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## RECOMMENDATION

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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.

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<b>Applicant</b>	CB Acquisition LDN Limited	<b>Reg. Number</b>	17/AP/4508
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2354-9
<b>Recommendation</b>	Grant subject to GLA Direction		

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### Draft of Decision Notice

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Redevelopment of the site for a mixed use development comprising three buildings (Building 1: basement, ground, ground mezzanine plus 17 storeys (AOD 66.975m); Building 2: basement, ground, ground mezzanine plus 22 storeys (AOD 81.975m); Building 3: basement, ground, ground mezzanine plus 16 storeys (AOD 62.675m) to accommodate 338 residential unit, 5,234 Sqm GEA of flexible commercial floor space (Class B1 / B1c), associated cycle and car parking, servicing, refuse and recycling, landscaping including contribution towards the new Surrey Canal linear park, and private and communal residential amenity space and children's playspace. (This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

**At:** 6-12 VERNEY ROAD, LONDON, SE16 3DH

**In accordance with application received on 29/11/2017**

**and Applicant's Drawing Nos.**

(E-00) Existing Site

1514-SP-01-DR-A-E-00-XX-01-01 - Existing Site Plan / Location P1

(E-20) Existing Plans

1514-SP-01-DR-A-E-20-0G-01-01 Existing Ground Floor Plan P1

1514-SP-01-DR-A-E-20-01-01-01 Existing First Floor Plan P1

1514-SP-01-DR-A-E-20-0R-01-01 Existing Roof Plan P1

(E-25) Existing Elevations

1514-SP-01-DR-A-E-25-XX-01-01 Existing Elevations P1

(E-26) Existing Sections

1514-SP-01-DR-A-E-26-XX-01-01 Existing Sections P1

(SC) Accomodation Schedule

1514 SP-01-SC-A-E-80-XX-01 Existing Area Schedule P1

(D-00) Demolition Site Plan

1514-SP-01-DR-A-D-00-XX-01-01 Existing Site Plan / Location P1

(D-20) Demolition Plans

1514-SP-01-DR-A-D-20-0G-01-01 Demolition Ground Floor Plan P1

1514-SP-01-DR-A-D-20-01-01-01 Demolition First Floor Plan P1

1514-SP-01-DR-A-D-20-0R-01-01 Demolition Roof Floor Plan P1

(D-25) Demolition Elevations

1514-SP-01-DR-A-D-25-XX-01-01 Demolition Elevations P1

(D-25) Demolition Sections

1514-SP-01-DR-A-D-26-XX-01-01 Demolition Sections P1(

(P-00) Proposed Site Plan

1514-SP-01-DR-A-P-00-XX-01 Proposed Site Plan / Location P1

(P-20) Proposed Plans

1514-SP-01-DR-A-P-20-B1-01-01 Proposed Basement Floor Plan P1

1514-SP-01-DR-A-P-20-0G-01-01 Proposed Ground Floor Plan P2

1514-SP-01-DR-A-P-20-GM-01-01 Proposed Ground Mezzanine Floor Plan P2

1514-SP-01-DR-A-P-20-01-01-01 Proposed Level 01 Floor Plan P1

1514-SP-01-DR-A-P-20-02-01-01 Proposed Level 02 Floor Plan P2

1514-SP-01-DR-A-P-20-03-01-01 Proposed Level 03 Floor Plan P1

1514-SP-01-DR-A-P-20-04-01-01 Proposed Level 04 Floor Plan P1

1514-SP-01-DR-A-P-20-05-01-01 Proposed Level 05 Floor Plan P1

1514-SP-01-DR-A-P-20-06-01-01 Proposed Level 06 Floor Plan P1

