
**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms Wing Lau Southwark Council	Reg. Number	17/AP/0964
Application Type	Council's Own Development - Reg. 3	Case Number	TP/1027-42
Recommendation	Grant With Unilateral Undertaking		

Draft of Decision Notice

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

Demolition of existing buildings and erection of 5 new blocks, ranging from 3 to 5 storeys in height comprising 33 new homes (5 x intermediate and 28 x private)(Use Class C3) and one new 3 storey block comprising 428sqm of workspace (Use Class B1) with associated landscaping, disabled car parking, cycle parking and public realm works.

At: BRAGANZA STREET WORKSHOP 42 BRAGANZA STREET AND LAND ADJACENT TO 26 BRAGANZA STREET, LONDON SE17 3RJ

In accordance with application received on 03/03/2017

and Applicant's Drawing Nos. AKA/061/BRG/P/020/RevP2 Location Plan

Existing

AKA/061/BRG/P/000/RevP2 Existing Ground Floor Plan
AKA/061/BRG/P/001/RevP2 Existing First Floor Plan
AKA/061/BRG/P/002/RevP1 Existing Buildings Elevations

Demolition

AKA/061/BRG/P/010/RevP2 Ground Floor Demolition Plan
AKA/061/BRG/P/011/RevP2 First Floor Demolition Plan

Proposed

AKA/061/BRG/P/100/RevP3 Ground floor plan
AKA/061/BRG/P/101/RevP2 First floor plan
AKA/061/BRG/P/102/RevP2 Second floor plan
AKA/061/BRG/P/103/RevP2 Third floor plan
AKA/061/BRG/P/104/RevP3 Fourth floor plan
AKA/061/BRG/P/105/RevP2 Roof plan

AKA/061/BRG/P/150/RevP1 Block B, GFL, 1FL and 2FL
AKA/061/BRG/P/151/RevP1 Block B, GFL, 1FL and 2FL
AKA/061/BRG/P/152/RevP1 Block B, 3FL and Roof
AKA/061/BRG/P/153/RevP2 Block C, GFL, 1FL, 2FL, 3FL, 4FL and Roof
AKA/061/BRG/P/154/RevP1 Block D, GFL, 1FL, 2FL and Roof
AKA/061/BRG/P/155/RevP1 Block E, GFL, 1FL, 2FL and Roof
AKA/061/BRG/P/156/RevP1 Block F, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/200/RevP1 Sections A-A/B-B

AKA/061/BRG/P/300/RevP1 Elevations A-A/B-B/C-C
AKA/061/BRG/P/301/RevP1 Elevations D-D/E-E
AKA/061/BRG/P/302/RevP2 Elevations G-G/H-H/I-I
AKA/061/BRG/P/303/RevP1 Elevations A-A/B-B/C-C
AKA/061/BRG/P/304/RevP2 Elevations Block A
AKA/061/BRG/P/305/RevP1 Elevations Block B
AKA/061/BRG/P/306/RevP1 Elevations Block C

AKA/061/BRG/P/307/RevP1 Elevations Block D
AKA/061/BRG/P/308/RevP1 Elevations Block E
AKA/061/BRG/P/309/RevP1 Elevations Block F

