

APPENDIX 3

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	Pages Walk Ltd	Reg. Number	16/AP/3612
Application Type	S.73 Vary/remove conds/minor alterations		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/21-6

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Variation of Condition 32 (approved drawings) and removal of Condition 23 (Code for Sustainable Homes) pursuant to planning permission 12/AP/2702 [for: Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works] to secure the following minor material amendments:

Construction of an additional storey (making a total of 5 storeys high) on Block D comprising 4 x one bedroom flats (taking total to 86 units);

Reconfiguration of basement layout to provide 4 x new cycle spaces;

Provision of an additional wheelchair accessible unit in Block B (taking total to 9 wheelchair units);

Remove the requirement to provide a Code for Sustainable Homes Final Certification

At: MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB

**In accordance with application received on 05/09/2016 08:01:01
and revisions/amendments received on 04/05/2017
30/05/2017**

and Applicant's Drawing Nos. Drawings

L(00) 0000 Rev P4; L(00) 5002 Rev P16; L(00) 5003 Rev P14; L(00) 5004 Rev P10; L(00) 5005 Rev P10; L(00) 5006 Rev P9; L(00) 5007 Rev P10; L(00) 5008 Rev P12; L(00) 5009 Rev P11; L(00) 5010 Rev P10; L(00) 5025 Rev P9; L(00) 5031 Rev P4; L(21)-4101 Rev P9; L(21)-4102 Rev P9; L(21)-4103 Rev P9; L(21)-4104 Rev P9; 14-097-SK-048 Rev P2; 14-037-SK049 Rev P1; 14-037-SK-023 Rev E; SK 011 Rev P3

Supporting Documents

Planning Statement (dated September 2016); Design and Access Statement (dated 22.08.2016); Accommodation Schedule (Ref. S(20)-001 Rev P5 / dated 22.08.2016); Noise Impacts (dated July 2016); Transport Note (dated 19 August 2016); Flood Risk Note (dated 15 July 2016); Air Quality Statement (dated 10 August 2016); Energy Statement (Issue 2 / dated 01/08/6); Landscape Concept (dated August 2016); Daylight, Sunlight and Shadowing Assessment (dated October 2016)

Subject to the following thirty conditions:

Time limit for implementing this permission and the approved plans

- 1 Approved Plans
The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Site Layout Plans

L(00) 0000 Rev P4; L(00) 5002 Rev P16; L(00) 5003 Rev P14; L(00) 5004 Rev P10; L(00) 5005 Rev P10; L(00) 5006 Rev P9; L(00) 5007 Rev P10; L(00) 5008 Rev P12; L(00) 5009 Rev P11; L(00) 5010 Rev P10; 690 GA 11 Rev A; 690 GA 12 Rev A; 14-037-SK-023 Rev E; 14-037 S(20) 001 Rev P5; SK011 Rev P3

Unit Layout Plans

690 FL 07; 690 FL 09; 690 FL 12; 690 FL 13; 690 FL 18; 690 FL 19

Sections

L(00) 5020 Rev P6; 690 GS 02 Rev B; L(00) 5022 Rev P4; 690 GS 04 Rev B; 690 GS 05 Rev B; L(00) 5024 Rev P3; L(00) 5025 Rev P9; 14-097-SK-048 Rev P2

Elevations

L(00) 5031 Rev P4; L(00) 5034 Rev P3; L(00) 5032 Rev P3; L(00) 5031 Rev P3; L(00) 5033 Rev P3; L(00) 5032 Rev P3; L(00) 5030 Rev P3; L(21) 4101 Rev P9; L(00) 5033 Rev P3; L(21)-4102 Rev P9; L(21)-4103 Rev P9; L(21)-4104 Rev P9; 14-037-SK-049 P1

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.

2 Environmental Management Plan

Unless previously discharged under permission 12/AP/2702: No development shall take place, including any works of demolition, until details of a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Construction Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.
- Road safety measure and a delivery and servicing plan (all construction access routes to be approved by TfL)

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

3 Contaminated Land - Verification Report

Unless previously discharged under permission 12/AP/2702: Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and carried out in accordance with the measures set out in the approved report.

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.

4 Contaminated land - Reporting of Unexpected Contamination

Unless previously discharged under permission 12/AP/2702: 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. An investigation and risk assessment shall thereafter be undertaken in accordance with the requirements under the conditions in this notice, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of the above condition, and submitted to the Local Planning Authority for approval in writing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and carried out in accordance

with the measures set out in the approved report.

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 Contaminated land - Implementation of Approved Remediation Scheme

Unless previously discharged under permission 12/AP/2702: The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development, 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.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out 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.

6 Contaminated land - Site Characterisation

Unless previously discharged under permission 12/AP/2702: An investigation and risk assessment, in addition to any assessment provided with the planning application, 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, prior to works commencing on site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to the approval in writing of the Local Planning Authority. The report of the findings shall include an appraisal of remedial options, and proposal of the preferred option.

This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

7 Contaminated land - Submission of Remediation Scheme

Unless previously discharged under permission 12/AP/2702: Subject to the findings of investigation and risk assessment, (Site Characterisation), a detailed remediation scheme 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 include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. 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.

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 2.2 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.

- 8 Archaeological Foundation Design
Unless previously discharged under permission 12/AP/2702: 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 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.
- 9 Archaeological Mitigation
Unless previously discharged under permission 12/AP/2702: Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason
In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site 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.
- 10 Archaeological Evaluation
Unless previously discharged under reference 12/AP/2702: Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.
- Reason
In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with 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.
- 11 Electric Vehicle Charger Points
Unless previously discharged under permission 12/AP/2702: Prior to commencement of the development hereby approved, details of the installation (including location and type) of at least ten electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.
- Reason
To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts 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.