1514-SP-01-DR-A-P-20-07-01-01 Proposed Level 07 Floor Plan P2

1514-SP-01-DR-A-P-20-08-01-01 Proposed Level 08 Floor Plan P1  
1514-SP-01-DR-A-P-20-09-01-01 Proposed Level 09 Floor Plan P1  
1514-SP-01-DR-A-P-20-10-01-01 Proposed Level 10 Floor Plan P1  
1514-SP-01-DR-A-P-20-11-01-01 Proposed Level 11 Floor Plan P1  
1514-SP-01-DR-A-P-20-12-01-01 Proposed Level 12 Floor Plan P1  
1514-SP-01-DR-A-P-20-13-01-01 Proposed Level 13 Floor Plan P1  
1514-SP-01-DR-A-P-20-14-01-01 Proposed Level 14 Floor Plan P1  
1514-SP-01-DR-A-P-20-15-01-01 Proposed Level 15 Floor Plan P2  
1514-SP-01-DR-A-P-20-16-01-01 Proposed Level 16 Floor Plan P2  
1514-SP-01-DR-A-P-20-17-01-01 Proposed Level 17 Floor Plan P1  
1514-SP-01-DR-A-P-20-18-01-01 Proposed Level 18 Floor Plan P1  
1514-SP-01-DR-A-P-20-19-01-01 Proposed Level 19 Floor Plan P1  
1514-SP-01-DR-A-P-20-20-01-01 Proposed Level 20 Floor Plan P1  
1514-SP-01-DR-A-P-20-21-01-01 Proposed Level 21 Floor Plan P1  
1514-SP-01-DR-A-P-20-22-01-01 Proposed Level 22 Floor Plan P1  
1514-SP-01-DR-A-P-20-0R-01-01 Proposed Roof Plan P1

#### (SC) Accommodation Schedule

1514-SP-01-SC-A-P-XX-01-01 Proposed Area Schedule P4  
1514-SP-01-SC-A-P-XX-01-02 Proposed Residential Accommodation Schedule P4  
1514-SP-01-SC-A-P-XX-01-03 Proposed Residential Unit Schedule P3  
1514-SP-01-SC-A-P-XX-01-04 Proposed Residential Habitable Room Schedule P4  
1514-SP-01-SC-A-P-XX-01-05 Proposed Residential Amenity Space Analysis P2

#### (P-21) External Walls

1514-SP-01-DR-A-P-21-XX-01-01 External Wall Section Detail 01 P1  
1514-SP-01-DR-A-P-21-XX-01-02 External Wall Section Detail 02 P1  
1514-SP-01-DR-A-P-21-XX-01-03 Concrete Balcony Detail P1  
1514-SP-01-DR-A-P-21-XX-01-04 Glass Balcony Detail P1  
1514-SP-01-DR-A-P-21-XX-01-05 Metal Balcony Detail P1  
1514-SP-01-DR-A-P-21-XX-01-06 Concrete Balcony Details 2 P1  
1514-SP-01-DR-A-P-21-XX-01-07 Winter Garden Details 1:20 P2  
1514-SP-01-DR-A-P-21-XX-01-08 Glass and Concrete Balcony P1

#### (P-25) Proposed Elevations

1514-SP-01-DR-A-P-25-XX-01-01 Proposed East Elevation P4  
1514-SP-01-DR-A-P-25-XX-01-02 Proposed North West Elevation - Verney Rd P4  
1514-SP-01-DR-A-P-25-XX-01-03 Proposed South Elevation P4  
1514-SP-01-DR-A-P-25-XX-01-04 Proposed South West Elevation P3  
1514-SP-01-DR-A-P-25-XX-01-05 Proposed South West, West & South Elevation - Building 01 P2  
1514-SP-01-DR-A-P-25-XX-01-06 Proposed North, North West & East Elevation - Building 01 P3  
1514-SP-01-DR-A-P-25-XX-01-07 Proposed East Elevation - Building 02 P1  
1514-SP-01-DR-A-P-25-XX-01-08 Proposed West Elevation - Building 02 P1  
1514-SP-01-DR-A-P-25-XX-01-09 Proposed North West Elevation - Building 02 P1  
1514-SP-01-DR-A-P-25-XX-01-10 Proposed West & North Elevation - Building 03 P4

#### (P-26) Proposed Sections

1514-SP-01-DR-A-P-26-XX-01-01 Proposed Section S1 P3  
1514-SP-01-DR-A-P-26-XX-01-02 Proposed Section S2 P3  
1514-SP-01-DR-A-P-26-XX-01-03 Proposed Section S3 P2

#### (P-90) Proposed Landscape

1514-SP-01-DR-A-P-90-0G-01-01 Proposed Landscaping Plan P5  
1514-SP-01-DR-A-P-90-0G-01-05 Public Realm Plan (Additional info to committee) P2