AKA/061/BRG/P/400/RevP2 2b3p Type A WCH Adapted - Block B - Private sale GFL & FFL Plan
AKA/061/BRG/P/401/RevP2 2b4p Type B - Block B - Private sale GFL & FFL Plan
AKA/061/BRG/P/402/RevP2 3b5p Type C WCH Adapted - Block B - Intermediate tenure GFL & FFL Plan
AKA/061/BRG/P/403/RevP2 3b4p Type A WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
AKA/061/BRG/P/404/RevP2 2b4p Type C WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
AKA/061/BRG/P/405/RevP1 2b3p Type B - Block E - Private Sale - GFL & FFL Plan
AKA/061/BRG/P/407/RevP1 2b3p Type C WCH Adaptable - Block E - Private Sale GFL & FFL Plan adapted
AKA/061/BRG/P/408/RevP2 4b7p Type A - Block D - Private Sale GFL, FFL and SFL Plan
AKA/061/BRG/P/409/RevP1 3b4p Type B - Block A - Private Sale GFL, FFL and SFL Plan
AKA/061/BRG/P/410/RevP2 1b2p Type B - Block B - Private Sale SFL Plan
AKA/061/BRG/P/411/RevP1 2b4p Type E - Block C - Private Sale SFL Plan
AKA/061/BRG/P/412/RevP1 2b4p Type A
AKA/061/BRG/P/413/RevP1 3b5p Type A - GFL + 1FL Plan
AKA/061/BRG/P/414/RevP1 3b5p Type A - 2FL Plan
AKA/061/BRG/P/415/RevP1 3b5p Type D
AKA/061/BRG/P/416/RevP1 3b5p Type E
AKA/061/BRG/P/417/RevP1 4b6p Type A
AKA/061/BRG/P/419/RevP1 1b2p Type A
AKA/061/BRG/P/421/RevP1 1b2p Type C
AKA/061/BRG/P/422/RevP1 1b2p Type D
AKA/061/BRG/P/423/RevP1 1b2p Type F
AKA/061/BRG/P/424/RevP1 1b2p Type E
AKA/061/BRG/P/425/RevP2 3b4p Type B
AKA/061/BRG/P/426/RevP1 Studio Type A
AKA/061/BRG/P/427/RevP1 2b4p Type F
AKA/061/BRG/P/428/RevP1 1b2p Type G

Details

AKA/061/BRG/P/600/RevP1 Private Residential Entrance Study
AKA/061/BRG/P/601 Corner and Projecting Balcony Study
AKA/061/BRG/P/602 Residential Communal Entrance and Deck Accesses
AKA/061/BRG/P/604/RevP1 Block F Study
AKA/061/BRG/P/605/RevP1 Brick bonds

AKA/061/BRG/P/650 Residential Block Sketch Details Sheet 1
AKA/061/BRG/P/655 Commercial Block F Sketch Details Sheet 1
AKA/061/BRG/P/656/RevP1 Commercial Block F Sketch Detail Sheet 2
AKA/061/BRG/P/657/RevP1 Commercial Block F Sketch Detail Sheet 3

Drainage

15578/BRG/300 B Below Ground Drainage Layout Strategy Plan
15578/BRG/301 Below Ground Drainage Layout
15578/BRG/310 Drainage Typical Details Sheet 1 of 6
15578/BRG/311 Drainage Typical Details Sheet 2 of 6
15578/BRG/312 Drainage Typical Details Sheet 3 of 6
15578/BRG/313 Drainage Typical Details Sheet 4 of 6
15578/BRG/314 Drainage Typical Details Sheet 5 of 6
15578/BRG/315 Drainage Typical Details Sheet 6 of 6
15578/BRG/400 Typical Pavement Details Sheet 1 of 1

Landscaping

3287CLU_L_900 P5
3287CLU_L_901 P9
3287CLU_L_902 P5
3287CLU_L_903 P2
3287CLU_L_904 P5
3287CLU_L_905 P4

Documents

Design and Access Statement by Adam Khan Architects and Levitt Bernstein Associates March 2017
Arboricultural Site Appraisal 28.07.16 by D F Clark Bionomique Ltd, Tree Protection Plan DFCP 3602 TPP, and
TreeSurvey/Removal Plan DFCP 3602 TPP
Air Quality Assessment September 2016 by MLM

Bat Emergence Survey by ASW Ecology May 2017 and Phase 1 Bat Survey December 2016 by ASW Ecology
BREEAM New Construction SD5076: 4.0-2014 12 January 2017 by MLM
Capacity Report by MLM
Daylight, Sunlight and Overshadowing May 2017 v.3 by Point 2 Surveyors
Drainage Design Report Stage 3 February 2017 by Ellis + Moore, surface water manhole schedules 1, 2 and 3, foul water manhole schedule 1 and 2
Extended phase 1 habitat survey 28th October 2016 by D F Clark Bionomique Ltd
Flood Risk Assessment February 2017 by ESI revision REV2 dated 23/06/2017
Internal Daylight and Sunlight Addendum Report February 2017 v.3 by Point 2 Surveyors
Noise report August 2016 by MLM
Outdoor Lighting Report 16 August 2016 by Lighting Reality Ltd, Pole top luminaire data sheet, Floodlight data sheet, and Surface washer data sheet
Outline Energy Statement by MLM
Planning Statement version 1.0 by Southwark Council
Residential Waste Management Guidance February 2017 by Project Centre
Site Investigation Summary Rev.A 18/08/16 by Ellis + Moore
Statement of Community Involvement
Transport Statement February 2017 by Project Centre
Utility Services Report by MLM and Utility Survey plan P395J820.3A
Viability Report executive summary

