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**RECOMMENDATION  
LDD MONITORING FORM REQUIRED**

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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>	London Borough of Southwark	<b>Reg. Number</b>	17/AP/0907
<b>Application Type</b>	Council's Own Development - Reg. 3		
<b>Recommendation</b>	Grant With Unilateral Undertaking	<b>Case Number</b>	TP/1171-161

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**Draft of Decision Notice**

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

Demolition of single storey office building and a derelict row of shops (with the retention of the original Victorian facade), and the construction of a 6 storey building comprising 56 flats (19 x social rented, 9 x intermediate and 28 x private) above a health centre/office space (745sqm)(Use Class D1/B1), pharmacy/shop (85sqm)(Use Class A1) and cafe (285sqm)(Use Class A3), with associated landscaping and public realm works.

**At:** 161-179 MANOR PLACE, LONDON, SE17 3BS

**In accordance with application received on 03/03/2017 12:02:29**

**and Applicant's Drawing Nos. 353.01.001 E Site Location Plan**

Existing:

- 353.10.001E Site Plan Existing
- 353.10.002E Section AA Existing
- 353.10.003E Front Elevation Existing
- 353.10.004E Park Elevation Existing
- 353.10.005E West Elevation Existing
- 353.10.006E East Elevation Existing

Demolition drawings:

- 353.11.001E Site Plan Demolition
- 353.11.002E Section AA Demolition
- 353.11.003E Front Elevation Demolition
- 353.11.004E West Elevation Demolition
- 353.11.005E Park Elevation Demolition
- 353.11.006E East Elevation Demolition

Proposed:

- 353.01.002 Site Plan Proposed
- 353.12.001 G Ground Floor Plan Proposed
- 353.12.001a G Ground Floor Plan – Doctor's surgery layout Proposed
- 353.12.002 H First Floor Plan Proposed
- 353.12.003 H Second Floor Plan Proposed
- 353.12.004 G Third Floor Plan Proposed
- 353.12.005 G Fourth Floor Plan Proposed
- 353.12.006 G Fifth Floor Plan Proposed
- 353.12.007 G Roof Plan Proposed

- 353.20.001 G Front Elevation Proposed
- 353.20.002 G West Elevation Proposed
- 353.20.003 G East Elevation Proposed
- 353.20.004 H Park Elevation Proposed
- 353.20.005 G Private Core Lightwell Elevations Proposed
- 353.20.006 G Social Core Lightwell Elevations Proposed
- 353.20.007 Colour Rendered Front Elevation Proposed
- 353.20.008 Colour Rendered West Elevation Proposed
- 353.20.009 Colour Rendered East Elevation Proposed

353.20.010 Colour Rendered Park Elevation Proposed

353.25.001 G Section AA Proposed  
353.25.002 G Section BB Proposed  
353.25.003 G Section CC Proposed  
353.25.004 G Section Long Proposed  
353.25.005 G Section DD Proposed  
353.25.006 G Section EE Proposed

Heyne Tillett Steel drawings titled "below ground drainage", "foundation layout", "ground floor layout", "first floor layout", "second floor layout", "section AA", "Indicative temporary works".

