A61; A200; A201; A202.

Proposed Drawings - South Block

B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.

Proposed Drawings - Site Wide

L02 REV A; L03; L04 REV C; L08; L11; L12; L-2900 REV C; L-2901.

Proposed Drawings - Technical

9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV A

**Subject to the following condition:**1 **Approved Drawings/Documents**

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

Application Documents: Arboricultural Impact Assessment; BREEAM Pre-Assessment; Community Facility Travel Plan; Daylight, Sunlight and Overshadowing Assessment; Design and Access Statement November 2016; Drainage Strategy Report; Early Years Facility Travel Plan; Energy Statement; Ground Investigation Report; Health Centre Travel Plan; Pedestrian Wind Comfort Analysis Report; Planning and Reconciliation Statement November 2016; Remediation Method Statement; Statement of Community Involvement; Transport Statement November 2016; Ventilation Statement.

Proposed Drawings - North Block: A01 REV C; A02 REV A; A03 REV A; A04 REV A; A05 REV A; A06 REV A;

A07 REV A; A08; A09; A20; A21; A22; A23; A24; A40; A41; A60; A61; A200; A201; A202.

Proposed Drawings - South Block: B01 REV A; B02 REV B; B03 REV A; B04 REV A; B05 REV A; B06 REV A; B20 REV B; B21 REV B; B22 REV B; B23 REV B; B40 REV A; B41 REV A; B42 REV A; B43 REV A.

Proposed Drawings - Site Wide: L02 REV A; L03; L04 REV C; L08; L11; L12; L-2900 REV C; L-2901.

Proposed Drawings - Technical: 9682-D-001 REV E; 9682-GA-001 REV G; 9682-GA-002 REV F; 9682-GA-003 REV D; 9682-RP-001 REV B; 9682-RP-002 REV A; 9682-1300-001-D REV D; SK-161116 REV A

Reason:

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

## 2 **Tree Planting**

Prior to works commencing, full details of all proposed planting of 33 trees 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.

## 3 **Green Roofs**

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:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with agreed plans; and
- c) 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.

## 3 **Lighting**

Prior to any above grade work, details of all external lighting, including design of luminaries as well as their location, power and luminance levels shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of amenity and to ensure a high quality public realm.

3 **Design - Mock ups**

Prior to any above grade works taking place a mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection 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 that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

3 **Secured by Design**

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.

4 **Electric Vehicle Charging**

Before the first occupation of the buildings hereby approved, details of the installation (including location and type) of at least 20% active electric vehicle charger points and 20% passive electric vehicle charging points within the Plot 18 site 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.

5 **Vibration**

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.

6 **Hours of Use**

The use hereby permitted for Class A1/A3/A4 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday or 09:00 to 22:30 on Sundays.

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.

The Council have published detailed design guidance alongside the Development Plan policies against which applications are assessed. The applicant engaged in pre-application discussions with the Council and the application was decided in a timely manner.

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