
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	Mr Jordan Wang Candy Investments Limited	Reg. Number	16/AP/3983
Application Type	Full Planning Application	Case Number	TP/2511-56
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of single storey building to the rear (retrospective), creation of two storey building to accommodate proposed retail space on the ground floor and proposed gym space D1 Use on the first floor. Retention of existing two storey building facing onto Denmark Hill, with existing shop front and two storey building to the rear north-west corner of the site.

At: 56-60 DENMARK HILL, LONDON, SE5 8RZ

In accordance with application received on 26/09/2016 12:09:20

and Applicant's Drawing Nos. Amended plan - 124-01-001 A1 REV B - PROPOSED GROUND FLOOR PLAN

Amended plan - 124-01-002-A1 REV A - PROPOSED FIRST FLOOR PLAN

Plan - proposed - 124-01-003 A1 - AS PROPOSED - ROOF PLAN

Plan - proposed - 124-01-004 A1 REV A - AS PROPOSED - ELEVATIONS AND SECTION A-A

Plan - proposed - 124-01-005 A1 - AS PROPOSED - SECTION A-A

Plan - existing - 124-100-A1 - EXISTING GROUND FLOOR PLAN

Plan - existing - 124-101-A1 - EXISTING FIRST FLOOR PLAN

Plan - existing - 124-101-A1- EXISTING SECOND FLOOR PLAN

Plan - existing - 124-103-A1 - EXISTING ELEVATIONS & SECTION

Plan - existing - 124-104-A1 - EXISTING SECTION A-A

Plan - existing - 124-200-A1 - EXISTING GROUND FLOOR PLAN - DEMOLITION PLAN

Plan - 124-201-A1 - EXISTING FIRST FLOOR PLAN - DEMOLITION PLAN

Plan - existing - 124-202-A1 - EXISTING SECOND FLOOR PLAN - DEMOLITION PLAN

Plan - existing - 124-203-A1 - EXISTING ELEVATION & SECTION - DEMOLITION PLAN

Plan - 124-204-A1 - EXISTING SECTION A-A - DEMOLITION PLAN

Amended Site Location Plan 18/01/2017

Archaeology assessment

BREEAM PRE ASSESSMENT - REVISED GROUND FLOOR ONLY

BREEAM PRE ASSESSMENT REVISED FIRST FLOOR GYM ONLY

Daylight/Sunlight assessment

DELIVERY AND SERVICING MANAGEMENT PLAN

Design and access statement 08/11/2016

ECOLOGY SURVEY AND REPORT

Energy statement

Flood risk assessment

Noise impact assessment Dated 25/10/2016

STATEMENT OF COMMUNITY INVOLVEMENT

Transport statement / Transport Addendum

Subject to the following thirteen conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

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

Amended plan - 124-01-001 A1 REV B - PROPOSED GROUND FLOOR PLAN
Amended plan - 124-01-002-A1 REV A - PROPOSED FIRST FLOOR PLAN
Plan - proposed - 124-01-003 A1 - AS PROPOSED - ROOF PLAN
Plan - proposed - 124-01-004 A1 REV A - AS PROPOSED - ELEVATIONS AND SECTION A-A
Plan - proposed - 124-01-005 A1 - AS PROPOSED - SECTION A-A
Design and access statement 08/11/2016

Reason:

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

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

- 3 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work 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 an acceptable standard and that legitimate archaeological interest in the site is satisfied 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.

- 4 No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the use of banksman;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises 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.

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.

- 5 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.

- 6 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 or excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

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.

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.

- 7 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.

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.

- 8 Mitigation of plant noise shall be undertaken to meet the recommendations of section 5.2 of the report by KP Acoustics, reference 13249.PCR.01, October 2016 submitted with the application.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 9 The gym premises shall constructed or provided with sound insulation such that the LFmax sound from amplified music and gym activities shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8 kHz.

Reason:

To ensure that nearby residents do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non residential premises 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).

- 10 Any deliveries, unloading and loading to the Retail commercial unit (A1 Use Class) shall only be between the following hours: Monday to Sundays - 19:00 - 07:00.

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.

- 11 The development hereby permitted shall be constructed to achieve at least a 35% carbon saving against the 2013 Building Regulations as outlined within the submitted Planning Stage Energy Statement Issue 2dated November 2016.

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).

- 12 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local

planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 13 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 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.

Statement of positive and proactive action in dealing with the application

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.

Informative

Out of Hours Site Works S61 CoPA'74

All developers and contractors working on this development are given notice that standard site hours are:
Monday to Friday - 08.00 - 18.00hrs
Saturday - 09.00 - 14.00hrs
Sundays & Bank Hols - 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:-
<http://southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
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.