
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	Taylor Wimpey Central London	Reg. Number	17/AP/1959
Application Type	Full Planning Application	Case Number	TP/1445-33
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a new part five, part six storey building to provide commercial floorspace (Use Class B1), associated servicing, cycle parking and landscaping.

At: 14-21 RUSHWORTH STREET, LONDON, SE1 0RB

**In accordance with application received on 17/05/2017 16:00:43
and revisions/amendments received on 29/08/2017**

and Applicant's Drawing Nos.

Existing Site Plans

RS-E-00-0S-01-01 P1 Existing Site Plan
RS-E-00-0S-01-02 P1 Existing Site Plan

Existing plans

RS-E-20-0G-01-01 P1 Existing Ground Floor Plan
RS-E-20-01-01-01 P1 Existing First Floor Plan

Existing Elevations

RS-E-25-MF-01-01 P1 Existing Front Elevation
RS-E-25-MF-01-02 P1 Existing Rear Elevation
RS-E-25-MF-01-03 P1 Existing Site Elevations

Proposed Site Plans

RS-P-00-0G-01-01 P2 Proposed Site Plan

Proposed Plans

RS-P-20-LG-01-01 P5 Proposed Lower Ground Floor Plan
RS-P-20-0G-01-01 P4 Proposed Ground Floor Plan
RS-P-20-01-01-01 P5 Proposed First Floor Plan
RS-P-20-02-01-01 P5 Proposed Second Floor Plan
RS-P-20-03-01-01 P5 Proposed Third Floor Plan
RS-P-20-04-01-01 P7 Proposed Fourth Floor Plan
RS-P-20-05-01-01 P7 Proposed Fifth Floor Plan
RS-P-20-0R-01-01 P8 Proposed Roof Plan

Proposed Elevations

RS-P-25-MF-01-01 P12 Proposed Front Elevation
RS-P-25-MF-01-02 P7 Proposed Rear Elevation

Proposed Sections

RS-P-26-MF-01-01 P6 Proposed Section 01
RS-P-26-MF-01-02 P6 Proposed Section 02

Proposed Schedules

RS-P-80-MF-01-01 P3 Proposed Area Schedule

Documents

Design & Access Statement as amended

Updated Flood Risk Assessment
Daylight and sunlight assessment as amended
Basement Impact Assessment
Energy and BREAAAM assessment
Statement of Community Involvement
Townscape, Heritage and Visual Impact Assessment as amended
Phase I and II Geo Environmental Site Investigation
Basement Impact Assessment
Draft Service Management Plan
Travel Plan
Transport Assessment
Planning Statement
Acoustic Design Report
Air Quality Report

Subject to the following seventeen conditions:

Time limit for implementing this permission and the approved plans

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

Proposed Site Plans
RS-P-00-0G-01-01 P2 Proposed Site Plan

Proposed Plans
RS-P-20-LG-01-01 P5 Proposed Lower Ground Floor Plan P5
RS-P-20-0G-01-01 P4 Proposed Ground Floor Plan P4
RS-P-20-01-01-01 P5 Proposed First Floor Plan P5
RS-P-20-02-01-01 P5 Proposed Second Floor Plan P5
RS-P-20-03-01-01 P5 Proposed Third Floor Plan P5
RS-P-20-04-01-01 P7 Proposed Fourth Floor Plan
RS-P-20-05-01-01 P7 Proposed Fifth Floor Plan7
RS-P-20-0R-01-01 P8 Proposed Roof Plan

Proposed Elevations
RS-P-25-MF-01-01 P12 Proposed Front Elevation 2
RS-P-25-MF-01-02 P7 Proposed Rear Elevation

Proposed Sections
RS-P-26-MF-01-01 P6 Proposed Section 01 P6
RS-P-26-MF-01-02 P6 Proposed Section 02

Proposed Schedules
RS-P-80-MF-01-01 P3 Proposed Area Schedule P3

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

- 2 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.

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 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 [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority 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 LPA.

Reason

There is always the potential for unexpected contamination to be identified during development ground works. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located over a Secondary Aquifer).

- 4 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 as detailed in the Flood Risk Assessment (prepared by Iesis Special Structures, Revision E) during a 1% Annual Exceedance Probability (AEP) event has been submitted to and approved in writing by Local Planning Authority. The drainage strategy must include full details of ongoing operation and maintenance arrangements. 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, Strategic policy 13 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.

- 5 1:5/10 section detail-drawings through:
the facades;
patterned brick panels;
balconies;
parapet edges;
roof edges; and
heads, cills and jambs of all openings,
to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the design and details reflect the quality of design in its urban and historic context in accordance with parts 7 and 12 of the NPPF (2012) Strategic Policy SP12 of the Core Strategy (2011) and saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 6 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

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

Reason

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

- 7 Sample panels of all and external facing materials, and surface finishes at the ground floor including 1 sq. m panels of the brick/s and patterned brick/s and mortar to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and its cladding responds to its urban and historic context in accordance with parts 7 and 12 of the NPPF (2012) Strategic Policy SP12 of the Core Strategy (2011) and saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 8 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 9 Before the first occupation of the building/extension the cycle storage facilities shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 10 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the building and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

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.

- 11 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.

- 12 The Rated sound level from any plant, together with any associated ducting shall not exceed the background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location.

For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014

Reason

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

- 13 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.

- 14 Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 08:00 - 20:00, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

- 15 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [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.

- 16 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 17 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, 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.

Statement of positive and proactive action in dealing with the application

The council offers a pre-application advice service which the applicant engaged with prior to submission of the application. During the course of the application the applicant was given the opportunity to amend the scheme in order to address concerns which had been raised, and enable the application to be recommended for approval.