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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>	Neobrand 2 Ltd	<b>Reg. Number</b>	16/AP/3144
<b>Application Type</b>	Full Planning Application		
<b>Recommendation</b>	Grant subject to Legal Agreement and GLA	<b>Case Number</b>	TP/1411-87

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**Draft of Decision Notice**


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

Redevelopment of the site for a mixed use development comprising a basement/mezzanine basement, ground plus twenty-three floors to accommodate a 140 room hotel (levels 1-11), 48 residential units (levels 12-24), a retail unit (at ground floor), associated cycle parking, servicing and refuse and recycling, landscaping and private and communal residential amenity space (including at roof top level), external refurbishment to the front of the railway arches, and a new pedestrian route through the site linking Newington Causeway with Tiverton Street

**At:** 87 NEWINGTON CAUSEWAY, LONDON, SE1 6BD

**In accordance with application received on 28/07/2016**

**and Applicant's Drawing Nos.** Existing and proposed plans, elevations and sections, Townscape, Heritage and Visual Assessment, prepared by Richard Coleman Citydesigner, Framework Travel Plan prepared by Odyssey Markides, Transport Assessment prepared by Odyssey Markides, Condition Report on Pedestrian Level Wind Microclimate prepared by Wintech Limited, Planning Statement prepared by Brunel Planning, Flood Risk and Preliminary Drainage Strategy prepared by Odyssey Markides, Energy Strategy Report prepared by SVM Consulting Engineers, Ecology Report prepared by Greengage Environmental Ltd, Delivery and Servicing Plan prepared by Odyssey Markides, Contamination Report prepared by Ian Farmer Associates, Affordable Housing Statement prepared by Brunel Planning, Planning Obligations Statement prepared by Brunel Planning, Design and Access Statement prepared by SPPARC Architecture, Daylight and Sunlight Report prepared by Point 2 Surveyors, Archeological Evaluation Report prepared by AOC Archaeology Group, Air Quality Assessment prepared by Air Quality Consultants Ltd, Proposed habitable room schedule, Proposed hotel room schedule, proposed area accommodation.

**Subject to the following twenty-six 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:

1208-SP-01-DR-A-G1-XX-02 IN\_4 (Proposed Site Plan)  
 1208-SP-01-DR-A-G1-XX-03 P2 (Viaduct Details - Sheet 01 Permanent Setting)  
 1208-SP-01-DR-A-G1-XX-04 P2 (Viaduct Details - Sheet 02 - Temporary Setting)  
 1208-SP-01-DR-A-G1-XX-05 P2 (Public Realm Detail)  
 1208-SP-01-DR-A-G22-B1-01 IN\_4 (Basement Floor Plan)  
 1208-SP-01-DR-A-G22-BM-01 IN\_3 (Basement Mezzanine Floor Plan)  
 1208-SP-01-DR-A-G22-0G-01 IN\_3 (Ground Floor Plan)  
 1208-SP-01-DR-A-G22-01-01 IN\_1 (First Floor Plan)  
 1208-SP-01-DR-A-G22-02-01 IN\_1 (Second Floor Plan)  
 1208-SP-01-DR-A-G22-03-01 IN\_1 (Third Floor Plan)  
 1208-SP-01-DR-A-G22-04-01 IN\_1 (Fourth Floor Plan)  
 1208-SP-01-DR-A-G22-05-01 IN\_1 (Fifth Floor Plan)  
 1208-SP-01-DR-A-G22-06-01 IN\_1 (Sixth Floor Plan)

1208-SP-01-DR-A-G22-07-01 IN\_1 (Seventh Floor Plan)  
 1208-SP-01-DR-A-G22-08-01 IN\_1 (Eighth Floor Plan)  
 1208-SP-01-DR-A-G22-09-01 IN\_1 (Ninth Floor Plan)  
 1208-SP-01-DR-A-G22-10-01 IN\_1 (Tenth Floor Plan)  
 1208-SP-01-DR-A-G22-11-01 IN\_1 (Eleventh Floor Plan)  
 1208-SP-01-DR-A-G22-12-01 IN\_1 (Twelfth Floor Plan)

