

## RECOMMENDATION LDD MONITORING FORM REQUIRED

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

<b>Applicant</b>	The Third Quarter (Rosebery Avenue)	<b>Reg. Number</b>	16/AP/1896
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2732-269
<b>Recommendation</b>	Grant subject to Legal Agreement		

### Draft of Decision Notice

**Planning Permission was GRANTED for the following development:**

Demolition of existing buildings (general industrial units and a derelict end-of-terrace property) and the redevelopment of the site to provide 1x part 3/ part 5 storey building, 1x part 6/ part 5 storey building and 1x two-storey residential dwelling, comprising a total 29 residential units (12 x 1-bed, 11 x 2-bed and 6 x 3-bed) and 534sqm of flexible commercial floorspace (Class A1/B1), plus associated landscaping, plant, car and cycle parking and refuse storage.

**At:** 269-275 RYE LANE AND 1A PHILIP WALK, LONDON SE15

**In accordance with application received on 10/05/2016 16:02:06  
and revisions/amendments received on 10/11/2016**

08/06/2017  
04/07/2017  
02/08/2017  
08/09/2017  
13/09/2017  
09/10/2017  
16/10/2017

**and Applicant's Drawing Nos.** 0229-RL-0001 Rev.P01 (Site Location Plan)  
0229-RL-0200 Rev.P00 (Existing Rye Lane elevation)  
0229-RL-1000 Rev.P00 (Existing ground floor plan)  
0229-RL-1100 Rev.P04 (Proposed ground floor plan)  
0229-RL-1101 Rev.P03 (Proposed first floor plan)  
0229-RL-1102 Rev.P03 (Proposed second floor plan)  
0229-RL-1103 Rev.P04 (Proposed third floor plan)  
0229-RL-1104 Rev.P03 (Proposed fourth floor plan)  
0229-RL-1105 Rev.P02 (Proposed fifth floor plan)  
0229-RL-1106 Rev.P01 (Proposed roof plan)  
0229-RL-1199 Rev.P02 (Proposed basement plan)  
0229-RL-1200 Rev.P01 (Proposed East Elevation - Building A / Section - Building C)  
0229-RL-1201 Rev.P03 (Proposed West & North Elevation - Building B / Section - Building C)  
0229-RL-1202 Rev.P00 (Proposed South Elevation- Building C / Section - Buildings A and B)  
0229-RL-1300 Rev.P01 (Proposed West Elevation - Building A)  
0229-RL-1302 Rev.P02 (Proposed South Elevations- Buildings A and B)  
0229-RL-1304 Rev.P00 (Proposed East Elevation - Building B)  
0229-RL-1305 Rev.P02 (Proposed North Elevations - Building B / Building C)  
0229-RL-7100 Rev.P02 (Proposed ground floor landscape plan)

2015-2220-TR06(1)  
2015-2220-TR06(2)  
2015-2220-TR06(3)  
2015-2220-TR06(4)  
2015-2220-TR06(5)

Planning Statement, Daylight/Sunlight Assessment, Design and Access Statement, Sustainability Statement, Financial Viability Assessment, Contaminated Land Phase 1 Desktop Study Report, Preliminary Ecological Appraisal, Drainage Strategy, Energy Statement, Noise Impact Assessment, Air Quality Assessment, Transport Statement, Travel Plan

**Subject to the following twenty-eight 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:

0229-RL-1100 Rev.P04 (Proposed ground floor plan)  
0229-RL-1101 Rev.P03 (Proposed first floor plan)  
0229-RL-1102 Rev.P03 (Proposed second floor plan)  
0229-RL-1103 Rev.P04 (Proposed third floor plan)  
0229-RL-1104 Rev.P03 (Proposed fourth floor plan)  
0229-RL-1105 Rev.P02 (Proposed fifth floor plan)  
0229-RL-1106 Rev.P01 (Proposed roof plan)  
0229-RL-1199 Rev.P02 (Proposed basement plan)  
0229-RL-1200 Rev.P01 (Proposed East Elevation - Building A / Section - Building C)  
0229-RL-1201 Rev.P03 (Proposed West & North Elevation - Building B / Section - Building C)  
0229-RL-1202 Rev.P00 (Proposed South Elevation- Building C / Section - Buildings A and B)  
0229-RL-1300 Rev.P01 (Proposed West Elevation - Building A)  
0229-RL-1302 Rev.P02 (Proposed South Elevations- Buildings A and B)  
0229-RL-1304 Rev.P00 (Proposed East Elevation - Building B)  
0229-RL-1305 Rev.P02 (Proposed North Elevations - Building B / Building C)  
0229-RL-7100 Rev.P02 (Proposed ground floor landscape plan)

