
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 Paul Harrington PWC	Reg. Number	16/AP/3974
Application Type	Full Planning Application	Case Number	TP/1474-10
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment of the site to provide a building 4-6 storeys in height, comprising 7,926m² (GIA) office floor space (Use Class B1a), and flexible A1/A2/A3 ground floor retail unit (54m² GIA), together with ancillary ground floor and basement plant and storage, and hard landscaping works.

At: 10-18 UNION STREET, LONDON, SE1 1SZ

In accordance with application received on 27/09/2016 12:10:33

and Applicant's Drawing Nos.

Existing plans:

Site location plan - F 0001 REV P1 28/09/2016
 Plan - existing - F 0099 REV P1 - EXISTING BASEMENT - CONTEXT
 Plan - existing - F 0100 REV P1 - EXISTING GROUND FLOOR - CONTEXT
 Plan - existing - F 0101 REV P1 - EXISTING FIRST FLOOR - CONTEXT
 Plan - existing - F 0102 REV P1 - EXISTING SECOND FLOOR - CONTEXT
 Plan - existing - F 0103 REV P1 - EXISTING THIRD FLOOR - CONTEXT
 Plan - existing - F 0104 REV P1 - EXISTING PLANT ROOM - CONTEXT
 Plan - existing - F 0105 REV P1 - EXISTING ROOF PLAN - CONTEXT
 Plan - existing - F 0200 REV P1 - EXISTING UNION STREET ELEVATION
 Plan - existing - F 0201 REV P1 - EXISTING REDCROSS WAY
 Plan - existing - F 0202 REV P1 - EXISTING EASTERN ELEVATION
 Plan - existing - F 0203 REV P1 - EXISTING NORTHERN SECTIONAL ELEVATION
 Plan - existing - F0300 REV P1 - EXISTING SECTIONS WEST TO EAST
 Plan - existing - F0301 REV P1 - EXISTING SECTIONS SOUTH TO NORTH
 Plan - existing - D1200 REV P2 - PROPOSED UNION STREET ELEVATION WITH EXISTING BUILDING RED LINE OVERLAY

Proposed plans:

Plan - proposed - D 0099 REV P5 - PROPOSED BASEMENT FLOOR - CONTEXT
 Plan - proposed - D 0100 REV P4 - PROPOSED GROUND FLOOR - CONTEXT
 Plan - proposed - D 0101 REV P4 - PROPOSED FIRST FLOOR - CONTEXT
 Plan - proposed - D 0102 REV P4 - PROPOSED SECOND FLOOR - CONTEXT
 Plan - proposed - D 0103 REV P4 - PROPOSED THIRD FLOOR - CONTEXT
 Plan - proposed - D 0104 REV P4 - PROPOSED FOURTH FLOOR - CONTEXT
 Plan - proposed - D 0105 REV P4 - PROPOSED FIFTH FLOOR - CONTEXT
 Plan - proposed - D 0106 REV P3 - PROPOSED ROOF PLAN - CONTEXT
 Plan - proposed - D0200 REV P2 - PROPOSED UNION STREET ELEVATION
 Plan - proposed - D 0201 REV P2 - PROPOSED REDCROSS WAY ELEVATION
 Plan - proposed - D 0202 REV P2 - PROPOSED EASTERN ELEVATION
 Plan - proposed - D 0203 REV P2 - PROPOSED NORTHERN SECTIONAL ELEVATION
 Plan - proposed - D0300 REV P3 - PROPOSED EAST - WEST SECTION
 Plan - proposed - D0301 REV P3 - PROPOSED NORTH - SOUTH SECTION
 Plan - proposed - D 1099 REV P4 - PROPOSED BASEMENT FLOOR
 Plan - proposed - D 1100 REV P4 - PROPOSED GROUND FLOOR
 Plan - proposed - D 1101 REV P4 - PROPOSED FIRST FLOOR
 Plan - proposed - D 1102 REV P4 - PROPOSED SECOND FLOOR
 Plan - proposed - D 1103 REV P4 - PROPOSED THIRD FLOOR
 Plan - proposed - D 1104 REV P4 - PROPOSED FOURTH FLOOR
 Plan - proposed - D 1105 REV P4 - PROPOSED FIFTH FLOOR
 Plan - proposed - D 1106 REV P3 - PROPOSED ROOF PLAN

