
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	GQ Quill Trustee 1 Ltd and GS Quill Trustee 2 Ltd as Trustees of the GS Quill Su	Reg. Number	18/AP/0900
Application Type	Full Planning Application	Case Number	TP/214-40
Recommendation	Grant subject to Legal Agrt, GLA and SoS		

Draft of Decision Notice

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

Redevelopment of the site to include the demolition of Capital House and the erection of a 39-storey building (3 basement levels and ground with mezzanine and 38 storeys) of a maximum height of 137.9m (AOD) to provide up to 905 student accommodation units (Sui Generis use), flexible retail/café/office floorspace (Class A1/A3/B1), cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

A hard copy of the application documents is available for inspection by prior appointment at Southwark Council's offices, 160 Tooley Street, SE1 2QH (Monday to Friday 9am to 5pm). Copies of the Non-Technical Summary are available free of charge, CD copies of the full ES are available for purchase for £10 and printed copies of the ES can be provided on request for sale at a cost of £300 by contacting: Environmental Planning & Assessment Ltd, 22 Old Kennels Lane, Winchester, SO22 4JP (Tel: 01962 621890 Email: es@epalimited.co.uk)

At: CAPITAL HOUSE, 42-46 WESTON STREET, LONDON SE1 3QD

In accordance with application received on 20/03/2018

and Applicant's Drawing Nos. Existing Drawings

A-010 P01
A-011 P01
A-025 P01
A-026 P01
A-027 P01
A-028 P01
A-031 P01
A-032 P01

Proposed Drawings

A-002 P01
A-010 P01
A-011 P01
A-012 P01
A-013 P01
A-098 P02
A-100 P02
A-101 P02
A-103 P01
A-105 P01
A-107 P01
A-109 P01
A-111 P01
A-200 P01
A-201 P01
A-210 P01
A-211 P01
A-212 P01
A-213 P01
A-250 P01
A-252 P01

A-352 P02
A-353 P02
A-354 P02
A-355 P02
A-360 P01
A-361 P01
A-362 P01

Planning Documents

Affordable Housing Statement – November 2018
Basement Impact Assessment – March 2018
Design and Access Statement – November 2018
Design and Access Statement Addendum – March 2019
Environmental Statement Appendix 10.1 - IAQM Risk Assessment Procedure adopted for Assessment – March 2018
Environmental Statement Appendix 10.2 - Description of ADMS Roads 4.1 Extra Air Quality Model by EPAL - March 2018
Environmental Statement Appendix 10.2 Air Quality Model Addendum – November 2018
Environmental Statement Appendix 11.1 Flood Risk Assessment – March 2018
Environmental Statement Appendix 12.1 Landmark Envirocheck – March 2018
Environmental Statement Appendix 12.2 Extract of Basement Impact Assessment – March 2018
Environmental Statement Appendix 13.1 Phase I Habitat Survey of Capital House – March 2018
Environmental Statement Appendix 13.2 Tree Survey – November 2018
Environmental Statement Appendix 14.1 Historic Environment Assessment by Museum of London Archaeology - February 2018
Environmental Statement Appendix 15.1 Wind Addendum – November 2018
Environmental Statement Appendix 16.1 Daylight and Sunlight Drawings – November 2018
Environmental Statement Appendix 16.2 External Daylight and Sunlight– November 2018
Environmental Statement Appendix 16.3 Transient Overshadowing – November 2018
Environmental Statement Appendix 16.4 Internal Daylight – November 2018
Environmental Statement Appendix 17.1 Energy and Sustainability Statement (extract) March 2018
Environmental Statement Appendix 19.1 Weston Street Development Aviation Report – March 2018
Environmental Statement Appendix 2.1 Scoping Report for Capital House - December 2017
Environmental Statement Appendix 2.2 Scoping Responses
Environmental Statement Appendix 9.1 Environmental Noise and Vibration Survey and Assessment Report by Sandy Brown - December 2017
Environmental Statement Regulation 25 Addendum Appendices 16.1-16.4 (Daylight and Sunlight) – March 2019
Environmental Statement Regulation 25 Addendum Appendix 15.2 (Cumulative Impact Supplementary Wind Assessment)
Environmental Statement Regulation 25 Addendum Transport Supplement – March 2019
Environmental Statement Updated Non-Technical Summary – November 2018
Environmental Statement Volume 1 – March 2018
Environmental Statement Volume 1 Addendum – November 2018
Planning Statement – March 2018
Revised Construction Management Plan – March 2019
Revised Energy and Sustainability Statement – November 2018
Revised Environmental Statement Volume 2 Townscape, Visual and Built Heritage Assessment – November 2018
Revised Financial Viability Assessment Executive Summary – November 2018
Statement of Community Involvement Addendum – March 2019
Statement of Community Involvement Addendum – November 2018
Townscape, Visual and Built Heritage Assessment Addendum – March 2019
Transport Assessment – March 2018
Transport Assessment Addendum – November 2018

