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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.

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<b>Applicant</b>	Mr Tom Payne Bilfinger GVA	<b>Reg. Number</b>	16/AP/3623
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/1166-B
<b>Recommendation</b>	Grant with 'Grampian' Condition		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of existing 3-storey hotel and erection of a new part 6, part 4 storey hotel (53 bedrooms) with a basement floor and an ancillary retail unit at ground-floor (Use Class C1).

**At:** 18 AMELIA STREET, LONDON SE17 3PY

**In accordance with application received on 06/09/2016 08:01:40  
and revisions/amendments received on 03/01/2017**

**and Applicant's Drawing Nos.**

Site Location Plan:  
287/LP/0.01 REV. OR

**Existing Plans:**

102 REV. P1, 103 REV. P1, 104 REV. P1, 105 REV. P1, 109 REV. P1, 110 REV. P1, BA22050516\_01,  
BA22050516\_02\_REV\_A

**Proposed Plans:**

287/PA/1.001 REV. E, 287/PA/1.00 REV. E, 287/PA/1.01 REV. E, 287/PA/1.02 REV. E, 287/PA/1.03 REV. E,  
287/PA/1.04 REV. E, 287/PA/1.05 REV. E, 287/PA/1.06 REV. C, 287/LP/2.01 REV. OR, 287/PA/3.00 REV. OR,  
287/PA/3.01 REV. A, 287/PA/3.02 REV. B, 287/PA/3.03 REV. B, 287/PA/3.04 REV. B

**Other Documents:**

Planning Statement September 2016  
Flood Risk Assessment 9374/TW/001/01 July 2016  
Ground Contamination Report 0961-P1E-1 August 2016  
Daylight, Sunlight and Overshadowing Report December 2016 P322  
Heritage Appraisal August 2016  
Design and Access Statement (Design Report) July 2016  
Accessibility Management Plan December 2016  
Hotel Management Plan September 2016  
Transport Statement August 2016  
Framework Delivery and Servicing Plan August 2016  
Energy Statement ES/AS/201608-BC August 2016  
BREEAM Pre-assessment Report AS/20160714-[JD] 14/07/2016

**Subject to the following nineteen 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:

287/PA/1.001 REV. E  
287/PA/1.00 REV. E  
287/PA/1.01 REV. E  
287/PA/1.02 REV. E  
287/PA/1.03 REV. E  
287/PA/1.04 REV. E  
287/PA/1.05 REV. E  
287/PA/1.06 REV. C  
287/LP/2.01 REV. OR  
287/PA/3.00 REV. OR  
287/PA/3.01 REV. A  
287/PA/3.02 REV. B  
287/PA/3.03 REV. B  
287/PA/3.04 REV. B

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 Prior to the commencement of development, details of the biodiversity (green/brown) roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:  
biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with the sustainability statement, hereby approved; 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 is in two parts. Partial discharge will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans. Full discharge will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. The developer should contact the Local Planning Authority once completed so we can inspect the roof and record the habitat created.

Reason:

To ensure that 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), policies 5.1 (Climate change mitigation), 5.3 (Sustainable design and construction), 5.10 (Urban greening), 5.11 (Green roofs and development site environs), 5.13 (Sustainable Drainage) and 7.19 (Biodiversity and access to nature) of the London Plan (2016), strategic policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity), 3.12 (Quality in Design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Unitary Development Plan (2007).

- 4 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The 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 would 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 that 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 measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) 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, 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 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.

- 5 Prior to the commencement of any development above grade (excluding demolition), the developer shall enter into an agreement, under Section 278 of the Highways Act, with the Local Highways Authority to carry out the highways works surrounding the site, on Amelia Street. The development shall not be carried out otherwise than in accordance with this S.278 agreement, and such works shall be completed within 3 months of first occupation of the development.

**Reason:**

To ensure that the proposal will not compromise highway safety in accordance with saved policy 5.2 (Transport impacts) of the Southwark Unitary Development Plan (2007) and to ensure that the works are carried out with the agreement of, and to the relevant standards of, the Local Highways Authority.

