
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 Ibrahim Adewusi (Project Co-ordinator) Muslim Association of Nigeria (MAN UK)	Reg. Number 18/AP/1431
Application Type	Full Planning Application	
Recommendation	Grant subject to Legal Agreement	Case Number TP/2168-365

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and the erection of a 6 storey building (plus basement) containing an Islamic Cultural Centre for religious, educational, community and leisure use, including 1 service parking space and retail uses on ground floor (REVISED DESCRIPTION).

At: MUSLIM ASSOCIATION OF NIGERIA, 365 OLD KENT ROAD, LONDON, SE1 5JH

In accordance with application received on 30/04/2018 12:01:13

and Applicant's Drawing Nos. 786/MAN/PP - 010 SITE LOCATION PLAN;

786/MAN/SU -100 - SURVEY PLANS;
 786/MAN/SU -101 - SURVEY SECTIONS,ELEVATIONS;
 786/MAN/PP - 102A GROUND FLOOR PLAN;
 786/MAN/PP - 103A FIRST FLOOR PLAN;
 786/MAN/PP - 104A SECOND FLOOR PLAN;
 786/MAN/PP - 105A THIRD FLOOR PLAN;
 786/MAN/PP - 106A FOURTH FLOOR PLAN;
 786/MAN/PP - 107A FIFTH FLOOR PLAN;
 786/MAN/PP - 108A ROOF PLAN;
 786/MAN/PP - 201A WEST ELEVATION;
 786/MAN/PP - 202A SOUTH ELEVATION;
 786/MAN/PP - 203A EAST ELEVATION;
 786/MAN/PP - 204A NORTH ELEVATION;
 786/MAN/PP - 211A MAN WEST ELEVATION - MATERIALS;
 786/MAN/PP - 212A MAN SOUTH ELEVATION - MATERIALS;
 786/MAN/PP - 213A MAN EAST ELEVATION - MATERIALS;
 786/MAN/PP - 214A MAN NORTH ELEVATION - MATERIALS;
 786/MAN/PP - 401 BAY STUDY
 DESIGN,ACCESS & SUSTAINABILITY STATEMENT (PREPARED BY ATELIER UWA CHARTERED ARCHITECTS, DATED JUNE 2018);
 ESS0103 BREEAM NEW CONSTRUCTION 2018 PRE-ASSESSMENT REPORT (PREPARED BY ENGINEERING SERVICES CONSULTANCY LTD, DATED 27TH JUNE 2018);
 18754 6001 SEWAGE AND UTILITIES ASSESSMENT REPORT (PREPARED BY MALACHY WALSH AND PARTNERS CONSULTING ENGINEERS,DATED JUNE 2018);
 18754 BASEMENT IMPACT ASSESSMENT REPORT (PREPARED BY MALACHY WALSH AND PARTNERS CONSULTING ENGINEERS,DATED JUNE 2018);
 BD1009 REV 2 ENERGY STATEMENT (PREPARED BY BRIAR ASSOCIATES ENERGY & ENVIRONMENTAL CONSULTING ENGINEERS, DATED MAY 2018);
 X/MANOLDKENTRD.1 VERSION 3 TRAVEL PLAN (PREPARED BY MAYER BROWN LIMITED, DATED APRIL 2018);
 X/MANOLDKENTRD.1 VERSION 3 TRANSPORT STATEMENT (PREPARED BY MAYER BROWN LIMITED, DATED APRIL 2018);
 X/MANOLDKENTRD.1 VERSION 4 DELIVERY AND SERVICING MANAGEMENT PLAN (PREPARED BY MAYER BROWN LIMITED, DATED APRIL 2018);
 AC00617A ARCHAEOLOGICAL DESK BASED ASSESSMENT (PREPARED BY ARCHAEOLOGY COLLECTIVE, DATED DECEMBER 2017);
 18754 FLOOD RISK ASSESSMENT (PREPARED BY MALACHY WALSH AND PARTNERS CONSULTING ENGINEERS,DATED APRIL 2018);
 P3014.1.0 PHASE 1 GROUND CONTAMINATION DESK STUDY REPORT (PREPARED BY AGB ENVIRONMENTAL, DATED NOVEMBER 2017);
 P3014.2.0 ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY AGB ENVIRONMENTAL, DATED JANUARY

2018);
P3014.3.0 PRELIMINARY ECOLOGICAL APPRAISAL (PREPARED BY AGB ENVIRONMENTAL, DATED DECEMBER 2017);
24943/NIA1 ENVIRONMENTAL NOISE SURVEY AND ACOUSTIC DESIGN STATEMENT REPORT (PREPARED BY HANN TUCKER ASSOCIATES, DATED NOVEMBER 2017);
26712 VERSION 1 DAYLIGHT AND SUNLIGHT ASSESSMENT (PREPARED BY PRICE & MYERS, DATED NOVEMBER 2017);
17-3732 AIR QUALITY ASSESSMENT (PREPARED BY SYNTEGRA CONSULTING, DATED MARCH 2018);
OLD KENT ROAD VERIFICATION SERVICE RESPONSE FORM (RECEIVED ON 26TH OCTOBER 2018).