Air Quality Assessment dated 12th May 2017 by REC  
Arboricultural Impact Assessment by D F Clark Bionomique Ltd ref DFCEP 3627  
BREEAM report revision D dated 03/02/2017 by SGA Consulting  
Daylight & Sunlight Report by eb7 dated 21st July 2016, and letter dated 14 June 2017  
Design and Access Statement Part 1, 2 and 3 by Benedetti Architects dated 02 March 2017 and Addendum dated 02 August 2017  
Desk Study Report J15243 August 2016 (contamination) by Heyne Tillett Steel/G&EA  
Ecological Appraisal by LUC dated September 2015  
Energy Assessment by SGA Consulting ref R1332/4 revision E dated 3/2/17  
Environmental Noise Assessment by Sharps Redmore dated 14 July 2016  
Flood Risk Assessment by Heyne Tillett Steel dated 8/2/17  
Ground Investigation Report J15243A July 2016 by Heyne Tillett Steel/G&EA  
Planning Statement and addendum  
Report on Ventilation/Extract ref R1332/2 by SGA Consulting  
Service, Delivery and Travel Plan by Sanderson Associates  
Structural Feasibility Study dated 26 May 2014 Rev 1-02/06/14 by WCJ, and Addendum Report on Structural Condition dated 18th August 2014  
Surface Water Management Plan by Heyne Tillett Steel dated 8/2/17  
Transport Statement by Sanderson Associates, Stage 1 Road Safety Audit and designers response.  
Utilities Report by SGA Consulting ref R1332-1 revision B dated 10/8/2016  
Viability executive summary

**Subject to the following thirty-five 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:

353.01.001 E Site Location Plan

Demolition drawings:

353.11.001E Site Plan Demolition  
353.11.002E Section AA Demolition  
353.11.003E Front Elevation Demolition  
353.11.004E West Elevation Demolition  
353.11.005E Park Elevation Demolition  
353.11.006E East Elevation Demolition

Proposed:

353.01.002 F Site Plan Proposed  
353.12.001 G Ground Floor Plan Proposed  
353.12.001a G Ground Floor Plan  $\zeta$  Doctor's surgery layout Proposed  
353.12.002 H First Floor Plan Proposed  
353.12.003 H Second Floor Plan Proposed  
353.12.004 G Third Floor Plan Proposed  
353.12.005 G Fourth Floor Plan Proposed  
353.12.006 G Fifth Floor Plan Proposed  
353.12.007 G Roof Plan Proposed

353.20.001 G Front Elevation Proposed  
353.20.002 G West Elevation Proposed  
353.20.003 G East Elevation Proposed  
353.20.004 H Park Elevation Proposed  
353.20.005 G Private Core Lightwell Elevations Proposed  
353.20.006 G Social Core Lightwell Elevations Proposed  
353.20.007 E Colour Rendered Front Elevation Proposed  
353.20.008 E Colour Rendered West Elevation Proposed  
353.20.009 E Colour Rendered East Elevation Proposed  
353.20.010 E Colour Rendered Park Elevation Proposed

353.25.001 G Section AA Proposed  
353.25.002 G Section BB Proposed  
353.25.003 G Section CC Proposed  
353.25.004 G Section Long Proposed  
353.25.005 G Section DD Proposed  
353.25.006 G Section EE Proposed

Heyne Tillett Steel drawings titled "below ground drainage", "foundation layout", "ground floor layout", "first floor layout", "second floor layout", "section AA", "Indicative temporary works".

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

- 4 No piling or any other foundation designs using penetrative methods 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 water infrastructure, demonstrating there is no resultant unacceptable risk to groundwater, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water and the Environment Agency). 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 water utility infrastructure and underlying groundwaters. Piling has the potential to impact on local underground water utility infrastructure and ground water, and this condition is required in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. The Environment Agency recommends that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. The Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 5 No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, which achieves a reduction in surface water run-off rates to 5 L/s as detailed in the Surface Water Management Plan (Heyne Tillett Steel Ltd, February 2017) during a 1% Annual Exceedance Probability (AEP) event (including a 40% allowance for climate change) has been submitted to and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

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 2007, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and guidance in the Sustainable Design and Construction SPD (2009).

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 6 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 above ground works.

No fewer than 4 swift bricks, 4 bird bricks and 3 bat tubes (facing the park) 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.

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 2016, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Core Strategy 2011.

- 7 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.

