
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 Simon Masters Southwark Council	Reg. Number	16/AP/4124
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2445-A
Recommendation	Grant permission		

Draft of Decision Notice

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

Demolition of existing basement and redevelopment of the site to provide 29 residential units (9 x 1 bed, 14 x 2 bed and 6 x 3 bed)(Class C3) and a community hall (Class D1) in a part 3/part 4 storey block, together with associated amenity space, landscaping and ancillary works

At: ACORN NEIGHBOURHOOD OFFICE, 95A MEETING HOUSE LANE, LONDON, SE15 2TU

In accordance with application received on 01/10/2016

and Applicant's Drawing Nos.

Existing plans

Site location plan

1535.1-P-002/RevA

Proposed plans

1535.1-HT-E-001/RevB, 1535.1-HT-E-002/RevB, 1535.1-HT-E-003/RevB, 1535.1-HT-E-004/RevB, 1535.1-HT-E-005/RevB;

1535.1-HT-E-010/RevB, 1535.1-HT-E-011/RevB, 1535.1-HT-E-012/RevB, 1535.1-HT-E-013/RevB, 1535.1-HT-E-014/RevB;

1535.1-HT-D-001/RevA, 1535.1-HT-D-001/RevA;

1535.1-HT-S-001/RevA;

1535.1-HT-P-001/RevA, 1535.1-HT-P-003/RevA, 1535.1-HT-P-010/RevA, 1535.1-HT-P-011/RevB, 1535.1-HT-P-012/RevB, 1535.1-HT-P-013/RevB, 1535.1-HT-P-020/RevA.

Documents

Planning statement, Design and Access Statement (Howarth Tompkins, September 2016), Design and Access Statement Addendum (Howarth Tompkins, January 2017), Daylight assessment (Rev02)(Baily Garner LLP), Archaeology assessment (CgMs, June 2016), Ecological appraisal (Middlemarch environmental, May 2016), Arboricultural survey (PJC, June 2016), Phase 1 desk-based contamination risk assessment (and appendices)(Terragen, October 2016), Landscape statement (Landscape Projects, September 2016), Noise survey (Pace Consult Ltd, July 2016), Transport assessment (TPC, September 2016), Parking study (Advanced travel research, May 2016), Energy assessment (rev2)(Baily Garner, September 2016), BREEAM 2014 New Construction Pre-Assessment, Flood risk assessment (rev2)(Conisbee, August 2016), Air quality assessment (Phlorum, May 2016), Viability statement.

Subject to the following nineteen 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:

1535.1-HT-E-001/RevB, 1535.1-HT-E-002/RevB, 1535.1-HT-E-003/RevB, 1535.1-HT-E-004/RevB, 1535.1-HT-E-005/RevB;

1535.1-HT-E-010/RevB, 1535.1-HT-E-011/RevB, 1535.1-HT-E-012/RevB, 1535.1-HT-E-013/RevB, 1535.1-HT-E-014/RevB;

1535.1-HT-D-001/RevA, 1535.1-HT-D-001/RevA;

1535.1-HT-S-001/RevA;

1535.1-HT-P-001/RevA, 1535.1-HT-P-003/RevA, 1535.1-HT-P-010/RevA, 1535.1-HT-P-011/RevB, 1535.1-HT-P-012/RevB, 1535.1-HT-P-013/RevB, 1535.1-HT-P-020/RevA.

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, 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.

- 4 Prior to the commencement of development, details of the flood risk resilience measures referenced in the approved Flood Risk Assessment [160124/HLomax - Conisbee, August 16] 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.

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 Prior to any above grade works, section details at a scale of 1:5/1:10 shall be submitted to the local planning authority for approval in writing of the following elements of the building hereby granted:

the facades, including specific brick detailing;
parapets;
roof edges;
heads, cills and jambs of all openings and balconies;
any signage incorporated within the building fabric.

The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied that the design quality presented in the approved plans can be delivered to the requisite quality in accordance with saved policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007, Strategic Policy 12: 'Design and Conservation' of the Core Strategy 2011, Policy 25 'Built form' of the Peckham and Nunhead Area Action Plan and guidance in the National Planning Policy Framework.

- 6 Details of bird and bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above grade works associated with the permission hereby granted.

No less than 4 nesting boxes and 3 bat bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed within 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.

- 7 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.

- 8 Prior to above grade works commencing, samples of all external facing materials to be used in the carrying out of this permission shall be presented on site, or at another location agreed in advance with the local planning authority, 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.

- 9 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 1535.1/HT-P-010/RevA shall be provided and made available for use by the occupiers of the dwellings and community space 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 10 Prior to occupation of the unit/s hereby approved, 4 disabled parking spaces, as shown on the drawing/s referenced 477-002/P1 (within the Landscape Statement 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, unless otherwise agreed in writing with the Local Planning Authority.

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.

- 11 Before the first occupation of the building hereby approved, the cycle storage facilities as shown on drawing 1535.1/HT-P-010/RevA 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.

- 12 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

All units other than those referenced below

M4(2)

Plot 2, Plot 4, Plot 5

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).

- 13 Before the first occupation of the building hereby authorised, details of a communal satellite (or other equivalent) system to be placed on the top of each of the buildings to serve all residents in that building 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

To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations remain free from unsightly satellite dishes 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 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.

- 14 Dwellings sharing a party element with the community facility shall be designed and constructed to provide reasonable resistance to the transmission of sound such that NR20 Leq 5mins is not exceeded in residential premises as a result of noise breakout from the community facility.

Reason

To ensure that the occupiers of the proposed residential premises do not suffer an unreasonable loss of amenity due to noise nuisance arising as a result of activities within the community space 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 guidance in the National Planning Policy Framework.

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

Reason

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

- 16 Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

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 (Water use and supplies).

- 17 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

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

Living rooms - 30dB LAeq, T **

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

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

Reason

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

- 18 The new community space will be designed and constructed to achieve a BREEAM 'Very Good' accreditation in respect of the BREEAM New Construction 2014 methodology, as described in the submitted BREEAM Pre-Assessment [Calford Seaden, July 2016] approved herein. Any specific measures that are required to contribute towards this accreditation and installed as a result will be retained for the lifetime of the development.

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.

- 19 The applicant will continue to liaise with the Metropolitan Police to ensure that through the installation of an appropriate range of security measures and through considered landscaping and design, the development will achieve the Metropolitan Police's 'Secured by Design' accreditation. Any such measures will be retained and maintained for the lifetime of the development.

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.

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

All demolition and construction activities should be co-ordinated with the relevant statutory authorities and should have regard to the potential for cumulative impacts arising as a result of other development in the local area. All demolition and construction related activity should be undertaken in accordance with best practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- S61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,
- Relevant CIRIA practice notes, and
- BRE practice notes.
- Party Wall Act 1996

—