#### Design & Access Statement

1514-SP-ZA-00-DS-A-001 Design & Access Statement P2

Financial Viability Assessment by DS2 dated November 2017  
Financial Viability Assessment Appendices by DS2 (Undated)  
Financial Viability Assessment including Affordable Housing Statement - Executive Summary by DS2  
Addendum Appraisal 35% affordable housing) by DS2 dated 12 June 2018  
Addendum to the Financial Viability Assessment by DS2 (Undated)  
Proposed Residential Accommodation Schedule Rev P3  
Commercial Space Summary dated 31.01.2019  
Planning Statement by Brunel Planning dated November 2017  
Noise Impact Assessment by Sandy Brown dated November 2017  
Townscape, Visual and Heritage Assessment by KM Heritage  
Townscape, Visual and Heritage Assessment Addendum by KM Heritage (undated)  
Townscape, Visual and Heritage Assessment Second Addendum by KM Heritage (undated)  
Proposed Habitable Room Schedule Rev P2  
Pedestrian Microclimate Wind Tunnel Study by Windtech WD905-01F02 Revision 3 Dated 2nd March 2018  
Structural Statement by Pell Frischmann Dated November 2017

Statement of Community Involvement (and Appendices) by Carvil Ventures Ltd dated November 2017  
Extraction and Ventilation Statement by SVM Consulting Engineers Dated November 2017  
Ecology Report by RPS OXF9338 dated November 2017  
Contamination Report by RPS dated November 2017  
BREEAM Pre Assessment by Dalen Consultancy dated November 2017  
Transport Statement and appendices (including Travel Plans, Servicing Strategy and CTMP) by Vectos dated November 2017  
Planning Obligations Statement by Brunel Planning (undated)  
Flood Risk Assessment and appendices by RJ Fillingham Associated Ltd. dated November 2017  
Arboricultural Impact Assessment by RPS dated September 2016  
Archaeological Baseline and Impact Assessment by RPS Group dated November 2017  
Sustainability Statement by Dalen Consultancy dated November 2017  
Air Quality Assessment by Air Quality Consultants J2541A/1/F3 dated 20th November 2017  
Energy Strategy Report by SVM Consulting Engineers dated November 2017  
Daylight, Sunlight and Overshadowing by Point 2 Surveyors dated November 2017  
Acoustic Report memo May 2019  
Noise Impact Assessment

**Subject to the following thirty-eight 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:

(D-20) Demolition Plans

1514-SP-01-DR-A-D-20-0G-01-01 Demolition Ground Floor Plan P1

1514-SP-01-DR-A-D-20-01-01-01 Demolition First Floor Plan P1

1514-SP-01-DR-A-D-20-0R-01-01 Demolition Roof Floor Plan P1

(D-25) Demolition Elevations

1514-SP-01-DR-A-D-25-XX-01-01 Demolition Elevations P1

(D-25) Demolition Sections

1514-SP-01-DR-A-D-26-XX-01-01 Demolition Sections P1

(P-00) Proposed Site Plan

1514-SP-01-DR-A-P-00-XX-01 Proposed Site Plan / Location P1

(P-20) Proposed Plans

1514-SP-01-DR-A-P-20-B1-01-01 Proposed Basement Floor Plan P1

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1514-SP-01-DR-A-P-20-10-01-01 Proposed Level 10 Floor Plan P1

1514-SP-01-DR-A-P-20-11-01-01 Proposed Level 11 Floor Plan P1

1514-SP-01-DR-A-P-20-12-01-01 Proposed Level 12 Floor Plan P1

1514-SP-01-DR-A-P-20-13-01-01 Proposed Level 13 Floor Plan P1

1514-SP-01-DR-A-P-20-14-01-01 Proposed Level 14 Floor Plan P1

1514-SP-01-DR-A-P-20-15-01-01 Proposed Level 15 Floor Plan P2

1514-SP-01-DR-A-P-20-16-01-01 Proposed Level 16 Floor Plan P2

1514-SP-01-DR-A-P-20-17-01-01 Proposed Level 17 Floor Plan P1

1514-SP-01-DR-A-P-20-18-01-01 Proposed Level 18 Floor Plan P1

1514-SP-01-DR-A-P-20-19-01-01 Proposed Level 19 Floor Plan P1

1514-SP-01-DR-A-P-20-20-01-01 Proposed Level 20 Floor Plan P1

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1514-SP-01-DR-A-P-20-22-01-01 Proposed Level 22 Floor Plan P1