- 8 Prior to above grade works commencing, and notwithstanding the detail shown on the approved drawings, material samples and sample-panels/boards of all external facing materials, including 1 sq.m panels of the bricks, brickwork bond, mortar and patterned brickwork, and any pattern to the metal cladding colours 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 (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roofs shall be:
- a) biodiversity based with extensive substrate base (depth 80-150mm);
  - b) laid out in accordance with agreed plans; and
  - c) 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 roofs 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 roofs 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 2016, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

- 10 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for the commercial and residential elements of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities for the residential and commercial uses are provided and retained to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of the Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 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 species and plant size/height of the soft landscaping, and for the hard landscaping (to include the roof amenity spaces) scale drawings, cross sections and materials of any parking, access, and pathways layouts, play equipment, materials, railings, boundary walls and edge details), 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 prior to the first occupation of the development 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 Local Planning Authority may be satisfied with the details of the landscaping scheme and playspace in accordance with The National Planning Policy Framework 2012, Strategic Policies 11 Open spaces and wildlife, 12 Design and conservation and 13 High environmental standards of the Core Strategy 2011, and Saved Policies 3.2 Protection of amenity, Policy 3.12 Quality in Design, Policy 3.13 Urban Design and Policy 3.28 Biodiversity of the Southwark Plan 2007.

- 12 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises 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. Prior to the commencement of above ground works a written report detailing the proposed design and construction shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the residential use hereby permitted and 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.

- 13 Before any above grade work hereby authorised begins, detailed drawings at a scale of 1:5, 1:10 or 1:20 to show the elevation and sections of the shopfront fascias, frames, doors, corbels, pilasters, stallrisers, materials, finishes and any artwork to be incorporated to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out other than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with saved policies 3.12 Quality in Design and 3.15 Urban Design of the Southwark Plan 2007.

- 14 Before any above grade work hereby authorised begins, detailed drawings at a scale of 1:5, 1:10 or 1:20 to show the material(s), elevations and sections of;  
the heads, cills and jambs of all replacement windows to the retained elevations;  
parapet above the retained façade;  
heads, cills and jambs of all openings;  
entrance canopies;

sliding solar shading screens to the windows facing towards Pasley Park; and  
railings/balustrad to the roof terraces and balconies, and privacy screens between roof terraces  
to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out other than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with saved policies 3.12 Quality in Design and 3.15 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.

- 15 A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech from the Class D1 and Class A3 uses hereby approved shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 31.5Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given prior to first occupation of the development and 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 associated with non residential premises 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 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. Prior to the plant being commissioned a validation test shall be carried out following completion of the development to demonstrate these levels have not been exceeded and the results shall be submitted to and approved by the Local Planning Authority. 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 residential properties within the site and 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.

- 17 The kitchen extract system shall be designed and operated in accordance with 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). Prior to the commencement of Class A3 use, full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) including its location, appearance and material(s) shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that 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.

- 18 Before the development hereby permitted is occupied, 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

- Access to and use of building standard M4(2): Unit reference numbers - 1, 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 51, 52, 53, 54, 55, 56, 57, 59, 60

- Access to and use of building standard M4(3b): Unit reference numbers - 3, 5, 7

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 Providing new homes, and London Plan 2016 policy 3.8 Housing choice.

- 19 a) 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 'very good' or '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;
- b) Before the first occupation of any ground floor commercial unit 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 takes sufficient account of sustainable design and construction measures, 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.

**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.

- 20 Any deliveries or collections to the commercial units hereby approved shall only be between the following hours: 08:00 to 20:00 on Monday to Friday, 09:00 to 20:00 on Saturdays and 10:00 to 18:00 on Sundays and Bank Holidays.

Reason

To ensure that 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 2011 and Saved Policies 3.2 Protection of amenity of the Southwark Plan 2007.

- 21 Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh, unless air quality details are submitted to and approved in writing by the Local Planning Authority prior to the installation of the boiler.

Reason

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with policy 7.14 of the London Plan 2016.

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

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The 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.

- 23 Details of any external lighting and security surveillance equipment to be installed on the exterior of the building or within the 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.

- 24 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.

