
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 Ray Johnson Accommodation London Bridge Limited	Reg. Number	16/AP/2781
Application Type	Full Planning Application	Case Number	TP/1240-59
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of two storey extensions to 58 Great Dover Street/1-20 Spurgeon Street, along with the reorganisation of the circulation cores of the existing building and alterations to the facades of the building. The hotel, accommodation London Bridge to extend upwards to provide additional accommodation comprising 18 apart-hotel studios(C1).

At: 58 GREAT DOVER STREET, LONDON SE1 4YF

In accordance with application received on 06/07/2016 16:02:07

and Applicant's Drawing Nos. EXISTING PLANS

E-1413-110-Site Location Plan
E-1413-120- Ground floor plan
E-1413-121-First floor plan
E-1413-122- Second floor plan
E-1413-200 -Elevations

PROPOSED PLANS

P-1413-120 REV C - PROPOSED GROUND FLOOR PLAN
P-1413-121 REV C - PROPOSED FIRST FLOOR PLAN
P-1413-122 REV C - PROPOSED SECOND FLOOR PLAN
P-1413-123 REV C - PROPOSED THIRD FLOOR PLAN
P-1413-124 REV A - PROPOSED FOURTH FLOOR PLAN
P-1413-125 REV A - PROPOSED ROOF PLAN
P-1413-127 REV A - TYPICAL ROOM LAYOUT TYPES - 1
P-1413-128 REV A - TYPICAL ROOM LAYOUT TYPES - 2
P-1413-200 REV A - GA ELEVATIONS 01
P-1413-201 REV A - GA ELEVATIONS 02
P-1413-202 REV A - GA ELEVATIONS 03
P-1413-203 REV A - SITE ELEVATIONS/SECTION
P-1413-250 REV A - SECTION 01
P-1413-251 REV A - SECTION 02

Design and Access Statement (revised 29/11/16)
Daylight and Sunlight Assessment (revised 21 April 2017)
Supporting Documents (Unamended dated 29/11/16)

Subject to the following seventeen 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:
- P-1413-120 REV C - PROPOSED GROUND FLOOR PLAN
 - P-1413-121 REV C - PROPOSED FIRST FLOOR PLAN
 - P-1413-122 REV C - PROPOSED SECOND FLOOR PLAN
 - P-1413-123 REV C - PROPOSED THIRD FLOOR PLAN
 - P-1413-124 REV A - PROPOSED FOURTH FLOOR PLAN
 - P-1413-125 REV A - PROPOSED ROOF PLAN
 - P-1413-127 REV A - TYPICAL ROOM LAYOUT TYPES - 1
 - P-1413-128 REV A - TYPICAL ROOM LAYOUT TYPES - 2
 - P-1413-200 REV A - GA ELEVATIONS 01
 - P-1413-201 REV A - GA ELEVATIONS 02
 - P-1413-202 REV A - GA ELEVATIONS 03
 - P-1413-203 REV A - SITE ELEVATIONS/SECTION
 - P-1413-250 REV A - SECTION 01
 - P-1413-251 REV A - SECTION 02

Reason:

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

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

- 3 Before any work hereby authorised begins the applicant shall submit a written scheme of investigation for a programme of archaeological 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

- 4 Before any work hereby authorised begins 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 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.

- 5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 6 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

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.

- 7 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials 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.

- 8 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.

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 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. 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).

- 10 Within 3 months of the development hereby approved, the ground floor disabled units shall be fitted out in accordance with plan P-1413 REV C - Proposed Ground floor plan. The development shall be carried out in accordance with this plan and retained thereafter. The two additional disabled rooms shall be provided as per drawings nos. P-1413-122 REV C and P-1413-123 REV C, and shall be retained thereafter.

Reason

To ensure the adequate amenity of future disabled users of the development and to comply with saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, SP13 High Environmental Standards of the Core Strategy 2011 and policy 4.5 London's Visitor Infrastructure of the London Plan 2016.

- 11 Before the first occupation of the extension hereby permitted, the refuse storage arrangements shown on the approved drawing referenced P-1413-120 rev C 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

- 12 Before the first occupation of the extension the cycle storage facilities as shown on drawing P-1413-120 rev C 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.

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 The flat roofs of the building which is hereby permitted as a hotel (C1 use) shall not be used other than as a means of escape or for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order that the privacy of the neighbouring residents within the residential blocks may be protected from overlooking and further noise disturbance from use of the roof area, in accordance with Saved Policy 3.2: 'Protection of Amenity' of the Southwark Plan (2007) and Strategic Policy 13 - High Environmental Standards of the Core Strategy (2011).

- 14 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.

- 15 All windows situated on the western elevation of the building shall be obscure glazed and fixed shut up to a height of 1.8m 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 premises within Chadwick Square 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.

- 16 The use hereby permitted for the access doors along Spurgeon Street shall not be carried on outside of the hours 08:00 to 23:00 on any day. Any access outside of these hours shall be solely through the principle entrance along Great Dover Street.

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.

- 17 Any deliveries, unloading and loading shall take place from the Great Dover Street entrance only.

Reason

To ensure that and 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.

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.

Informatives

Out of Hours Site Works S61 CoPA'74 - informative

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:-

<https://forms.southwark.gov.uk/DeptForms.asp?dept=24§ion=Environment>

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.

Emergency/Unanticipated Out-of-hours Works - informative

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. An officer will call back to address the issue verbally as soon as they are available.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange. Applicants will be required to enter into a S278 agreement under the Highways Act 1980 for any works to existing adopted highways.

No 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 for 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 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. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.