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 a) Prior to the commencement of any development, a Phase 2 report (Site investigation and risk assessment) to establish the nature and extent of any contamination on the site and whether or not it originates on the site shall be conducted in accordance with the recommendations contained in the approved Phase 1 Desk Study Report (prepared by Alan Conisbee and Associates Limited, dated April 2016) (pages 32-35) and Ground Investigation Plans showing locations of trial pits, boreholes, and window samples (page 40) and shall be submitted to, and approved in writing by, the Local Planning Authority.
- 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 completed in a safe manner without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2012), policy 5.21 (Contaminated Land) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved

policy 3.1 (Environmental Effects) of the Southwark Unitary Development Plan (2007).

- 4 Section detail-drawings at a scale of 1:5m through (i) parapets; (ii) roof edges and (iii) heads, cills and jambs of all openings, to be used in the carrying out of this permission shall be submitted to the Local Planning for approval in writing prior to the commencement of any works above grade. 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 as to the quality of the design and details in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets and Archaeology) of the London Plan (2016), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design), 3.13 (Urban Design) and 3.16 (Conservations Areas) of the Southwark Unitary Development Plan (2007).

- 5 No development shall take place, including any works of demolition, until a Construction Logistics Plan (CLP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CLP shall be adhered to throughout the construction period. The CLP shall include the following information as may be relevant:

Site information: (Site location of the site; Size and nature of the development; Details of any parking constraints near the site; Details of site access including public transport, cycling and footways; Any changes to services during the construction phase)

Construction details: (Scheme details; Works programme showing indicative dates for each stage of construction; Overview of the different stages of the construction processes; Access arrangements for vehicles; Details of any parking bays that may need to be suspended to make way for large construction vehicles; Number of deliveries; Hours of site operation; Proposed routing; Number and type of construction vehicles for each development phase; Parking, loading and unloading arrangements and monitoring methods; Swept path analysis; Measures to address any issues regarding entry, access and exit to the site; Details of storage of plant and materials)

Traffic management: (Details of how traffic will be managed during the various stages of construction; Type of construction vehicles needed and when; Parking arrangements for delivery vehicles; Pedestrian, cyclist, bus and general traffic considerations)

Monitoring, compliance, reporting and review: (How the CLP will be monitored; Compliance arrangements; Reporting and review arrangements)

Reason:

To ensure that the impact of the demolition and construction works on the safe operation of the surrounding highway network and on the general amenity of the locality is minimised as far as possible in accordance with the National Planning Policy Framework (2012), strategic policies 2 (Sustainable transport) and 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity) and 5.2 (Transport impacts) of the Southwark Unitary Development Plan (2007).

- 6 No development shall commence until a finalised surface water drainage scheme for the site, based on the details within the Flood Risk Assessment and Preliminary Drainage Strategy (Conisbee, ref. 160602/AW/TG, dated 8th July 2016, Rev.1.1), which achieves a surface water run-off rate no greater than 5 litres/second, is developed at detailed design stage and submitted to, and approved by, the Local Planning Authority.

Reason:

To ensure the safety of future occupiers of the building against the risk of flooding in accordance with Section 10 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2012), policies 5.12 (Flood risk management) and 7.13 (Safety, security and resilience to emergency) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011), saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007) and guidance in the Sustainable Design and Construction SPD (2009).

- 7 The development hereby permitted shall not be commenced until detailed design and method statements (AIP) for all of the foundations, basement and ground floor structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures' have been submitted to, and approved in writing by, the local planning authority (in consultation with the Local Highway Authority)

Reason:

To ensure that public highway infrastructure is adequately protected in accordance with saved policy 5.2 (Transport Impacts) of the Southwark Unitary Development Plan (2007).

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

- 8 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roofs and living walls shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roofs and living walls 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) roofs and living walls 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 (green/brown) and living walls 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 roofs and living walls and Southwark Council agreeing the submitted plans, and once the green/brown roofs and living walls are completed in full in accordance to the agreed plans. A post-completion assessment will be required to confirm that the biodiversity roofs and living walls have 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 Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policies 2.18 (Green infrastructure: the network of open and green spaces), 5.3 (Sustainable design and construction), 5.10 (Urban greening) and 5.11 (Green roofs and development site environs) of the London Plan (2016), strategic policy 11 of the Southwark Core Strategy (2011) and saved policy 3.28 (Biodiversity) of the Southwark Unitary Development Plan (2007).

