APPENDIX 3

DEVELOPMENT MANAGEMENT – 19.11.2019 **– RECOMMENDATION**

Permission is subject to the following Approved Plans Condition:

1 The development shall be carried out in accordance with the following approved plans:

Reference no.:	Plan/document name:	Rev.:	Received on:
007210-IBI-DBH-XX-DR-A-100-0001	Site location plan	P07	
007210-IBI-DBH-GF-DR-A-200-0000	Floor Plans - Proposed	P04	
007210-IBI-DBH-01-DR-A-200-0001	Floor Plans - Proposed	P04	
007210-IBI-DBH-02-DR-A-200-0002	Floor Plans - Proposed	P04	
007210-IBI-DBH-03-DR-A-200-0003	Floor Plans - Proposed	P04	
007210-IBI-DBH-04-DR-A-200-0004	Floor Plans - Proposed	P04	
007210-IBI-DBH-05-DR-A-200-0005	Floor Plans - Proposed	P04	
007210-IBI-DBH-RL-DR-A-200-0006	Floor Plans - Proposed	P02	
007210-IBI-DBH-XX-DR-A-200-0006	Cross Section	P03	

007210-IBI-DBH-XX-DR-A-200-0007	Cross Section	P03
007210-IBI-DBH-XX-DR-A-200-0008	Cross Section	P03
007210-IBI-DBH-XX-DR-A-251-0005	Elevations - Proposed	P05
007210-IBI-DBH-XX-DR-A-251-0006	Elevations - Proposed	P05
007210-IBI-DBH-XX-DR-A-251-0007	Elevations - Proposed	P05
007210-IBI-DBH-XX-DR-A-251-0009	Elevations - Proposed	P01
007210-IBI-DBH-XX-DR-A-251-0101	Cross Section	P04
007210-IBI-DBH-XX-DR-A-251-0102	Cross Section	P04
007210-IBI-DBH-XX-DR-A-251-0103	Cross Section	P04
007210-IBI-DBH-XX-DR-A-251-0104	Cross Section	P05
007210-IBI-DBH-XX-DR-A-251-0105	Cross Section	P03
007210-IBI-DBH-XX-	Elevations - Proposed	P02

DR-A-251-0106		
007210-IBI-DBH-XX-DR-A-251-0107	Elevations - Proposed	P03
007210-IBI-DBH-XX-DR-A-251-0108	Cross Section	P03
007210-IBI-DBH-XX-DR-A-251-0401	Elevations - Proposed	P04
007210-IBI-DBH-XX-DR-A-251-0402	Elevations - Proposed	P04
007210-IBI-DBH-XX-DR-L-700-0001	Landscaping and open space statement	P07
007210-IBI-DBH-XX-DR-L-700-0002	Landscaping and open space statement	P03
007210-IBI-DBH-XX-DR-A-100-0005	Plans - Proposed	P02

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

Time limit condition

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.

Above grade condition

3. SAMPLE MATERIALS/PANELS/BOARDS

   Prior to above grade works commencing, material samples/sample-panels/sample-boards of all 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 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.

Compliance condition

4.

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.

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 2019."

Compliance condition

5. All tree planting shall be carried out in accordance with the Landscaping Report from (growth industry) and Plan ref 007210-IBI-DBH-XX-DR-L-700-001. 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 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.

Compliance condition

6. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement from Chalice Consulting REF CC/2037/AR3892. 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 is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

   Reason
   To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 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.

Special condition

7. "The landscaping and planting shown on the drawings hereby approved shall be carried out in the first appropriate planting season following the completion of the building works.

   Reason:
   To ensure that the details of the scheme are in accordance with Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007"

Compliance condition

8. OBSCURE GLAZING TO BE PROVIDED

   The windows directly opposite the eastern and western elevations marked as obscure glazed on planning drawing reference no. 007210-IBI-DBH-XX-DR-A-251-0006 of the proposed building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

   Reason:
   In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 11 Windsor Walk and The Fetal Institute from undue overlooking 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.

Compliance condition

9. All plant noise mitigation detailed in the submitted report by Clement Acoustics, reference 14324-NIA-01 Rev C, March 2019, shall be implemented in the development.

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 Southwark Plan (2007).

Pre-Occupation condition

10. Before the first use of the hospital 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 'Very Good' standard within the submitted BREEAM Pre Assessment report 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.

Informative notes to the applicant relating to the proposed development