**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.

- 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 '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.

- 7 No above grade works shall commence until details of a surface water drainage scheme, that achieves a reduction in surface water run-off to greenfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), and the London Plan (2016). The SuDS hierarchy within the London Plan (2016) should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

**Reason:**

To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework (2012), policy 5.13 (Sustainable drainage) of the London Plan (2016), policy 13 (High environmental standards) of the Southwark Core Strategy (2011), saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007) and guidance in the Council's Sustainable Design and Construction SPD (2009).

- 8 Prior to the commencement of any above grade work hereby authorised and notwithstanding the details shown on

approved plans ref. 287/PA/1.001 REV. E and 287/PA/1.00 REV. E, detailed drawings (1:20) showing the amount, location, layout as well as the actual physical means of securing individual cycles, of all internal and external cycle parking and storage facilities within the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking/storage 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:**

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 Southwark Core Strategy (2011) and saved policy 5.3 (Walking and cycling) of the Southwark Unitary Development 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 use/occupation of the hotel development 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 Southwark Core Strategy (2011) and saved policy 5.2 (Transport Impacts) of the Southwark Unitary Development Plan (2007).

- 10 Before the first use/occupation of the hotel development hereby permitted, the refuse storage arrangements shown on approved drawing ref. 287/PA/1.00 REV. E shall be provided 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 Southwark Core Strategy (2011) and saved policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Unitary Development Plan (2007).

- 11 Prior to the commencement of the occupation of the site, a Flood Response Plan shall be submitted to, and agreed in writing with, the Local Planning Authority (in consultation with the Environment Agency). This response plan, including information regarding the availability of the Environment Agency's flood warning service, 'FloodLine', shall be made available to future occupiers of the building by means of a fixed notice within an appropriate public area of the building.

**Reason:**

To minimise the risk to occupants of the building in the event of flooding, in accordance with the National Planning Policy Framework (2012), policy 5.12 (Flood Risk Management) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011), saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007) and guidance in the Sustainable Design and Construction SPD (2009).

- 12 Prior to the first occupation of the development hereby permitted the following energy saving features, as set out in the Energy Statement by NRG Consulting Ltd. dated August 2016 which accompanied the application, shall be installed and thereafter retained for the lifetime of the development.

Roof-mounted Photo-Voltaic panels

A gas-powered Combined Heat and Power (CHP) plant

**Reason:**

To ensure that the development provides the environmental sustainability features that were specified in the energy strategy for the application so as to deliver compliance with section 10 of the National Planning Policy Framework (2012), policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable design and construction) of the London Plan (2016), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.4 (Energy efficiency) of the Southwark Unitary Development 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.

- 13 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.

- 14 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. 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

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 Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Unitary Development Plan (2007).

- 15 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 12 (Design and conservation) and 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 16 The obscure-glazing in the west, north and east elevations of the hotel development hereby permitted, shown on approved drawings ref. 287/PA/3.02 REV. B, 287/PA/3.03 REV. B, 287/PA/3.04 REV. B respectively, shall not be replaced or repaired otherwise than with similar obscure glazing.

Reason:

In order to protect the privacy and amenity of the existing and future occupiers of neighbouring residential developments adjacent to the site in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 7.6 (Architecture) of the London Plan (2016), policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 17 No roof plant, equipment or other structures, other than those shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of the building hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity), 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 18 The roof areas of the hotel development hereby permitted shall not be used other than as a means of escape or to facilitate necessary maintenance and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason:

In order to protect the privacy and amenity of the existing and future occupiers of neighbouring residential developments adjacent to the site from overlooking from recreational use of the roof areas in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 7.6 (Architecture) of the London Plan (2016), policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 19 The external facing 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 the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

Initially the scheme did not comply with guidance and no pre-application discussions were entered into. However, the local planning authority's suggested improvements were adopted by the applicant.

**Informative**

There is potential land contamination on the site, this should be taken into consideration when preparing the required drainage strategy for the development.