- 12 Green/brown roof/ living walls/ vertical gardens and planters
Unless previously discharged under permission 12/AP/2702: Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens and planters to be used in the carrying out of this permission shall be submitted to 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, and the green/brown roof/ living walls/ vertical gardens and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Where these are at ground level planters shall

have their bottoms open to native soil beneath so that roots may naturally colonise and exploit such soil. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with National Planning Policy Framework; London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage 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 3.28 Biodiversity.

13 Landscaping Plan

Unless previously discharged under permission 12/AP/2702: Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including 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: 3996 Nursery stock specification, BS: 5837 (2012) Trees in relation to construction and BS 7370 Recommendations for establishing and managing ground organisations and for design considerations related to maintenance

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff 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.

14 Section detail-drawings

Unless previously discharged under permission 12/AP/2702: Section detail-drawings at a scale of 1:5 (unless otherwise noted) through all principal features on the facades, including:

- parapets and roof edges;
- junctions between building elements/cores;
- heads, sills and jambs of all openings;
- balconies and terraces, with elevations of privacy screens at 1:10;
- structure/glazing/panels to the set-back top-levels;
- boundary treatments;
- an elevation of the entrance gates at 1:20;
- notwithstanding the approved plans, elevations at 1:20 of the glazing to the stairwells/service-cores showing enhanced fenestration design,

shall be submitted to and approved in writing by the Local Planning Authority before any work is carried out above grade; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design and; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, of The Southwark Plan 2007.

15 External Materials

Unless previously discharged under permission 12/AP/2702: Material sample-panels (minimum size 2m² each) of the facing-brickwork types complete with mortar and pointing, along with sample-boards of all other 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 before any work to the external facade is commenced; 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.

16 Designing out crime - details to be submitted

Unless previously discharged under permission 12/AP/2702: The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site in the development. Before any work in connection with this permission is carried out above grade, 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.

17 Refuse Storage

Unless previously discharged under permission 12/AP/2702: Before any above grade work begins, details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities 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

18 Boundary Treatments - details to be submitted

Unless previously discharged under permission 12/AP/2702: Notwithstanding any details hereby approved, before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries 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 the interests of visual and residential amenity 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, 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.

19 CHP Plant

Unless previously discharged under permission 12/AP/2702: Before the first occupation of any building hereby permitted, a Management Plan for any CHP plant, including details of its location, operation, maintenance, long term fuel supply, height of flue, emission mitigation equipment, chimney height calculations and plume pollutant dispersion modelling (which employs the best practicable option to mitigate and minimise emissions of NOx/kWh and other particulate matter) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied otherwise than in accordance with any such approval given and the CHP plant shall be operated and maintained in accordance with the approved Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the proposal minimises its impact on air quality in accordance with Strategic Policy 13 High

Environmental Standards of the Core Strategy 2011, Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

20 Plant Noise

Unless previously discharged under permission 12/AP/2702: a) Before any above grade works begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

b) Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from 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).

21 Car Parking

Prior to the first occupation of the development, the basement and ground parking facilities shown on the approved plans shall be constructed for the sole use of occupiers of the proposed development and thereafter permanently retained and used for no other purpose for as long as the development is occupied.

Reason

To ensure that adequate facilities are provided in accordance with the standards set out in The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.6 Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007.

22 Communal Satellite System

Unless previously discharged under permission 12/AP/2702: 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.

23 Cycle Parking

Before the first occupation of the development hereby permitted, the cycle storage facilities as shown on approved drawings 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.

24 Design

Notwithstanding the details shown on the approved plans and documents, all slatted panels and louvres shall be composed with timber slats and not metal as indicated on some plans/images; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, of The Southwark Plan 2007.

25 Residential standard - internal noise levels

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.

26 Flood Risk - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Jacobs Engineering Uk Ltd (dated July 2012 with reference B1838400) and the following mitigation measures detailed within the approved FRA:

- appropriate flood resistant and resilient measures should be implemented within the ground floor level and below, where practical considerations allow, using the guidance contained within Approved Document C of the Building Regulations and the document 'Improving the flood performance of new buildings: flood resilient construction' published by the DCLG 2007;

- The development permitted by the planning permission shall not commence until a surface water drainage strategy for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro-geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a Sustainable Drainage System (SuDS) hierarchy that aspires to achieve reductions in surface water run-off in line with the London Plan (Policy 5.13) and the relevant SPG.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

27 Wheelchair accessible affordable units - standard required

Prior to their occupation, the two wheelchair accessible affordable units (Units CG.01 and CG.02) as shown on the drawings hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy 7.2 An Inclusive Environment of the London Plan 2016, Strategic Policy 12 Design and Conservation and Saved Policies 3.12 Quality in Design, and 3.13 Urban Design of the Southwark Plan 2007.

28 Restrictions - no roof plant / equipment

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.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

29 Archaeological Reporting

Unless previously discharged under permission 12/AP/2702: 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 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.

30 Details of External Lighting and Security

Unless previously discharged under permission 12/AP/2702: Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing 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 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.

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

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood.

The development hereby permitted includes alterations and amendments to areas of the public highway which will need to be funded by the owner/developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509) at least 4 months prior to any works commencing on the public highway.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The development should take account of this minimum pressure in the design of the proposed development.