- 9 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works associated with the development hereby granted. No fewer than 4 swift bricks and 6 mixed-nest boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks and boxes shall be installed within 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 and shall be maintained as such thereafter.

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policies 5.10 (Urban greening) and 7.19 (Biodiversity and access to nature) of the London Plan (2016), strategic policy 11 of the Southwark Core Strategy (2011) and saved policy 3.28 (Biodiversity) of the Southwark Unitary Development Plan (2007).

- 10 Prior to the commencement of above grade works, details, including samples, of all external facing materials (and notwithstanding the details shown on the approved Block A front elevation drawing, ref. 0229-SEW-RL-1300 REV P01, details of a revised front elevation which shows a reduced depth to the first-floor weathered and perforated brass panels thereby preserving space for a traditional signage fascia for the commercial unit below) shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and shall be retained as such thereafter.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a high quality of design and detailing in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage Assets and Archaeology) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and

saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 11 Before any above grade work hereby authorised begins, detailed drawings at 1:50m scale of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme in accordance with the National Planning Policy Framework (2012), policies 5.3 (Sustainable design and construction), 5.10 (Urban greening), 5.11 (Green roofs and development site environs) and 7.5 (Public realm) of the London Plan (2016), strategic policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of the Southwark 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 Unitary Development Plan (2007).

- 12 Prior to the commencement of any works above grade, details of the balcony privacy screens shown indicatively on the south elevation of Block B in approved drawing ref. 0229-SEW-RL-1302 REV P02 shall be submitted to, and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given. The approved privacy screens shall be retained as such thereafter.

Reason:

In the interests of preserving a reasonable degree of privacy for neighbouring residential occupiers in Rye Lane and Philip Walk in accordance with the National Planning Policy Framework (2012), policy 7.6 (Architecture) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of Amenity) of the Southwark Unitary Development 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.

- 13 Before the first occupation of any of the premises that the CHP plant shall serve, the developer will provide a report advising of the full particulars of the CHP plant, e.g., location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted to, and approved in writing by, the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with the Local Planning Authority approval given whilst it is in commission.

Reason:

In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 7.14 (Improving air quality) of the London Plan (2016), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and policies 3.3 (Sustainability Assessment), 3.4 (Energy Efficiency) and 3.6 (Air Quality) of the Southwark Unitary Development Plan (2007).

- 14 Prior to the first occupation of the development hereby permitted the following proposed energy saving features, as set out in the Energy Statement by Scotch Partners, Rev.03 dated 8th April 2016 which accompanied the application, shall be installed and thereafter retained for the lifetime of the development.

Roof-mounted Photo-Voltaic panels

A gas-powered Combined Heat and Power (CHP) plant

Mechanical Ventilation and Heat Recovery units within each residential unit.

Reason:

To ensure that the development provides the environmental sustainability features that were specified in the energy strategy for the application so as to deliver compliance with section 10 of the National Planning Policy Framework (2012), policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable design and construction) of the London Plan (2016), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.4 (Energy efficiency) of the Southwark Unitary Development 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.

- 15 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.

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

Reason:

As the development is located in a water stress area and so to reduce water use in accordance with the National Planning Policy Framework (2012), policy 5.15 (Water use and supplies) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policies 3.1 (Environmental effects) and 3.9 (Water) of the Southwark Unitary Development Plan (2007).

- 17 The applicant shall secure 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 any such approval thereby issued by the appointed building control body.

M4(2) (Accessible and adaptable dwellings)

Block A: A-01, A-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10 and A-11

Block B: B-01, B-02, B-03, B-04, B-05, B-06, B-08, B-09, B-10, B-12, B-13, B-15, B-16 and B-17

Block C: C-01

M4(3) (Wheelchair user dwellings)

B-07, B-11 and B-18

Reason:

To ensure the development complies with policy 3.8 (Housing choice) of the London Plan (2016) and strategic policy 5 (Providing new homes) of the Southwark Core Strategy (2011).

- 18 The disabled-standard car parking space shown on the drawings hereby approved shall be made available, and retained for the purposes of car parking for disabled residents and no trade or business shall be carried on there from.