1208-SP-01-DR-A-G22-13-01 IN\_1 (Thirteenth Floor Plan)  
 1208-SP-01-DR-A-G22-14-01 IN\_1 (Fourteenth Floor Plan)  
 1208-SP-01-DR-A-G22-15-01 IN\_1 (Fifteenth Floor Plan)  
 1208-SP-01-DR-A-G22-16-01 IN\_1 (Sixteenth Floor Plan)  
 1208-SP-01-DR-A-G22-17-01 IN\_1 (Seventeenth Floor Plan)  
 1208-SP-01-DR-A-G22-18-01 IN\_1 (Eighteenth Floor Plan)  
 1208-SP-01-DR-A-G22-19-01 IN\_1 (Nineteenth Floor Plan)  
 1208-SP-01-DR-A-G22-20-01 IN\_1 (Twentieth Floor Plan)  
 1208-SP-01-DR-A-G22-21-01 IN\_1 (Twenty First Floor Plan)  
 1208-SP-01-DR-A-G22-22-01 IN\_1 (Twenty Second Floor Plan)  
 1208-SP-01-DR-A-G22-23-01 IN\_1 (Twenty Third Floor Plan)  
 1208-SP-01-DR-A-G22-24-01 IN\_1 (Twenty Fourth Floor Plan)  
 1208-SP-01-DR-A-G22-0R-01 IN\_1 (Roof Plan)

1208-SP-01-DR-A-G2-XX-01 IN-1 (Newington Causeway Elevation)  
 1208-SP-01-DR-A-G2-XX-02 IN-1 ( North East Elevation)  
 1208-SP-01-DR-A-G2-XX-03 IN-1 (Tiverton Street Elevation)  
 1208-SP-01-DR-A-G2-XX-04 IN-1 (South West Elevation)

1208-SP-01-DR-A-G3-XX-01 IN-1 (Proposed Section S1)  
 1208-SP-01-DR-A-G3-XX-02 IN-1 (Proposed Section S2)  
 1208-SP-01-DR-A-G3-XX-03 IN-1 (Proposed Section S3)

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, a sampling strategy shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

A Phase 2 (site investigation and risk assessment) shall be conducted in accordance with the desk top contaminated land studies that were submitted to the Local Planning Authority with this application, and in accordance with the approved sampling strategy, 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 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 (if one is required) 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.

c) 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.

d) 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 No development shall take place, including any works of demolition, until a written Construction and Environmental Management Plan (CEMP) for the site has been submitted and approved in writing by the Local Planning Authority. All demolition and construction work shall then be undertaken in strict accordance with the approved Construction and Environmental Management Plan and 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 unnecessary pollution or 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.

- 5 Piling Method Statement

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential risks groundwater or damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency and Thames Water). Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure, and in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 6 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 equivalent run-off rates (5 l/s) for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to (2 copies) 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), the London Plan (2011). The SuDS hierarchy within the London Plan 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 saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 7 The development hereby permitted shall not be commenced until the detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

provide details on all structures

accommodate the location of the existing London Underground structures and tunnels

accommodate ground movement arising from the construction

thereof

and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport'

**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.

8 Designing out crime

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.

9 A full-scale mock-up of a 5m x 5m (minimum) section of the cladding to the tower to be used in the carrying out of this permission shall be presented on site, or at another location to be agreed with the Local Planning Authority, and approved in writing by the Local Planning Authority before any work to the superstructure (excluding cores) in connection with the towers is carried out. The details shall include:

- mock-up of typical bay, including winter garden, of residential tower
- mock-up of typical bay of hotel, including the coloured cladding
- samples of all external facing materials

The development shall not be carried out otherwise than in accordance with any such approval given. The mock-ups must demonstrate how the proposal makes a contextual response to the site and its locality in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF 2012, saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007) and SP12 Design & conservation of the Core strategy (2011).

10 Before any work to the superstructure above the 12th floor (excluding cores) in connection with the development a report providing details to demonstrate how all new residential units shall be designed to ensure that the internal noise levels shown below are not exceeded as a result of entertainment noise/low frequency noise source. Predictions and measurements shall be for inside the relevant residential units with windows and doors closed and shall be submitted to the LPA for approval in writing. The development shall not be implemented other than in accordance with the details so approved. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing and the building shall not be occupied unless and until glazing that meets the standard has been installed.

Nightclub – LdB S reference curve

Frequency (Hz)	31.5	63	125	250	500	1k	2k	4k	8k	
LSmax (dB) 5 min measurements for 24hrs	60	47	38	26	19	15	12	9	7	
dB(A)										27

NANR45 2011 Reference curve - 1/3 octave band measurements

Frequency	10	12.5	16	20	25	31.5	40	50	63	80	100	125	160
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(Hz)													
Leq dB, 5 min measurements for 24hrs	92	87	83	74	64	56	49	43	42	40	38	36	34

**Reason**

To ensure that the occupiers and users of the development do not suffer a loss of amenity and avoid significant adverse impact on health and quality of life by reason of excess noise from the Ministry of Sound 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.

