
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	Elephant and Castle Properties Co Ltd	Reg. Number	18/AP/2108
Application Type	Full Planning Application		
Recommendation	Grant permission for limited period, subject to legal agreement	Case Number	TP/1096-C

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a temporary 2/3 storey structure for a period of 5 years comprising 517 sqm of retail floorspace (Class A1-A5), 14.8 sqm of estate management office floorspace (B1), 33.1 sqm of welfare services/storage floorspace (Sui Generis); 23 cycle stands and associated hard landscaping works.

At: CASTLE SQUARE & ELEPHANT ROAD SE1

In accordance with application received on 27/06/2018 16:02:14

and Applicant's Drawing Nos.

- Covering Statement, prepared by DP9 dated 26 June 2018
- Design & Access Statement, prepared by Carl Turner Architects, dated June 2018
- Existing and proposed drawings, prepared by Carl Turner Architects;
- Waste Strategy, prepared by WSP; and
- Transport Statement, prepared by WSP.

Existing Plans

Location Plan 1:1250/1:2500 A1/A3 18CAS-P001 REV A
Existing Site Plan 1:500/1:1000 A1/A3 18CAS-P002 REV A
Existing Plan 1:100/1:200 A1/A3 18CAS-P003

Existing Elevations

Existing West Elevation 1:200/1:400 A1/A3 18CAS-P010
Existing North Elevation 1:200/1:400 A1/A3 18CAS-P011
Existing East Elevation 1:200/1:400 A1/A3 18CAS-P012
Existing South Elevation 1:200/1:400 A1/A3 18CAS-P013

Proposed Plans

Proposed Site Plan 1:500/1:1000 A1/A3 18CAS-P100 REV A
Proposed Ground Floor Plan 1:100/1:200 A1/A3 18CAS-P101
Proposed First Floor Plan 1:100/1:200 A1/A3 18CAS-P102
Proposed Second Floor Plan 1:100/1:200 A1/A3 18CAS-P103
Proposed Roof Plan 1:100/1:200 A1/A3 18CAS-P104
Proposed Site Plan Lift Option B 18CAS-SK034 Rev A

Proposed Ground Floor Plan Lift Option B 18CAS-SK035 REV A
Proposed First Floor Plan Lift Option B 18CAS-SK036 Rev A
Proposed Second Floor Plan Lift Option B 18CAS-SK037 REV A
Proposed Roof Plan Lift Option B 18CAS-SK038 REV A

Proposed Elevations

Proposed West Elevation 1:100/1:200 A1/A3 18CAS-P200
Proposed North Elevation 1:100/1:200 A1/A3 18CAS-P201
Proposed East Elevation 1:100/1:200 A1/A3 18CAS-P202
Proposed South Elevation 1:100/1:200 A1/A3 18CAS-P203

Proposed Sections

Proposed Section AA 1:100/1:200 A1/A3 18CAS-P300
Proposed Section BB 1:100/1:200 A1/A3 18CAS-P301

Visuals

View From Elephant Rd Towards Entrance n/a A3 18CAS-V001
View From Elephant Rd Arches n/a A3 18CAS-V002
View From New Kent Rd Approach n/a A3 18CAS-V003
View From Elephant & Castle Station n/a A3 18CAS-V004
View From Elephant Park n/a A3 18CAS-V005

Subject to the following thirteen conditions:

Time limit for implementing this permission and the approved plans

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

Proposed Plans

Proposed Site Plan 1:500/1:1000 A1/A3 18CAS-P100 REV A
Proposed Ground Floor Plan 1:100/1:200 A1/A3 18CAS-P101
Proposed First Floor Plan 1:100/1:200 A1/A3 18CAS-P102
Proposed Second Floor Plan 1:100/1:200 A1/A3 18CAS-P103
Proposed Roof Plan 1:100/1:200 A1/A3 18CAS-P104
Proposed Site Plan Lift Option B 18CAS-SK034 Rev A
Proposed Ground Floor Plan Lift Option B 18CAS-SK035 REV A
Proposed First Floor Plan Lift Option B 18CAS-SK036 Rev A
Proposed Second Floor Plan Lift Option B 18CAS-SK037 REV A
Proposed Roof Plan Lift Option B 18CAS-SK038 REV A

Proposed Elevations

Proposed West Elevation 1:100/1:200 A1/A3 18CAS-P200
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Proposed East Elevation 1:100/1:200 A1/A3 18CAS-P202
Proposed South Elevation 1:100/1:200 A1/A3 18CAS-P203

Proposed Sections

Proposed Section AA 1:100/1:200 A1/A3 18CAS-P300
Proposed Section BB 1:100/1:200 A1/A3 18CAS-P301

Visuals

View From Elephant Rd Towards Entrance n/a A3 18CAS-V001

View From Elephant Rd Arches n/a A3 18CAS-V002
View From New Kent Rd Approach n/a A3 18CAS-V003
View From Elephant & Castle Station n/a A3 18CAS-V004
View From Elephant Park n/a A3 18CAS-V005

Reason:

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

- 2 At least one month prior to the occupation of the development the developer shall notify the Council in writing of the date upon which the development will be occupied. The structure is permitted to remain in place for 5 years following the occupation date, on or before which date the structure shall be removed, and the land restored to its former condition.

Reason

The structure will be erected on an area of public realm and is only acceptable on a temporary basis, and to mitigate specific impacts arising from an adjacent development in accordance with saved policy 3.13 Urban Design of the Southwark Plan 2007.

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, including any demolition, an Arboricultural method statement including an Arboricultural Survey 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 or 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.

- 4 No development shall take place until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2018.

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

- 5 Prior to above grade works commencing, material samples/sample-panels/sample-boards of the external facing materials to be used in the carrying out of this permission shall be presented on site 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 2018, 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.

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.

- 6 Prior to the first occupation of the building, the two lifts shown on the approved plans shall be installed and operational and shall be maintained as such thereafter.

Reason

To ensure that the development would be accessible to people with disabilities in accordance with policy 3.1 - Ensuring Equal Life Chances For All of the London Plan 2016.

- 7 Servicing for the development shall be in accordance with the application details. Before the first occupation of the building hereby permitted a further, detailed Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority, which shall include measures to ensure that no servicing takes place from Elephant Road. 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.

- 8 Prior to the commencement of any A3 or A5 uses details of a scheme for the ventilation for that premises 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. The use of the premises be 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.

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.

- 9 The rated noise level from any plant associated with the development, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from 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).

- 10 Before the first occupation of the building the cycle storage facilities as shown on the approved drawing 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 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 11 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the 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 2018, 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

- 12 Any A3, A4 and A5 uses within the development hereby permitted shall only be permitted to open between the hours of 7am to 11.30pm Monday to Saturday and 7am to 10pm on Sundays and 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.

Statement of positive and proactive action in dealing with the application

Revisions to the plans and further information have been requested in order to enable the application to be recommended for approval.