
RECOMMENDATION

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	Mr Coram Beltwood Park Place Limited	Reg. Number	17/AP/3070
Application Type	Full Planning Application	Case Number	TP/2345-41
Recommendation	Grant permission		

Draft of Decision Notice

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

Alterations to enable a change of use of Beltwood House (a Grade II listed building) from a Class C2 residential institution to provide 7 apartments with external works comprising demolition of the service wing outriggers and replacement with a new communal entrance. Demolition of curtilage outbuildings to the east of Beltwood House ('Stables and Worker's cottage') and replacement with 3 No. residential units. Creation of new Gate House and a detached house within the site curtilage. Alterations including underpinning of the existing Gate Lodge (curtilage listed building) and, ground floor extension.

A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents. Car parking for 17 cars for residents and visitors.

Provision of new refuse and cycle storage structures. Creation of new vehicular access on to Sydenham Hill from the south-east of the site to serve one new dwelling (new Gate House).

At: BELTWOOD, 41 SYDENHAM HILL, LONDON SE26 6TH

In accordance with application received on 08/08/2017 08:01:10

and Applicant's Drawing Nos. Existing

000 REV A - SITE LOCATION PLAN
 001 REV C - EXISTING SITE PLAN
 010 REV B - EXISTING SOUTH & WEST SITE ELEVATIONS
 011 REV B - EXISTING NORTH & EAST SITE ELEVATIONS
 100 REV C - MAIN HOUSE EXISTING PLANS - BASEMENT
 101 REV C - MAIN HOUSE EXISTING PLANS - GROUND FLOOR
 102 REV C - MAIN HOUSE EXISTING PLANS - FIRST FLOOR
 103 REV C - MAIN HOUSE EXISTING PLANS - SECOND FLOOR
 104 REV C - MAIN HOUSE EXISTING PLANS - ROOF
 120 REV C EXISTING BELTWOOD HOUSE SOUTH ELEVATION
 121 REV C - EXISTING BELTWOOD HOUSE WEST ELEVATIONS
 122 REV C - EXISTING BELTWOOD HOUSE NORTH ELEVATIONS
 123 REV C - EXISTING BELTWOOD HOUSE EAST ELEVATIONS
 200 REV B - EXISTING OUTBUILDINGS PLANS
 201 REV B - EXISTING OUTBUILDINGS ELEVATIONS
 202 REV B - ORIGINAL GATE HOUSE EXISTING

Proposed:

002 REV G - PROPOSED SITE PLAN
 003 REV C - PROPOSED SITE PLAN BASEMENT
 004 REV C - PROPOSED LANDSCAPING NORTH OF BELTWOOD HOUSE
 005 REV D - PROPOSED LANDSCAPE STRATEGY
 006 REV C - PROPOSED TREE REMOVALS AND MITIGATION PLAN
 012 REV B - PROPOSED SOUTH & WEST SITE ELEVATIONS
 013 REV B - PROPOSED NORTH & EAST SITE ELEVATIONS
 020 REV B - PROPOSED MAIN ENTRANCE GATE 11/08/2017
 021 REV A - PROPOSED NEW GATE HOUSE ENTRANCE GATE
 110 REV E - MAIN HOUSE PROPOSED PLANS - BASEMENT
 111 REV E - MAIN HOUSE PROPOSED PLANS - GROUND FLOOR

