
**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	Mr Beaumont C/O Forge Architects	Reg. Number	17/AP/4668
Application Type	Full Planning Application	Case Number	TP/1459-55
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7 x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.

At: 55 GREAT SUFFOLK STREET, LONDON SE1 0BB

In accordance with application received on 13/12/2017 16:01:10

and Applicant's Drawing Nos. Ecological Report ref: 150712-ED-01a

FLOOD RISK ASSESSMENT Ref: 27602

CONSERVATION DEFICIT REPORT

Viability Report

REPORT ON STRUCTURAL ALTERATIONS

Planning Statement

CONSTRUCTION MANAGEMENT STATEMENT

SCHEDULE OF WORKS

Noise Exposure Assessment

Heritage Appraisal

Energy & Sustainability Statement

Pre-application Design & Access Statement

Air Quality Assessment

1275_E_001 - LOCATION PLAN

1275_E_100 - EXISTING PLAN GROUND FLOOR

1275_E_101 - EXISTING PLAN TYPICAL FLOOR (1ST-3RD)

1275_E_102 - EXISTING 4TH FLOOR

1275_E_103 - EXISTING PLAN LOFT

1275_E_104 - EXISTING PLAN ROOF

1275_P_200 - CONSTRUCTION MANAGEMENT PLAN

1275_P_200 - PROPOSED PLAN GROUND FLOOR

1275_P_201 - PROPOSED PLAN TYPICAL FLOOR (1ST-3RD)

1275_P_202 - PROPOSED PLAN 4TH FLOOR

P1275_P_203 - PROPOSED PLAN LOFT

1275_P_204 - PROPOSED PLAN ROOF

1275_P_300 - EXISTING FACING ELEVATIONS PROPOSED AND EXISTING

1275_P_301 - NORTH FACING ELEVATIONS PROPOSED AND EXISTING

1275_P_302 - WEST FACING ELEVATIONS PROPOSED AND EXISTING

1275_P_400 - SECTION A-A PROPOSED AND EXISTING

1275_P_401 - SECTION B-B PROPOSED AND EXISTING

1275_P_410 - FLOOR CONSTRUCTION PROPOSED

1275_P_411 - STAIR CONSTRUCTION EXISTING AND PROPOSED

1275_P_412 - WINDOW CONSTRUCTION PROPOSED

1275_P_413 - JULIET WINDOW CONSTRUCTION PROPOSED

1275_P_414 - ROOF CONSTRUCTION PROPOSED

1275_P_415 - EXT.WALL CONSTRUCTION PROPOSED

1275_P_415 - PARTITION CONSTRUCTION PROPOSED
1275_P_416 - EXT. WALL CONSTRUCTION PROPOSED
1275_P_417 - PARTY WALL CONSTRUCTION PROPOSED
1275_P_500 - SECTIONAL VIEW

Subject to the following seven 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:

1275_P_200 - CONSTRUCTION MANAGEMENT PLAN
1275_P_200 - PROPOSED PLAN GROUND FLOOR
1275_P_201 - PROPOSED PLAN TYPICAL FLOOR (1ST-3RD)
1275_P_202 - PROPOSED PLAN 4TH FLOOR
P1275_P_203 - PROPOSED PLAN LOFT
1275_P_204 - PROPOSED PLAN ROOF
1275_P_300 - EXISTING FACING ELEVATIONS PROPOSED AND EXISTING
1275_P_301 - NORTH FACING ELEVATIONS PROPOSED AND EXISTING
1275_P_302 - WEST FACING ELEVATIONS PROPOSED AND EXISTING
1275_P_400 - SECTION A-A PROPOSED AND EXISTING
1275_P_401 - SECTION B-B PROPOSED AND EXISTING
1275_P_410 - FLOOR CONSTRUCTION PROPOSED
1275_P_411 - STAIR CONSTRUCTION EXISTING AND PROPOSED
1275_P_412 - WINDOW CONSTRUCTION PROPOSED
1275_P_413 - JULIET WINDOW CONSTRUCTION PROPOSED
1275_P_414 - ROOF CONSTRUCTION PROPOSED
1275_P_415 - EXT.WALL CONSTRUCTION PROPOSED
1275_P_415 - PARTITION CONSTRUCTION PROPOSED
1275_P_416 - EXT. WALL CONSTRUCTION PROPOSED
1275_P_417 - PARTY WALL CONSTRUCTION PROPOSED
1275_P_500 - SECTIONAL VIEW

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.

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.

- 3 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.

- 4 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.

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.

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

Reason

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

- 6 Before the first occupation of the use hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 1275_P_200 shall be provided and made available for use by the occupiers of the 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 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.

- 7 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 1275_P_200 shall be provided and made available for use by the occupiers of the 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

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.