- 11 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.

**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.

- 12 Details of any external lighting and security surveillance equipment for external areas shall be submitted to and approved in writing by the Local Planning Authority before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

**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 safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 Design Standards, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of amenity and 3.14 Designing Out Crime of the Southwark Plan 2007.

- 13 Before the development hereby permitted is occupied the applicant shall submit written confirmation from an approved building control body that the specifications for each dwelling identified in the detailed construction plans meet the relevant standard of 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

M4(2b)

APT 2, APT 3, APT 4, APT 6, APT 8, APT 10, APT 11, APT 12, APT 13, APT, 14, APT 15, APT 16, APT 17, APT 18, APT 19, APT 20, APT 21, APT 22, APT 23, APT 24, APT 25, APT 26, APT 27, APT 28, APT 29, APT 30, APT 31, APT 32, APT 33, APT 34, APT 35, APT 36, APT 37, APT 38, APT 39, APT 40, APT 41, APT 42, APT 43, APT 44, APT 45, APT 46, APT 47, APT 48

M4(3b)

APT 1, APT 5, APT 7 , APT 9

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).

- 14 Before the first occupation of the hotel, residential dwellings or retail unit hereby permitted a Delivery and Servicing 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.

- 15 Prior to commencement of use, full particulars and details of a scheme for the internal ventilation of the development which shall include appropriately located plant, inlets and outlets, filtration and treatment of incoming air to ensure it meets the national standards for external air quality, plant noise output levels, and a management and maintenance plan have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with any approval given.

Reason

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 16 Prior to the commencement of the hotel or retail use hereby permitted full particulars and details of a scheme for the ventilation of the kitchen shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building 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.

- 17 Details of any external lighting (including: design; power and position of luminaries; light intensity contours) to be installed shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise in accordance with any such approval given.

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 National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime 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.

- 18 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 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 The habitable rooms within the development sharing a wall, floor or ceiling with plant or the hotel use shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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.

- 20 The habitable rooms within the development sharing a party wall element with any other residential property shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises 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.

- 21 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.

- 22 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.

- 23 Roof plant  
No roof plant, equipment or other structures, other than as 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[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] 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, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 24 Telecommunication equipment  
Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof 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 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 25 Before the first occupation of any of the premises that the CHP plant shall serve, the developer will provide a report advising of the full particulars of the CHP plant e.g. location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted in writing to, and approved by, the LPA. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 26 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason:

There is always the potential for unexpected contamination to be identified during development groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located over a Secondary Aquifer).

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

The application was subject to a planning performance agreement and was determined with the agreed timescale.

### **Informatives**

- 1 The Construction and Environmental Management Plan shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall 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;

- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- Site traffic, Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management, Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

2 Best construction practice includes:

- Southwark Council's Technical Guide for Demolition & Construction at <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- 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,

3 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.

4 Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777.

5 The Delivery and Servicing Plan should be developed in consultation with Transport for London (TfL) and TfL Guidance to ensure that the combined use of the loading bay as a Taxi Rank is optimised. The Local Planning Authority will consult with TfL on the proposed Delivery and Servicing Plan submission.

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance the delivery and servicing plan should indicate that servicing of the commercial units and the hotel (use class C1) shall only take place between the following hours;

08.00 - 22.00hrs Mondays - Fridays  
09.00 - 20:00 Saturdays  
10.00 - 16.00hrs Sundays and Bank Holidays.

6 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). Light intensity contours

shall be submitted showing all affected external areas including areas beyond the boundary of the development in order for the Local Planning Authority to be satisfied that the lighting would not adversely impact on residential amenity.

- 7 Any commercial kitchen extract system installed in connection with the retail or hotel use hereby approved shall be designed and operated in accordance with Annex B of DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005) - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf).
- 8 The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; and construction methods.
- 9 The developer must ensure that their proposal, both during construction and after completion of works on site, does not:
  - encroach onto Network Rail land
  - affect the safety, operation or integrity of the company's railway and its infrastructure
  - undermine its support zone
  - damage the Network Rail infrastructure
  - place additional load on cuttings
  - adversely affect any railway land or structure
  - over-sail or encroach upon the air-space of any Network Rail land
  - cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future