112 REV E - MAIN HOUSE PROPOSED PLANS - FIRST FLOOR
 113 REV E - MAIN HOUSE PROPOSED PLANS - SECOND FLOOR
 114 REV E MAIN HOUSE PROPOSED PLANS - ROOF
 130 REV B - PROPOSED BELTWOOD HOUSE SOUTH ELEVATIONS
 131 REV B - PROPOSED BELTWOOD HOUSE WEST ELEVATIONS
 132 REV D - PROPOSED BELTWOOD HOUSE NORTH ELEVATION
 133 REV B - PROPOSED BELTWOOD HOUSE EAST ELEVATIONS
 140 REV C - EXISTING & PROPOSED INTERIOR ELEVATIONS ROOM G.01
 141 REV B - EXISTING & PROPOSED FLOOR AND REFELCTED CEILING PLANS ROOM G.01
 142 REV C - EXISTING & PROPOSED INTERIORS ROOM G02
 143 REV C - EXISTING & PROPOSED INTERIOR ELEVATIONS ROOM G03
 144 REV B - EXISTING & PROPOSED FLOOR AND CEILING PLANS ROOM G03
 145 REV C - EXISTING & PROPOSED INTERIOR ELEVATIONS ROOM G04
 146 REV B - EXISTING & PROPOSED FLOOR AND CEILING PLANS ROOM G04
 147 REV B - EXISTING & PROPOSED INTERIORS ROOM G14
 148 REV B - EXISTING & PROPOSED INTERIORS ROOMS 1.15 & 1.16
 203 REV A - ORIGINAL GATE HOUSE PROPOSED
 205 REV B - PROPOSED NEW GATE HOUSE PLANS
 206 REV B - PROPOSED NEW GATE HOUSE ELEVATIONS
 207 REV C - TERRACE HOUSES PROPOSED BASEMENT PLAN
 208 REV B - TERRACE HOUSES PROPOSED GROUND FLOOR PLAN
 209 REV B - TERRACE HOUSES PROPOSED FIRST FLOOR PLAN
 210 REV B - TERRACE HOUSES PROPOSED ROOF PLAN
 211 TERRACE HOUSES WEST & SOUTH ELEVATIONS
 212 TERRACE HOUSES NORTH & EAST ELEVATIONS
 213 REV B - PAVILION HOUSE: PROPOSED BASEMENT PLAN
 214 REV B - PAVILION HOUSE: PROPOSED GF PLAN
 215 REV B - PAVILION HOUSE: PROPOSED 1F PLAN
 216 REV B - PAVILION HOUSE: PROPOSED ROOF PLAN
 217 REV C - PAVILION HOUSE: PROPOSED ELEVATIONS
 250 REV B - PROPOSED MAIN CYCLE STORE & REFUSE (STORE F)
 251 REV B - PROPOSED REFUSE & CYCLE STORES A - E

Documents

Archaeology assessment (including addendum)
 Daylight/Sunlight assessment (including addendum)
 Design and access statement (including addendum)
 Basement Impact Assessment (including addendum)
 Structural Condition Survey
 Outline Schedule of works
 Energy statement (including addendum)
 Heritage statement
 Nature conservation/ecology assessment (including addendum)
 Planning Statement
 Transport statement (including addendum)
 Tree survey and assessment
 Tree survey and assessment - Tree Removal List
 Viability Report
 Verified Views document (Not including the removed 'Wooded Flats')

Subject to the following twenty-four 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:

002 REV G - PROPOSED SITE PLAN
 003 REV C - PROPOSED SITE PLAN BASEMENT
 004 REV C - PROPOSED LANDSCAPING NORTH OF BELTWOOD HOUSE
 005 REV D - PROPOSED LANDSCAPE STRATEGY

006 REV C - PROPOSED TREE REMOVALS AND MITIGATION PLAN
 012 REV B - PROPOSED SOUTH & WEST SITE ELEVATIONS
 013 REV B - PROPOSED NORTH & EAST SITE ELEVATIONS
 020 REV B - PROPOSED MAIN ENTRANCE GATE 11/08/2017
 021 REV A - PROPOSED NEW GATE HOUSE ENTRANCE GATE
 110 REV E - MAIN HOUSE PROPOSED PLANS - BASEMENT
 111 REV E - MAIN HOUSE PROPOSED PLANS - GROUND FLOOR
 112 REV E - MAIN HOUSE PROPOSED PLANS - FIRST FLOOR
 113 REV E - MAIN HOUSE PROPOSED PLANS - SECOND FLOOR
 114 REV E MAIN HOUSE PROPOSED PLANS - ROOF
 130 REV B - PROPOSED BELTWOOD HOUSE SOUTH ELEVATIONS
 131 REV B - PROPOSED BELTWOOD HOUSE WEST ELEVATIONS
 132 REV D - PROPOSED BELTWOOD HOUSE NORTH ELEVATION
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 209 REV B - TERRACE HOUSES PROPOSED FIRST FLOOR PLAN
 210 REV B - TERRACE HOUSES PROPOSED ROOF PLAN
 211 TERRACE HOUSES WEST & SOUTH ELEVATIONS
 212 TERRACE HOUSES NORTH & EAST ELEVATIONS
 213 REV B - PAVILION HOUSE: PROPOSED BASEMENT PLAN
 214 REV B - PAVILION HOUSE: PROPOSED GF PLAN
 215 REV B - PAVILION HOUSE: PROPOSED 1F PLAN
 216 REV B - PAVILION HOUSE: PROPOSED ROOF PLAN
 217 REV C - PAVILION HOUSE: PROPOSED ELEVATIONS
 250 REV B - PROPOSED MAIN CYCLE STORE & REFUSE (STORE F)
 251 REV B - PROPOSED REFUSE & CYCLE STORES A - E

Reason:

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

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

- 3 Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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

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

No less than 2 Bat boxes, 2 bird boxes installed on trees and 3 house sparrow boxes installed on buildings shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

Reason:

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

- 6 Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given. The Drainage Strategy should incorporate the use and principals of Sustainable Drainage Systems, and aiming for greenfield runoff rates for all critical storms up to and including the 100 year Return Period (PR) plus the NPPF upper end estimation for climate change which is currently 40%.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance

with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

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

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

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

Reason

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

- 8 Detailed drawings sections and elevations (scale 1:5/ 10) for all fenestration to the new build elements (to include details of the reveals) external doors, balustrading, parapets, timber screens shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the adjoining listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark 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.

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

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is

later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

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

- 10 Prior to above grade works commencing, material samples, sample-panels and sample-boards of all external facing materials to be used for the new build elements in the carrying out of this permission shall be presented on site and 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.

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.

- 11 Before any above grade work hereby authorised begins, a detailed method statement for the removal or long-term management /eradication of Japanese Knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of (plant name) during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons:

Japanese Knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

- 12 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 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 13 Notwithstanding details indicated on drawing nos. 020 Rev B and 021 Rev A, before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries (including internal garden separation, boundary treatment to Sydenham Hill and access to the New Gate House) 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.

Reason

In the interests of visual and residential amenity 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, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 14 The completed schedule of site supervision and monitoring of the arboricultural protection measures shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

Reason

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

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

- 15 Before the first occupation of the development the car parking shown on the drawings hereby approved, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development and no trade or business shall be carried out thereon.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 16 The proposed dwellings shall meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Unit reference numbers

Access to and use of building standard

Terraced Houses and pavilion house

M4(2)

M4(3a)

Proposed Gate Lodge

M4(3b)

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 17 Before the first occupation of the residential unit/s in this development hereby permitted, the refuse storage arrangements shown on the approved drawing/s referenced Drawings no. 002 rev G, 205 rev B, 214 rev B 208 rev B, 250 rev B and 251 rev B shall be provided and made available for use by the occupiers of the residential units and the facilities provided shall thereafter be retained for waste storage and shall not be 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 and 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

- 18 Before the first occupation of the building/extension the cycle storage facilities as shown on drawings 002 rev G, 205 rev B, 214 rev B 208 rev B, 250 rev B and 251 rev B, 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.

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

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms - 30dB 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.

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

Reason

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

- 21 Notwithstanding the provisions of Schedule 2, Part 1, classes A,B,C,D,E,F,G and H of the Town and Country Planning General Permitted Development Order 2015 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellings hereby approved without planning permission.

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, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 22 The windows on the north elevation of the terraced building 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 6 Crescent Wood Road 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.

- 23 The roof of the terraced houses and pavilion house hereby permitted shall not be used other than as a means of escape or for maintenance 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 surrounding residents 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.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 24 Details of the external lighting [including design, power and position of luminaries] of external areas surrounding the Gate Lodge building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting 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 biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan (2007) and Strategic Policy 11 of the Southwark Core strategy (2011).

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The applicant was advised of amendments needed to make the proposed development acceptable. Although the applicant submitted some amendments to the scheme they were not considered sufficient to make the proposal acceptable.

Informatives

Out of Hours Site Works S61 CoPA'74 - informative

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

Monday to Friday - 08.00 - 18.00hrs

Saturday - 09.00 - 14.00hrs

Sundays & Bank Hols - no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:-

<http://southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

Emergency/Unanticipated Out-of-hours Works - informative

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.

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Asbestos - Informative

A pre-demolition Asbestos Survey must be carried out before any demolition or refurbishment commences. The developer must have evidence that the building was built post 2000 or undertake an intrusive asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future

occupiers. The scheme should identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use.
NB it should be noted that a management survey report is unlikely to meet the requirements of the Guidance

Construction Environmental Management Plan (CEMP) NRMM regs & environmental pollutant limits - informative

All construction sites should have a Construction Environmental Management Plan. It details good construction practice for a specific site. Guidance on preparing CEMPs, current best construction practice the NRMM regulations and acceptable environmental pollutant limits can be found at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>