1514-SP-01-DR-A-P-20-0R-01-01 Proposed Roof Plan P1

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1514-SP-01-DR-A-P-25-XX-01-05 Proposed South West, West & South Elevation - Building 01 P2  
1514-SP-01-DR-A-P-25-XX-01-06 Proposed North, North West & East Elevation - Building 01 P3  
1514-SP-01-DR-A-P-25-XX-01-07 Proposed East Elevation - Building 02 P1  
1514-SP-01-DR-A-P-25-XX-01-08 Proposed West Elevation - Building 02 P1  
1514-SP-01-DR-A-P-25-XX-01-09 Proposed North West Elevation - Building 02 P1  
1514-SP-01-DR-A-P-25-XX-01-10 Proposed West & North Elevation - Building 03 P4  
(P-26) Proposed Sections  
1514-SP-01-DR-A-P-26-XX-01-01 Proposed Section S1 P3  
1514-SP-01-DR-A-P-26-XX-01-02 Proposed Section S2 P3  
1514-SP-01-DR-A-P-26-XX-01-03 Proposed Section S3 P2  
(P-90) Proposed Landscape  
1514-SP-01-DR-A-P-90-0G-01-01 Proposed Landscaping Plan P5  
1514-SP-01-DR-A-P-90-0G-01-05 Public Realm Plan (Additional info to committee) P2  
Design & Access Statement  
1514-SP-ZA-00-DS-A-001 Design & Access Statement P2

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 No works excluding demolition shall commence until details of a detailed water drainage strategy for the site, based on the principles set out in the approved Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA.

The detailed drainage strategy will incorporate methods that will attenuate flows to the sewer network for the 100 year critical duration storm with a 40% allocation for climate change. In addition to this it has also been agreed that SuDS in line with SuDS principals, will be added into the design to provide a further improvement on attenuation of surface water flows. The scheme shall subsequently be implemented in accordance with 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 Before demolition to ground level slab, 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 2012.

- 5 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 and shall not be carried out other than in accordance with any such approval given.

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 2012.

- 6 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 7 Before demolition to ground level slab, 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 2012.

- 8 Contamination

a) Prior to the commencement of any development, a phase 2 intrusive site investigation and associated risk assessment shall be completed in order to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

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 approved remediation scheme (if required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation and demolition works, 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 works and measures identified in the approved remediation strategy, a verification report shall be submitted to the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed .

d) In the event that potential 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 off-site 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 2018.

- 9 London Fire Brigade

Before any work hereby authorised begins, an written undertaking that access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B (or relevant equivalent standard at the time of application to discharge this condition) and adequate water supplies for fire fighting purposes should be submitted to and approved in writing by the Local planning Authority.

**Reason**

In order to ensure that the proposed development complies with the requirements of the London Fire Brigade.

**10 Water Management Strategy**

Before any work hereby authorised begins, an integrated water management strategy detailing, what infrastructure is required, where it is required, when it is required (phasing) and how it will be delivered, shall be submitted to and approved by, the Local Planning Authority in consultation with the water undertaker. The development shall be occupied in line with the recommendations of the strategy.

**Reason:**

The development may lead to no water and or significant environment impacts an Integrated water management strategy is required to ensure that sufficient capacity is made available to cater for the new development and in order to avoid adverse environmental impact upon the community.

- 11** Prior to works commencing, full details of all proposed planting of 22 street trees and others shown within the site shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

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

**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.

- 12** Before any fit out works to the commercial 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;  
Before 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 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.

- 13** i) Before any above grade work hereby authorised begins within the public realm (excluding demolition), the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.
- ii) No later than 6 months prior to occupation of the development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the

residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2018 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

- 14 Before any work above grade hereby approved begins on any phase of development, full particulars and details of a scheme for the fit out of the commercial floorspace to an appropriate level for B1 and B1(c) use 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. This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, water sprinklers (for fire control), and the provision of kitchen and toilet facilities. In addition details of the design of the ground floor servicing access doors to the B1(c) space should be submitted at 1:20 scale. The development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1 and B1(c) fit out for each phase shall be at the same time, or before the practical completion of the residential component of the same phase.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations 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.

- 15 Before any above grade work hereby authorised begins (excluding demolition) details of green/brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The green/brown roofs shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with the 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 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 green/brown shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

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.