Plan - proposed - D1203 REV P3 - SECTIONAL ELEVATION NORTHERN ELEVATION
Plan - proposed - D1301 REV P5 - SECTIONS AS PROPOSED WITH EXISTING BUILDING RED-LINE OVERLAY
Plan - proposed - D 1203 REV P2 - PROPOSED SECTIONAL ELEVATION NORTHERN WITH EXISTING BUILDING RED LINE OVERLAY

Documents:

Air quality assessment - REVISED AQA
Archaeology assessment
Archaeology assessment -
Archaeology assessment - PRE-DETERMINATION ARCHAEOLOGICAL EVALUATION REPORT
Daylight/Sunlight assessment
Daylight/Sunlight assessment - DAYLIGHT ASSESSMENT - ADJOINING OFFICE IMPACTS
Design and access statement
PHASE 1 GEO-ENVIRONMENTAL DESK STUDY REPORT -
DELIVERY AND SERVICING PLAN - PART
BASEMENT IMPACT ASSESSMENT
JUSTIFICATION FROM APPLICANT THAT LISTED BUILDING CONSENT NOT REQUIRED
BREEAM UK NEW CONSTRUCTION 2014 DESIGN-STAGE ASSESSMENT FOR LAND USE AND ECOLOGY
Energy statement
Flood risk assessment
Heritage statement
Noise impact assessment
Planning statement
Sustainability statement
Transport statement
Transport statement - Technical Note – Revised Traffic Generation
Travel plan

Subject to the following twenty-seven 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:

Plan - proposed - D 0099 REV P5 - PROPOSED BASEMENT FLOOR - CONTEXT

Plan - proposed - D 0100 REV P4 - PROPOSED GROUND FLOOR - CONTEXT

Plan - proposed - D 0101 REV P4 - PROPOSED FIRST FLOOR - CONTEXT

Plan - proposed - D 0102 REV P4 - PROPOSED SECOND FLOOR - CONTEXT

Plan - proposed - D 0103 REV P4 - PROPOSED THIRD FLOOR - CONTEXT

Plan - proposed - D 0104 REV P4 - PROPOSED FOURTH FLOOR - CONTEXT

Plan - proposed - D 0105 REV P4 - PROPOSED FIFTH FLOOR - CONTEXT

Plan - proposed - D 0106 REV P3 - PROPOSED ROOF PLAN - CONTEXT

Plan - proposed - D0200 REV P2 - PROPOSED UNION STREET ELEVATION

Plan - proposed - D 0201 REV P2 - PROPOSED REDCROSS WAY ELEVATION

Plan - proposed - D 0202 REV P2 - PROPOSED EASTERN ELEVATION

Plan - proposed - D 0203 REV P2 - PROPOSED NORTHERN SECTIONAL ELEVATION

Plan - proposed - D0300 REV P3 - PROPOSED EAST - WEST SECTION

Plan - proposed - D0301 REV P3 - PROPOSED NORTH - SOUTH SECTION

Plan - proposed - D 1099 REV P4 - PROPOSED BASEMENT FLOOR

Plan - proposed - D 1100 REV P4 - PROPOSED GROUND FLOOR

Plan - proposed - D 1101 REV P4 - PROPOSED FIRST FLOOR

Plan - proposed - D 1102 REV P4 - PROPOSED SECOND FLOOR

Plan - proposed - D 1103 REV P4 - PROPOSED THIRD FLOOR

Plan - proposed - D 1104 REV P4 - PROPOSED FOURTH FLOOR

Plan - proposed - D 1105 REV P4 - PROPOSED FIFTH FLOOR

Plan - proposed - D 1106 REV P3 - PROPOSED ROOF PLAN

Plan - proposed - D1203 REV P3 - SECTIONAL ELEVATION NORTHERN ELEVATION

Plan - proposed - D1301 REV P5 - SECTIONS AS PROPOSED WITH EXISTING BUILDING RED-LINE OVERLAY

Plan - proposed - D 1203 REV P2 - PROPOSED SECTIONAL ELEVATION NORTHERN WITH EXISTING

BUILDING RED LINE OVERLAY

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 a) Prior to the commencement of any development except for demolition, a site investigation, risk assessment and remediation strategy shall be submitted to the local planning authority for approval. The remediation strategy shall 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. 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 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.
- b) 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.
- c) 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.