- 25 Notwithstanding the provisions of Class D1 (Non-Residential Institutions) and Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning (General Permitted Development) Order 2015 (including any future amendment of enactment of those Orders) the use hereby permitted of the flexible B1/D1 (office/surgery) ground floor unit identified on the approved drawing ref 353.12.001 Revision G shall only include any use as a doctors surgery, clinic health centre, or office and for no other use within these use classes. Notwithstanding the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (including any future amendment of enactment of that Order) there shall be no change of use of the flexible B1/D1 (office surgery) ground floor unit identified on the approved drawing ref 353.12.001 Revision G from the Class D1 or Class B1 use hereby permitted.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use 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 and the National Planning Policy Framework 2012.

- 26 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority (in consultation with the Environment Agency), which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater, so this condition is required to ensure compliance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 27 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Heyne Tillett Steel with project reference number 1400 - Manor Place Terrace dated 08/02/2017 unless other flood risk assessment details are submitted to and approved by the Local Planning Authority (in consultation with the Environment Agency).

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.



- 28 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#, 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.

- 29 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 (in consultation with the Environment Agency) 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

To ensure that risks from land contamination to controlled waters and future occupiers are minimised as there is always the potential for unexpected contamination to be identified during development ground works, 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.

- 30 The windows at first, second, third and fourth floor levels looking into the two lightwells within the building shall be obscure glazed as shown on approved drawings 353.20.005 Revision G and 353.20.006 Revision G and shall not be replaced or repaired otherwise than with obscure glazing. The rooflights to the ground floor roof within the two lightwells within the building shall be obscure glazed as shown on approved drawing 353.12.002 Revision H 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 flats within the development 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.

- 31 The use hereby permitted for Class A1 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday and 08:00 to 21:00 on Sundays and Bank Holidays. The use hereby permitted for Class A3 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday and 08:00 to 21:00 on Sundays and Bank Holidays.

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.

- 32 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 as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of any building hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, 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.

- 33 Notwithstanding the provisions of Part 16 The Town & Country Planning [General Permitted Development] Order 2015 [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.

- 34 No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the building.

#### Reason

To ensure such works do not detract from the appearance 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 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 35 The roof level of the ground floor within the two lightwells hereby permitted 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.

#### Reason

In order that the privacy of the approved residential units may be protected from overlooking from use of these roof areas 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.

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

The application was submitted following pre-application advice. The applicant was given the opportunity to respond to the consultation comments resulting in revisions to the proposal during the course of the application to allow a positive recommendation to be made.

### **Informatives**

You are advised to consult the Council's Environmental Protection Team with regard to how best to comply with the terms of conditions relating to noise insulation, extract equipment on this permission, particularly on the need for a 1m kitchen extract discharge from the Class A3 unit as low level discharge is not considered acceptable.

The following informatives are provided by Thames Water:

**Surface Water Drainage** - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) to determine if a building over / near to agreement is required.

Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

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 developer should take account of this minimum pressure in the design of the proposed development.

#### Construction Environmental Management Plan

The CEMP required by a condition above shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will 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;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

To follow current best construction practice, including the following:-

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- 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,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.

The developer is encouraged to make consideration for the following flood mitigation measures:

- Flood resilience – the proposed development should provide the opportunity to protect inhabitants by adopting flood resilience measures that take into account predicted effects of climate change
- Flood warning – there should be a recommendation to notify residents and encourage them to sign up to the Environment Agency's (EA) flood warning systems to provide them with advanced notice in the unlikely case of a flood event. The EA strongly recommend that occupants register with the

Environment Agency's flood warning service, 'FloodLine', so that they may prepare themselves in case of a flood event. This can be done by calling 0345 988 1188 to register.

- Design considerations including watertight doors or door guards, waterproof construction techniques and storage of sensitive materials above ground should be adhered to.

The EA would strongly recommend that flood resilience is incorporated into the design and construction. Information on flood resilience can be found on the following link:  
[http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf).