

## 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.

<b>Applicant</b>	Ms Deborah Battiste Southwark Council	<b>Reg. Number</b> 17/AP/1255
<b>Application Type</b>	Council's Own Development - Reg. 3	
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Case Number</b> TP/250-31

### Draft of Decision Notice

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

Construction of part 4-storey, part 5-storey development consisting of commercial space (A1/A3/A5/B1/D1) at ground floor and 26 affordable residential units above (14 x Social Rented Flats and 12 x Intermediate flats with the following mix: 7 x 1 bed, 11 x 2 bed, 8 x 3 bed). Re-landscaping of the public square to the east of the site.

**At:** ROTHERHITHE CIVIC CENTRE, ALBION STREET, LONDON, SE16 7BS

**In accordance with application received on 25/03/2017**

**and Applicant's Drawing Nos.** A1\_P1000 REV P1 - EXISTING LOCATION PLAN

A1\_P1002 REV P1 - TOPOGRAPHICAL ELEVATIONS  
 A1\_P1001 REV P1 - TOPOGRAPHICAL SURVEY  
 A1\_P1003 REV P1 - PROPOSED LOCATION PLAN  
 A1\_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN  
 A1\_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN  
 A1\_P1111 REV P2 PROPOSED FIRST FLOOR PLAN  
 A1\_P1112 REV P2 PROPOSED SECOND FLOOR PLAN  
 A1\_P1113 REV P2 PROPOSED THIRD FLOOR PLAN  
 A1\_P1114 REV P2 PROPOSED FORTH FLOOR PLAN  
 A1\_P1115 REV P2 PROPOSED ROOF PLAN  
 A1\_P2050 REV P2 PROPOSED CONTEXT ELEVATIONS  
 A1\_P2100 REV P2 PROPOSED SOUTH ELEVATION  
 A1\_P2101 REV P2 PROPOSED EAST ELEVATION  
 A1\_P2102 REV P2 PROPOSED NORTH ELEVATION  
 A1\_P2103 REV P2 PROPOSED WEST ELEVATION  
 A1\_P2200 REV P2 PROPOSED SECTION A-A  
 A1\_P4001 REV P2 PROPOSED ALBION STREET STOREY DETAIL  
 A1\_P1205 REV P1 - FLAT TYPE 6 2B3P (UNITS (1-3).07)  
 A1\_P1204 REV P1 - FLAT TYPE 5 1B2P (UNITS (1-3).06)  
 A1\_P1203 REV P1 - FLAT TYPE 4 1BSP (UNITS (1-4).05)  
 A1\_P1202 REV P1 - FLAT TYPE 3 3B5P (UNITS (1-4).03 & (1-4).04)  
 A1\_P1200 REV P1 - FLAT TYPE 1 2B4P (UNITS (1-4).01)

REVISED DESIGN AND ACCESS STATEMENT - APPENDIX A - TOPOGRAPHIC SURVEY ELEVATIONS  
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX B - FLOOD RISK ASSESSMENT  
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX C - GEO-ENVIRONMENTAL SITE ASSESSMENT  
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX D - UNEXPLODED ORDNANCE SURVEY  
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX E - TRANSPORT ASSESSMENT AND DELIVERY AND SERVICING PLAN  
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX F - DAYLIGHT AND SUNLIGHT REPORT  
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX G - ACOUSTIC SURVEY

**Subject to the following twenty 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:

A1\_P1003 REV P1 - PROPOSED LOCATION PLAN  
A1\_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN  
A1\_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN  
A1\_P1111 REV P2 PROPOSED FIRST FLOOR PLAN  
A1\_P1112 REV P2 PROPOSED SECOND FLOOR PLAN  
A1\_P1113 REV P2 PROPOSED THIRD FLOOR PLAN  
A1\_P1114 REV P2 PROPOSED FORTH FLOOR PLAN  
A1\_P1115 REV P2 PROPOSED ROOF PLAN  
A1\_P2050 REV P2 PROPOSED CONTEXT ELEVATIONS  
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A1\_P2101 REV P2 PROPOSED EAST ELEVATION  
A1\_P2102 REV P2 PROPOSED NORTH ELEVATION  
A1\_P2103 REV P2 PROPOSED WEST ELEVATION  
A1\_P2200 REV P2 PROPOSED SECTION A-A  
A1\_P4001 REV P2 PROPOSED ALBION STREET STOREY DETAIL

Plan - A1\_P1205 REV P1 - FLAT TYPE 6 2B3P (UNITS (1-3).07)  
Plan - A1\_P1204 REV P1 - FLAT TYPE 5 1B2P (UNITS (1-3).06)  
Plan - A1\_P1203 REV P1 - FLAT TYPE 4 1BSP (UNITS (1-4).05)  
Plan - A1\_P1202 REV P1 - FLAT TYPE 3 3B5P (UNITS (1-4).03 & (1-4).04)  
Plan - A1\_P1200 REV P1 - FLAT TYPE 1 2B4P (UNITS (1-4).01)

Reason:

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

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

- 3 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

- 5 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 2 bat bricks and 3 bird boxes at least one for Black redstart and one House sparrow terrace shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 6 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of

investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other 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.

**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 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

**Reason**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 8 Prior to above grade works commencing, 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.

- 9 Before any above grade work hereby authorised begins, details of the biodiversity brown roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity brown roof shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity brown roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

**Reason:** To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 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.

**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.

- 11 Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Unit reference numbers

Access to and use of building standard

All other units

M4(2)

Units 1.05, 2.05 and 3.05

M4(3a)

**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).

- 12 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawings referenced A1\_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN and A1\_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN shall be provided and made available for use by the occupiers of the commercial and residential premises; 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

- 13 Before the first occupation of the building/extension the cycle storage facilities as shown on drawings ref:A1\_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN and A1\_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN 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.

- 14 Party floors/ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr. The partition's acoustic performance shall be permanently maintained thereafter.

**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.

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

Bedrooms - 35dB LAeq T<sub>1</sub>, 30 dB LAeq T\*, 45dB LAFmax T \*

Living rooms- 35dB LAeq T \*\*

Dining room - 40 dB 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.

- 16 Any commercial kitchen exhaust system that may be used in conjunction with an A3 or A5 use shall use the riser for its flue which shall terminate at least 1m above the roof.

Reason

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

**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.

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

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

- 18 The ground floor commercial uses shall not operate outside the hours of 07.00 to 23.00 on any day. Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 to 20:00 on Monday to Saturday and 09:00 to 18:00 on Sundays and Public Holidays.

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.

- 19 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).

- 20 Commercial plant and acoustic insulation to the plant room shall be designed so as to ensure that the internally transmitted plant noise level does not exceed NR20 in any habitable residential room at any time.

**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.

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

**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:-

<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.

**Emergency/Unanticipated Out-of-hours Works**

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 the development commencing, the applicants are advised to contact Transport for London (TfL) to arrange a joint pre-construction site inspection and enter into a Infrastructure Protection Agreement with TfL.