- 4 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.

- 5 Before any work hereby authorised begins, except for demolition to ground level, the applicant shall secure the implementation of a programme of archaeological evaluation and geo-archaeological sampling works 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 applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented 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

- 6 Before any work hereby authorised begins, except for demolition to ground level, the applicant shall submit a written scheme of investigation for a programme of archaeological excavation and recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording 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 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

- 7 Before any work hereby authorised begins, except for demolition to ground level, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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.

Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ 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.

- 8 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.

- 9 No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

Site perimeter automated noise and dust monitoring;

Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc

Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;

Site traffic - routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework (2012).

- 10 Prior to commencement of development, intrusive investigation of the rear wall of 14 Union St shall be undertaken and a report should be submitted to the local planning authority for approval in writing which will describe the scope of works required to demolish the existing unlisted 14 Union St building and erect the application proposal, and the degree to which this might involve any works to the adjoining listed building that would require submission of Listed Building Consent application.

Reason:

In order to preserve the architectural and historic significance of the neighbouring listed building in accordance with the NPPF (2012), Strategic Policy SP12 (Design & Conservation) of the Core Strategy and saved policy 3.17

(Listed buildings) of the Southwark Plan (2007).

- 11 Details of 6 swift bricks & 6 other nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. 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 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 features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest 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.

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.

- 12 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 a BREAAAM excellent standard has 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.

- 13 Detailed sections and elevation drawings shall be provided at a scale of 1:5 through:
- Typical bay of the building;
- roof edges; and
- heads, cills and jambs of all fenestrations;

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; 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 quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 14 Notwithstanding the submitted drawings, before any above grade work hereby authorised begins, details of the biodiversity green/brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green/brown roofs 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).
Incorporate green/brown roofs below the proposed photovoltaic panels.

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 roofs 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 roofs 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.

- 15 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials and materials of the southern flank elevation facing onto the rear elevation of 8 Union Street to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

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.

- 16 Before the first occupation of the building the cycle storage facilities as shown on drawing noS.D0099 REV P5 and D0100 REV P4 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.

- 17 Before the first occupation of the building hereby permitted a Service Management Plan that would be specific to the end user of the development, 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.

- 18 The rating sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at any noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level at any noise sensitive premises. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.

Prior to the commencement of the authorised use, a written acoustic report detailing the proposed scheme shall be submitted to and approved by the Local Planning Authority. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

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).

- 19 There shall be no primary cooking from any A3 use that may occupy the A class unit hereby approved.

Reason

This restriction has been applied because no provision has been made for a high level exhaust for cooking odours for this unit and a low level terminus is likely to cause harm to local amenity contrary to 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.

- 20 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawing ref:D 1100 P4 shall be provided and made available for use by the occupiers of the premises and the facilities provided 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

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.

- 21 The office roof terrace hereby permitted shall only be in use between the hours of 08:00 and 22:00 hours on any day.

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.

- 22 The boundary screening for the northern elevation of the proposed office roof terrace located at fourth floor level shall contain obscure glazed screening to a height of 1.8m above the finished floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 23 The windows on the northern elevation of the building at fourth and fifth floors, facing onto the properties at Wiltshire House and the Maidstone Buildings shall be obscure glazed up to a height of 1.8m above the finished floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties and their associated roof terrace within Wiltshire House and the Maidstone Buildings from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 24 The windows on the eastern elevation of the building at first, second and third floors, facing onto the properties along Borough High Street shall be obscure glazed up to a height of 1.8m above the finished floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties along Borough High Street from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 25 Any A3 use that may take place in the A class unit hereby approved shall be between the hours of 07:00 to 23:00 on any day.

Reason

To safeguard the amenity 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.

- 26 Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 to 20:00 on Monday to Saturday or 10:00 to 16:00 on Sundays and Bank Holidays.

Reason

To ensure that 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.

- 27 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.

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.

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

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