Subject to the following forty-three 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:

A-002 P01

A-010 P01
A-011 P01
A-012 P01
A-013 P01
A-098 P02
A-100 P02
A-101 P02
A-103 P01
A-105 P01
A-107 P01
A-109 P01
A-111 P01
A-200 P01
A-201 P01
A-210 P01
A-211 P01
A-212 P01
A-213 P01
A-250 P01
A-252 P01
A-352 P02
A-353 P02
A-354 P02
A-355 P02
A-360 P01
A-361 P01
A-362 P01

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 Drainage Strategy

No works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, and achieving a minimum 50% reduction on existing site surface water run-off rates for the 2 year return period (RP) critical storm, for all critical storm events up to and including a 100 year RP plus allocation for climate change, has been submitted to and approved in writing by the Local Planning Authority prior to construction. The site drainage must be constructed to the approved details.

Reason

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

4 Basement Impact Assessment

No below ground works shall commence until suitable investigations are undertaken to determine groundwater conditions (including levels) at the site and an updated basement impact assessment is submitted to (2 copies) and approved in writing by the Local Planning Authority. This should include groundwater mitigation measures as required, with the measures constructed to the approved details.

Reason

To minimise the potential for the site to contribute to changes in groundwater conditions and groundwater flooding in accordance with Southwark's Basements and Flooding Guide, Appendix I of Southwark's Strategic Flood Risk Assessment (2016).

5 Site Contamination

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.

6 Archaeological Foundation Design

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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 order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ 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 2019.

7 Archaeological Mitigation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works 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 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 2019.

8 Archaeological Evaluation

Before any work hereby authorised begins, the applicant shall 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.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented 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 2019.

9 Thames Water - Waste Water Infrastructure

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No

discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding; 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.

10 Thames Water - Water Supply Infrastructure

Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

11 Thames Water - Piling

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 and water supply 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 and water 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 0800 009 3921 to discuss the details of the piling method statement.

12 Tree Planting

Prior to works commencing, full details of all proposed tree planting including three trees on St Thomas Street 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.

Reason

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 2019 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.

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.

13 Bird/Bat Boxes

(i) Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of an above grade work. No less than 6 nesting boxes and 3 bat bricks 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. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

(ii) Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans with a post completion assessment being 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.

14 Refuse Storage

Prior to any above grade works taking place, details of the arrangements for the storing of domestic/commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the operators/occupiers and the facilities 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 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

15 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 2019, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

16 TV Signal

Before any works above ground floor slab level hereby authorised takes place, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until any such mitigation measures as may have been approved have been implemented.

Reason

In order to ensure that any adverse impacts of the development on reception of residential properties is identified and resolved satisfactorily in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

17 BREEAM

(a) Before any fit out works to the commercial premises hereby approved, 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.

(b) Within three months of the first occupation of the building 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 at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, 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.

18 London Fire and Emergency Planning Authority - Access and Water Supply

Prior to any above grade work taking place, an undertaking shall be provided to the satisfaction of the London Fire and Emergency Authority that access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B and adequate water supplies for fire fighting purposes, will be provided.

Reason

To ensure appropriate access and infrastructure is provided for the emergency services.

- 19 Secured by Design
Details of security measures shall be submitted and approved in writing by the Local Planning Authority prior to any works taking place above grade and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

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 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 20 Material Samples
Prior to above grade works commencing, material samples of all external facing materials and finishes to be used in the carrying out of this permission shall be made available for inspection 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 2019, 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.