Subject to the following twenty-nine 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:

786/MAN/PP - 102A GROUND FLOOR PLAN;
786/MAN/PP - 103A FIRST FLOOR PLAN;
786/MAN/PP - 104A SECOND FLOOR PLAN;
786/MAN/PP - 105A THIRD FLOOR PLAN;
786/MAN/PP - 106A FOURTH FLOOR PLAN;
786/MAN/PP - 107A FIFTH FLOOR PLAN;
786/MAN/PP - 108A ROOF PLAN;
786/MAN/PP - 201A WEST ELEVATION;
786/MAN/PP - 202A SOUTH ELEVATION;
786/MAN/PP - 203A EAST ELEVATION;
786/MAN/PP - 204A NORTH ELEVATION.

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 Flood Resilience and Safety

a) The Flood Risk Assessment submitted with this application included the recommendations below and we therefore require verification from the applicant that these will be implemented:

- i. A floor level of 3.0 m AOD should be applied to the retail units, reception area and the book shop at ground floor, providing the recommended freeboard level of 0.3 m above modelled flood depths in the event of breach of flood defences.
- ii. The ground floor finishes and detailing of the building to be carried out in accordance with recommendations in "Improving the Flood Performance of New Buildings - Flood Resilient Construction" published by DEFRA, 2007.
- iii. The basement design and construction should incorporate waterproofing measures to cater for flood hazards due to groundwater.
- iv. Preparation of a Flood Evacuation Plan for the development to cater for any potential flooding that might occur within the site.
- v. Register for Environment Agency flood warnings.

b) The basement and ground levels of the site are at residual flood risk from the River Thames, and some surface water flood risk. A Flood Resistance and Resilience Report confirming these solutions should be submitted to the local planning authority and approved in writing prior to the beginning of works on site. The report should be proportionate and risk based in terms of predicted flood risks to the planned development. Construction should be carried out in line with the recommendations of the report.

c) A stand alone Flood Warning and Emergency Evacuation Plan should be submitted to Southwark's Emergency Planning department for their approval prior in writing to occupation of the site. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the

plan. It should also provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood

Reason:

To minimise potential damage to property from flood events from these sources and in accordance with Southwark's Strategic Flood Risk Assessment (Appendix I. Basements and Flooding), basement developments Flood Zone 3a should give detailed consideration to safe access and egress, emergency planning to mitigate against any risk to life during a breach event, as well as employing flood resilient design and construction.

4 Construction Logistics Plan

Construction works in relation to the proposal hereby authorised shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority. The Construction Logistics plan shall identify all efficiency and sustainability measures that will be taken during the construction of this development. The development shall not be carried out otherwise than in accordance with the approved Construction Logistics Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority. Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason

In order that the construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14 and to minimise the impact of construction activities on local air quality in accordance with London Plan Policy 7.14.

5 Foundation and Basement Design

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the basement and foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority (Highways Department) and Transport for London and the development shall not be carried out otherwise than in accordance with any such approval given. This should include detailed design and method statements (AIP) for foundations and basement structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures'.

Reason

In order that details of the basement, foundations, ground works and all below ground impacts of the proposed development are not in conflict with emerging proposals for the Bakerloo Line Extension or the public highway.

6 Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

7 Archaeological Watching Brief

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

8 Tree Protection Measures

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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. 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.

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 2018 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.

9 Ventilation

Prior to the commencement of any work hereby permitted, full particulars and details of a scheme for the ventilation of the premises, including the basement sports facilities, to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity 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.

10 Material Samples

Prior to the commencement of works above grade, samples of all external facing materials to be used in the carrying out of this permission, including 1 sqm panels showing the bricks laid in the bonds proposed, including examples of the perforations proposed, shall be presented on site to the 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 that the Local Planning Authority may be satisfied 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 NPPF 2018 Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

11 Detail Drawings

Prior to commencement of works above grade of development hereby authorised, the following shall be submitted to and approved by the Local Planning Authority in writing:

- a) 1:20 bay studies through each elevation at agreed locations; and
- b) 1:20 drawings of the proposed shop fronts and the main entrance/ reception frontage; and
- c) detail drawings at agreed locations, at a scale of 1:5 or 1:10 through:
 - i) all facade variations; and
 - ii) the minaret structure; and
 - iii) all parapets and roof edges; and
 - v) heads, cills and jambs of all openings

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 NPPF 2018, Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

12 Green, Brown and Blue Roofs

i) Before any above grade work on the development hereby authorised begins, details of the green, brown and blue roofs proposed shall be submitted to and approved in writing by the Local Planning Authority. The roofs shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green, brown and blue roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The green, brown and blue roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green, brown and blue roofs and Southwark Council agreeing the submitted plans.

ii) Once the green, brown and blue roofs 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 policy 5.11 of the London Plan 2016, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

13 Cycle Storage

Before any above grade work hereby authorised 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 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

14 Secure By Design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority along with evidence of the submission of an application for Secure By Design Accreditation from the Metropolitan Police. All approved measures shall be implemented prior to the first use or occupation of the building.