Reason:

In the interests of ensuring that the space remains available for the benefit of any disabled residents who hold a blue badge in accordance with policy 6.9 (Parking) of the London Plan (2016), strategic policies 2 (Sustainable Transport) of the Southwark Core Strategy (2011) and saved policy 5.2 (Transport impacts) of the Southwark Unitary Development Plan (2007).

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

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

Living rooms- 35dB LAeq T \*\*

Dining room - 40 dB LAeq T \*\*

\* - Night-time 8 hours between 23:00-07:00

\*\* - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of Amenity) of the Southwark Unitary Development Plan (2007).

- 20 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing ref. 0229-RL-1100 Rev.P04 (Proposed ground floor plan) shall be provided and made available for use by the occupiers of the [dwellings/premises] 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 21 The Rated sound level from any installed mechanical and/or electrical plant together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be at least 10dB(A) below the lowest relevant background level in this location. For the purposes of this condition the Background, Rated and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014.

Reason:

To protect the amenity and living conditions of occupiers of nearby buildings in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of Amenity) of the Southwark Unitary Development Plan (2007).

- 22 No meter boxes, flues, vents, pipes or other appurtenances, nor any scheme of external illumination of the building, other than details on the approved drawings, shall be fixed or installed to any elevation of the building, without the prior written consent of the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure such works do not detract from the appearance of the building in accordance with the National Planning Policy Framework (2012), policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design), 3.13 (Urban Design) and 3.16 (Conservation Areas) of the Southwark Unitary Development Plan (2007).

- 23 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing ref. 0229-RL-1100 Rev.P04 (Proposed ground floor plan) shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 24 The habitable rooms within the development sharing a party ceiling or 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 or better when measured as an L10 across any 5 minute period.

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 in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of Amenity) of the Southwark Unitary Development Plan (2007).

- 25 The existing buildings on the site shall not be demolished other than outside of the bird breeding season (March to August inclusive).

Reason:

As protected birds have been identified at the site and therefore to avoid destruction of active bird habitat in accordance with the requirements of the Wildlife and Countryside Act 1981 and with Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), Policy 7.19 (Biodiversity and access to nature) of the London Plan (2016), strategic policy 11 (Open spaces and wildlife) of the Southwark Core Strategy (2011) and policy 3.28 (Biodiversity) of the Southwark Unitary Development Plan (2007).

- 26 The obscure-glazing shown on the south elevation of Block B in drawing 0229-SEW-RL-1302 REV P02 shall be provided as prior to the first occupation of Block B and the first-floor windows in the west elevation of Block C as drawing 0229-SEW-RL-1101 REV P03 shall be glazed with purpose-made obscure glass and be fixed shut up 1.8m above the internal finished floor level of the rooms they serve before the first occupation of block C, all obscure glazing shall be retained thereafter.

Reason:

In the interests of preserving a reasonable degree of privacy for neighbouring residential occupiers in Rye Lane and Philip Walk in accordance with the National Planning Policy Framework (2012), policy 7.6 (Architecture) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of Amenity) of the Southwark Unitary Development Plan (2007).

- 27 Design interventions and/or security measures shall be implemented to achieve Secured by Design accreditation prior to occupation of the residential uses and/or commencement of the commercial uses hereby granted.

Reason:

In the interests of ensuring the provision of a safe and secure environment for the residents of, and visitors to, the development in accordance with the National Planning Policy Framework (2012), policies 7.3 (Designing out crime) of the London Plan (2016), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policies 3.14 (Designing out crime) of the Southwark Unitary Development Plan (2007).

- 28 The commercial premises hereby permitted shall achieve a minimum Excellent BREAAAM rating.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2012), policy 5.3 (Sustainable design and construction) of the London Plan (2016), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.3 (Sustainability) and 3.4 (Energy efficiency) of the Southwark Unitary Development Plan (2007).

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

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

Initially the scheme did not comply with guidance. However, the local planning authority's suggested improvements were adopted by the applicant.

### **Informatives**

#### **1 Works to Highways - information**

1. 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.
2. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), [www.southwark.gov.uk/ssdm](http://www.southwark.gov.uk/ssdm).

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

#### **2 Out of Hours Site Works - Section 61 of Control of Pollution Act 1974**

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday: 08:00–18:00hrs

Saturday: 09:00–13:00hrs



Sundays and Bank Holidays: No Works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:- <http://southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise> Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

3 **Emergency or Unanticipated Out-Of-Hours Works**

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available.