- 21 Section detail-drawings
Section drawings at a scale of (1:1, 1:2, 1:5) through:
the facades;
parapets;
roof edges;
heads, cills and jambs of all openings,
BMU installation; and
ventilation louvres;
to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; 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 (2019), Strategic policy SP12 Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

- 22 Mock-up of tower
Full-scale mock-up of the façade of the tall building to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above ground work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The mock-up must present all aspects of the tall building and demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2019), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

- 23 PV Panels
Full details of all Photovoltaic panels (including their number, design, location and projected carbon savings) to be used in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade works taking place.

Reason

In the interests of sustainable development and maximising carbon savings.

- 24 Protection from Vibration

The development must be designed to ensure that student habitable rooms are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs. Where assessment shows that habitable rooms will be exposed to unacceptable levels of vibration, expert advice should be sought on vibration mitigation measures and proposals submitted to LBS in advance of works taking place above grade. Developments must be designed to ensure that re-radiated noise within habitable rooms does not exceed 35dB LAmax(s).

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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 2019.

25 Green walls

Before any above grade work hereby authorised begins, details of the green walls shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The wall 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 wall 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 Walls and Southwark Council agreeing in writing the submitted plans.

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

26 Green roofs

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) 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 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 roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans, and once the green/brown 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 policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2016, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

27 NATS - Radar

No construction shall commence on site until a Radar Mitigation Scheme (RMS), has been agreed with the Operator and approved in writing by the Local Planning Authority.

Reason

In the interests of the safe operation of Heathrow Airport and of NATS en-route PLC.

28 Hard Landscaping

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 2019 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.

29 Ecological monitoring

Prior to the occupation of the building hereby approved, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved by the Local Planning Authority. This shall include: Bat boxes; Nest boxes; Green wall; and green roof diversity and establishment. The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 5 years. All records will be submitted to GiGL and the Local Planning Authority.

Reason

To measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits. This will help refine the design of mitigation schemes to ensure effective measures are put into place in future developments.

30 Noise Protection

The student housing hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T *, 30 dB LAeq T # , 45dB LAFmax T *

Living rooms- 35dB LAeq T #

Dining room - 40 dB LAeq T #

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

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

Post completion verification testing will be required in a sample of the most affected rooms and this shall be approved in writing by the local planning authority prior to occupation.

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 2019.

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.

31 Roof Plant

No plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures the building hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 32 Telecomms Equipment
Notwithstanding the provisions of Part 16 of The Town & Country Planning [General Permitted Development] Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.
- Reason
In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007
- 33 Hours of Use - Roof Terraces
No roof terraces or external communal or commercial amenity areas shall be used after 23:00 or before 07:00 on any day.
- Reason
To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.
- 34 Commercial Hours of Use
The use hereby permitted for A1/A3 purposes shall not be carried on outside of the hours 07:00-00:00 on any day.
- Reason
To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.
- 35 Environment Agency - Unexpected Contamination
If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.
- Reason
There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located above a Secondary Aquifer).
- 36 CPZ Exclusion
No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.
- Reason
To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.
- 37 CHP Emissions Reporting
As a minimum the CHP plant stack emissions shall be monitored and analysed annually to ensure compliance with the emissions standard. The result reports shall be available to the LPA on request.
- Reason
To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.
- 38 CHP Management Plan
The CHP plant shall have a valid and up to date management plan which details the parties responsible for the maintenance, monitoring and operation of the installed plant and details how they will communicate with and inform each other about issues relevant to the effective operation of the CHP. The management plan shall be available to the LPA on request.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

39 CHP Emissions standard

The CHP plant shall use natural gas and meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

40 Plant Noise

The rated noise level from any plant, together with any associated ducting does not exceed the typical minimum LA90 (15 minute) background sound level at any time. Furthermore in order to prevent gradually creeping background levels over time it is required that the unrated 'Specific' sound level does not exceed 10dB below the typical minimum LA90 (15 minute) background sound level at any time. The 'Specific', 'Rating' and 'Background' sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) 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 or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, 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).

41 External Lighting

Details of any external lighting [including design, power and position of luminaries, light intensity contours and impact on adjacent areas] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed and 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 the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

42 NATS - Radar

No construction work shall be carried out above 50m AOD unless and until the approved Radar Mitigation Scheme has been implemented.

Reason

In the interests of the safe operation of Heathrow Airport and of NATS en-route PLC.

43 Archaeology Reporting Site Work

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 2019.

Statement of positive and proactive action in dealing with the application

The application was submitted following a detailed and comprehensive pre-application process and was decided in a timely manner.

—