Prior to the first use or occupation of the building evidence that Secure By Design accreditation has been awarded and that all approved security measures have been implemented shall be submitted to and approved by the Local Planning Authority.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

15 Acoustic Assessment

Prior to commencement of any above grade work hereby permitted, an acoustic assessment must 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 approval given.

The acoustic assessment must detail the impact of the proposed uses on sensitive receptors surrounding the site.

The assessment should include measurement of the background sound level at times appropriate to the operation of the premises, identify sensitive receptors and predict the specific noise level from the venue at the façade (and in external amenity areas where appropriate). Noise from cultural venues such as this may include amplified sound, music, PA systems, and noise from people congregating outside and dispersing from the premises.

The following standards should be achieved:

Where cultural venues are located alongside sensitive receptors in mixed use buildings, unacceptable impacts on residential amenity from internal or structure-borne noise must be avoided.

The LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 (5min), 1m from the facade of any sensitive receptor in all third octave bands between 31.5Hz and 8 kHz.

Reason

To ensure that occupiers of neighbouring premises do not suffer a harmful loss of amenity as a result of the proposed development, in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

16 Swift Bricks

No less than six swift bricks shall be provided and the details shall include the exact location, specification and design of the habitats. Details of Swift bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works hereby granted permission.

The 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 Swift bricks shall be installed strictly in accordance with the details approved, and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the swift bricks and mapped locations and Southwark Council agreeing the submitted plans, and once the swift bricks 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 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

17 Before any above grade work hereby authorised begins, details of the vertical green hanging wall shall be submitted to and approved in writing by the Local Planning Authority.

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

Discharge of this condition will be granted on receiving the details of the vertical Green Hanging wall and Southwark Council agreeing the submitted plans, and once the vertical Green Hanging Wall is 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.

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.

18 BREEAM

i) Prior to any fit out works to the 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.

ii) Before the first occupation of the development 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 have been met.

Reason: To ensure the proposal complies with The National Planning Policy Framework 2018, 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.

19 Ecology Enhancement Strategy

All of the measures for the mitigation of impact and enhancement of biodiversity set out in the submitted Preliminary Ecological Appraisal for the proposed development, shall be implemented prior to the building being first occupied.

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy

- 20 Before the first occupation of the retail units hereby permitted a final Delivery and Service Management Plan detailing how all they are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2018, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

21 Commercial Kitchen Extract Ventilation

The kitchen extraction system shall be designed to ensure the ventilation rate is adequate for the size of the area to be ventilated, that the exhaust air is adequately filtered and that exhaust air has a minimum residence time in the carbon filter bank of 0.1s. All components of the extraction system shall be cleaned, serviced, maintained and replaced fully in accordance with manufacturer's recommendations.

Prior to the commencement of the use hereby approved, a report confirming that the standards can be achieved shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that any installed kitchen extraction system will not cause a loss of amenity by reason of odour or fume, in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

22 Plant Noise

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2018, 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 A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use, the scheme of sound insulation shall be submitted to the Local Planning Authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the nearby properties do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises in accordance with the National Planning Policy Framework 2018, Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and saved Policy 3.2 Protection of Amenity 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.

- 24 Servicing Hours

Any deliveries or collections to the commercial units shall only be between the following hours: 08.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 25 Energy Efficiency

The development hereby permitted shall be constructed to include the energy efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied.

Reason: To ensure the development complies with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2015.

- 26 Call to Prayer

In accordance with email received on 5th November 2018, no call to prayer should be carried out from the development hereby approved.

Reason:

In order to ensure that the development would not cause harm to the amenity of residents in the surrounding area, in accordance with the NPPF 2018, Strategic Policy 13 - High Environmental Standards; and Saved Policies 2.1 - Enhancement of Community Facilities, 2.2 - Provision of New Community Facilities and 3.2 - Protection of Amenity of the Southwark Plan 2007.

- 27 Obscure Glazing

The windows at first floor and above on the west elevation of the building, as shown in drawing number 786 / MAN / PP -211, shall be obscure glazed 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 361-363 Old Kent Road from undue overlooking in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 28 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the D1 use hereby permitted shall not include any use other than as a place of worship with associated community uses.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

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).

- 29 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

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. A number of amendments have been made to the application in order to enable a positive recommendation to be made.

Informatives

Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Temporary Relocation of Facilities

The applicant should submit details of any interim, temporary relocation of the mosque facilities from the site to be approved in writing by the Local Planning Authority and Transport for London. The interim arrangements should be provided with a high-level overview of their potential impact and any mitigation measures proposed, particularly in relation to transport. This condition does not negate the need to seek the usual planning permissions that would be associated with any temporary relocation.