Subject to the following thirty 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:

AKA/061/BRG/P/020/RevP2 Location Plan

Demolition

AKA/061/BRG/P/010/RevP2 Ground Floor Demolition Plan

AKA/061/BRG/P/011/RevP2 First Floor Demolition Plan

Proposed

AKA/061/BRG/P/100/RevP3 Ground floor plan

AKA/061/BRG/P/101/RevP2 First floor plan

AKA/061/BRG/P/102/RevP2 Second floor plan

AKA/061/BRG/P/103/RevP2 Third floor plan

AKA/061/BRG/P/104/RevP3 Fourth floor plan

AKA/061/BRG/P/105/RevP2 Roof plan

AKA/061/BRG/P/150/RevP1 Block B, GFL, 1FL and 2FL

AKA/061/BRG/P/151/RevP1 Block B, GFL, 1FL and 2FL

AKA/061/BRG/P/152/RevP1 Block B, 3FL and Roof

AKA/061/BRG/P/153/RevP2 Block C, GFL, 1FL, 2FL, 3FL, 4FL and Roof

AKA/061/BRG/P/154/RevP1 Block D, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/155/RevP1 Block E, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/156/RevP1 Block F, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/200/RevP1 Sections A-A/B-B

AKA/061/BRG/P/300/RevP1 Elevations A-A/B-B/C-C

AKA/061/BRG/P/301/RevP1 Elevations D-D/E-E

AKA/061/BRG/P/302/RevP2 Elevations G-G/H-H/I-I

AKA/061/BRG/P/303/RevP1 Elevations A-A/B-B/C-C

AKA/061/BRG/P/304/RevP2 Elevations Block A

AKA/061/BRG/P/305/RevP1 Elevations Block B

AKA/061/BRG/P/306/RevP1 Elevations Block C

AKA/061/BRG/P/307/RevP1 Elevations Block D

AKA/061/BRG/P/308/RevP1 Elevations Block E

AKA/061/BRG/P/309/RevP1 Elevations Block F

AKA/061/BRG/P/400/RevP2 2b3p Type A WCH Adapted - Block B - Private sale GFL & FFL Plan
AKA/061/BRG/P/401/RevP2 2b4p Type B - Block B - Private sale GFL & FFL Plan
AKA/061/BRG/P/402/RevP2 3b5p Type C WCH Adapted - Block B - Intermediate tenure GFL & FFL Plan
AKA/061/BRG/P/403/RevP2 3b4p Type A WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
AKA/061/BRG/P/404/RevP2 2b4p Type C WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
AKA/061/BRG/P/405/RevP1 2b3p Type B - Block E - Private Sale - GFL & FFL Plan
AKA/061/BRG/P/407/RevP1 2b3p Type C WCH Adaptable - Block E - Private Sale GFL & FFL Plan adapted
AKA/061/BRG/P/408/RevP2 4b7p Type A - Block D - Private Sale GFL, FFL and SFL Plan
AKA/061/BRG/P/409/RevP1 3b4p Type B - Block A - Private Sale GFL, FFL and SFL Plan
AKA/061/BRG/P/410/RevP2 1b2p Type B - Block B - Private Sale SFL Plan
AKA/061/BRG/P/411/RevP1 2b4p Type E - Block C - Private Sale SFL Plan
AKA/061/BRG/P/412/RevP1 2b4p Type A
AKA/061/BRG/P/413/RevP1 3b5p Type A - GFL + 1FL Plan
AKA/061/BRG/P/414/RevP1 3b5p Type A - 2FL Plan
AKA/061/BRG/P/415/RevP1 3b5p Type D
AKA/061/BRG/P/416/RevP1 3b5p Type E
AKA/061/BRG/P/417/RevP1 4b6p Type A
AKA/061/BRG/P/419/RevP1 1b2p Type A
AKA/061/BRG/P/421/RevP1 1b2p Type C
AKA/061/BRG/P/422/RevP1 1b2p Type D
AKA/061/BRG/P/423/RevP1 1b2p Type F
AKA/061/BRG/P/424/RevP1 1b2p Type E
AKA/061/BRG/P/425/RevP2 3b4p Type B
AKA/061/BRG/P/426/RevP1 Studio Type A
AKA/061/BRG/P/427/RevP1 2b4p Type F
AKA/061/BRG/P/428/RevP1 1b2p Type G