- 16 Samples of all external facing materials, including window and winter garden window units, to be used in the carrying out of this permission shall be presented to the Local Planning Authority and approved in writing before any above grade works, in connection with this permission is commenced. The development shall not be carried out otherwise than in accordance with any such approval given. Manufacturer's specification must be provided with the samples.

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 Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 17 Bay studies at a scale of 1:20 of facades from parapet to ground, including window design, to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any above grade work (excluding demolition) 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 Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 18 Before any above grade work hereby authorised begins (excluding demolition) (1:50 scale drawings) of all facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

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

- 19 Section detail-drawings at a scale of 1:5 through:  
the facades and balconies;  
parapets and roof edges; and  
heads, cills and jambs of all openings  
and window and winter garden window units, and the manufacturer's specification of these units including acoustic performance.  
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 (excluding demolition); 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 saved policies: 3.12 Quality in Design; 3.13 Urban Design; of the Southwark Plan (UDP) July 2007.

- 20 Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority 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 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

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

No less than three nesting boxes / 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 to which they form part or the first use of the space in which they are contained.

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

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

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

- 22 **Secured By Design Certification**  
Before the first occupation of the building hereby permitted evidence that Secure By Design Accreditation has been awarded by the Metropolitan Police 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.

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

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

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

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

- 24 Before the first occupation of the building hereby permitted, a detailed Delivery and Servicing Management Plan (DSMP) detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The detailed DSMP shall be based on the principles set out in the SERVICING DELIVERY MANAGEMENT PLAN AND CONSTRUCTION TRAFFIC MANAGEMENT PLAN prepared by WINDTECH (dated November 2017) and submitted with the application. 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 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 25 The residential accommodation hereby approved shall not be occupied until all commercial units have been fitted out in accordance with the approved B1 and B1(c) fit out details, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring residential properties do not suffer a loss of amenity by reason of noise nuisance from fit out works after residential accommodation has been occupied, 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).

- 26 Notwithstanding the provisions 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 Class B use hereby permitted shall only be for Class B1 and B1(c) and uses as detailed in the approved plan.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations 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.

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27 Thames Water

No properties shall be occupied until confirmation has been provided that either:

- i) all water network upgrades required to accommodate the additional flows from the development have been completed; or
- ii) a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

The developer can request information to support the discharge of this condition by visiting the Thames Water website <https://developers.thameswater.co.uk/Developingalargesite/Planningyourdevelopment>.

28 Before occupation, the applicant must demonstrate the feasibility of bi-folding service doors to double height ground floor commercial units to enable vehicular servicing of these units. The detailed design of the doors and any consequent footway or public realm modifications shall be submitted to the local planning authority for approval.

Reason: In order to ensure the delivery of flexible commercial B1 and B1c units that could accommodate a range of commercial tenants, In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and the National Planning Policy Framework 2018.

**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.

29 No roof 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[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] 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 2012, 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.

30 The development hereby permitted shall be constructed to include the energy efficiency measures, photovoltaic panels and CHP plant as stated in the Sustainable Energy Statement by CDI Building Services Engineers Sustainability dated November 2017 and submitted with 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 2012 , Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2015.

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

Bedrooms - 35dB LAeq T<sub>Δ</sub>, 30 dB LAeq T\*, typical noise levels of 45dB LAFmax T \*

Living rooms- 35dB LAeq T<sub>Δ</sub>

Dining room - 40 dB LAeq T<sub>Δ</sub>

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

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

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess

noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Soutwark Plan (2007), and the National Planning Policy Framework 2012.

- 32 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 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Soutwark Plan 2007.

- 33 The rating 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 plant Specific sound level shall be 10dB(A) or more below the background sound level at this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014. This shall apply to future uses made of the developed site as well as plant used in connection with the residential use.

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 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Soutwark Plan (2007).

- 34 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 as a predicted LAeq noise level. A written report including noise level predictions shall be submitted to and approved by the LPA prior any above grade works taking place. Prior to occupation of any homes or commencement of the commercial use, details of the proposed ceiling/floor construction, including likely sound insulation performance shall be submitted to the LPA for approval in writing. The development shall be carried out in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Soutwark Plan (2007) and the National Planning Policy Framework 2012.

**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).

- 35 If, during development (excluding demolition), 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 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk

assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 37 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

**Reason**

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- 38 Details of any external lighting [including design, power and position of luminaries] 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. 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 2012, 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.

**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.

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