Details

AKA/061/BRG/P/600/RevP1 Private Residential Entrance Study
AKA/061/BRG/P/601 Corner and Projecting Balcony Study
AKA/061/BRG/P/602 Residential Communal Entrance and Deck Accesses
AKA/061/BRG/P/604/RevP1 Block F Study
AKA/061/BRG/P/605/RevP1 Brick bonds

AKA/061/BRG/P/650 Residential Block Sketch Details Sheet 1
AKA/061/BRG/P/655 Commercial Block F Sketch Details Sheet 1
AKA/061/BRG/P/656/RevP1 Commercial Block F Sketch Detail Sheet 2
AKA/061/BRG/P/657/RevP1 Commercial Block F Sketch Detail Sheet 3

Drainage

15578/BRG/300 B Below Ground Drainage Layout Strategy Plan
15578/BRG/301 Below Ground Drainage Layout
15578/BRG/310 Drainage Typical Details Sheet 1 of 6
15578/BRG/311 Drainage Typical Details Sheet 2 of 6
15578/BRG/312 Drainage Typical Details Sheet 3 of 6
15578/BRG/313 Drainage Typical Details Sheet 4 of 6
15578/BRG/314 Drainage Typical Details Sheet 5 of 6
15578/BRG/315 Drainage Typical Details Sheet 6 of 6
15578/BRG/400 Typical Pavement Details Sheet 1 of 1

Landscaping

3287CLU_L_900 P5
3287CLU_L_901 P9
3287CLU_L_902 P5
3287CLU_L_903 P2
3287CLU_L_904 P5
3287CLU_L_905 P4

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 the commencement of development, 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 or 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, policies SP11 Open spaces and wildlife, SP12 Design and conservation and SP13 High environmental standards of the Core Strategy 2011, and saved policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.

4 No 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.

5 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.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any 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 will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification

of commencement of the remediation scheme works.

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

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 Protection of amenity of the Southwark Plan 2007, Strategic Policy 13 High environmental standards of the Core Strategy 2011, and the National Planning Policy Framework 2012.

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 bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to above grade works commencing. The details shall include the number of nesting boxes / bricks, 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 Southwark Core Strategy 2011.

- 7 Prior to above grade works commencing, section drawings at scale 1:10 or 1:20 to show the height, appearance and materials of bin enclosure to be installed next to the vehicle entrance from Braganza Street, and details of the management arrangements for bringing the bins to and from this enclosure on collection day(s) shall be submitted to and approved in writing by the Local Planning Authority. The bin enclosure shall be installed in accordance with the approved details prior to the first occupation of the development and shall be retained for the duration of the use, and the management arrangements shall be carried out through the duration of the use.

Reason

To ensure appropriate waste collection arrangements from the development, ensure a good design, and in order to protect the amenity of the occupiers and users of the neighbouring 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.

- 8 Before any above grade work hereby authorised begins, and notwithstanding the detail shown on the approved drawings, 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 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 details shall include the height(s) of the boundary treatment and planting within the visibility splays of the Braganza Street vehicle access, and show the dimensions of the wheelchair parking bays (length, width, margins and width of carriageway) with at least 500mm between the body of the vehicle and any adjacent structures.

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 and playspace scheme, ensure adequate manoeuvring space for the wheelchair parking spaces and in the interest of highway safety in accordance with The National Planning Policy Framework 2012, policies SP11 Open spaces and wildlife, SP12 Design and conservation, SP13 High environmental standards of the Core Strategy 2011, and saved policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.

- 9 Notwithstanding the detail shown on the approved drawings, prior to above grade works commencing, details of the height, appearance and materials of screening to be installed to the roof terraces at the first and second floors of block A, to the south-eastern end of the balconies at the first and second floors of block B, and the second floor roof terrace on the north-west corner of block E shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be installed in accordance with the approved details prior to the first occupation of the development and shall be retained for the duration of the use.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Braganza Street and Gaza Street from undue overlooking from use of the 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.

- 10 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:
- 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 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, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Core Strategy 2011.

- 11 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. Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 12 Prior to above grade works commencing, material samples and 1 sq.m. panels of the brickwork including its brick/s, bond(s) and mortar, pre-cast concrete coping, window frames, railings, door frames, and roof 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.

- 13 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.

- 14 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(1):

Block E

2b4p Type E and 2b4p Type F

Access to and use of building standard M4(2):

Block A

2b4p Type A

3b5p Type A

3b5p Type B

Block B

3b5p Type D

2b4p Type B x 2

1b2P Type A x 2

1b2P Type B

1b2P Type C

1b2P Type D

1b2P Type F

Block C

3b5p Type E

1b2p Type E x 3

1b2p Type F

3b4p Type B

Studio Type A

1b2p Type G

Block D

4b7p Type A x 2

4b6p Type A

Block E

2b3p Type B x 3

Access to and use of building standard M4(3a and 3b):

Block B

2b3p Type A x 2 and 3b5p Type C

Block C

3b4p Type A and 2b4p Type C

Block E

2b3p Type C

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.

- 15 Before the first occupation of the building/extension the cycle storage facilities as shown on the 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 2011 and saved policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 16 The residential use hereby permitted shall not be begun until full particulars and details of a scheme for the internal ventilation of the development which shall include; appropriately located plant, inlets and outlets; filtration and treatment of incoming air to ensure it meets the national standards for external air quality; plant noise output levels; and a management and maintenance plan have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval given.

Reason

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

- 17 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. The results shall be submitted to the Local Planning Authority for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 18 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.

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.

- 19 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.

- 20 The development hereby permitted shall be carried out in accordance with the approved Drainage Design Report Stage 3 prepared by ellis+moore with project reference number 15578 dated February 2017 (received 6 July 2017) and associated drawing reference 15578/BRG/300 revision B, unless other drainage details are submitted to and approved by the Local Planning Authority.

Reason

To ensure the development is constructed with sustainable surface water drainage measures 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.

- 21 The third floor green roof of block A, roof of the ground floor cycle store of Block B, third floor green roof of Block B, fourth floor roof of Block B, third floor green roof of Block C, fifth floor roof of Block C, third floor green roof of Block D, third floor green roof of Block E, and first floor green roof of Block F hereby permitted shall not be used other than as a means of emergency escape 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 Braganza Street, Doddington Grove and Gaza Street properties may be protected from overlooking from use of the roof area 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.

- 22 Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to any dwellinghouse hereby approved.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 High environmental standards and Strategic Policy 12 Design and conservation of the Core Strategy 2011 and saved policies 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 23 The windows on the north-eastern elevation of the block E at first and second floor levels, and to the north-eastern elevation of block C at first and second floor levels as shown on the approved drawings shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Braganza Street 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.

- 24 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by esi with project reference number 63957R1REV2 dated June 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.

- 25 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.

- 26 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) 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.

- 27 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 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.

- 28 Any deliveries or collections to the commercial units 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 policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 29 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 buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures 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.

- 30 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.

Statement of positive and proactive action in dealing with the application

The application was submitted following the provision of pre-application advice, and further information was provided during the course of the application to address consultation responses and to allow a positive recommendation.

Informatives

The Construction Environment Management Plan 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.

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

The elevation of Block A fronting Gaza Street appears to show a projecting canopy. This will overhang the highway and as such the applicant is advised to procure a S177 licence from the highway authority prior to implementation of the development. The distance between the underside of the structure (canopy) and the footway level should be 5m and the distance from the edge of the structure (canopy) to the edge of footway to be 500mm. Please contact Iaan Smuts, Group Manager – Community Projects on 020 7525 2135 to arrange.

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm.