

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	CB Southberm 2 Ltd	Reg. Number	18/AP/2497
Application Type	Major application	Case Number	2327-79
Recommendation	Major - GRANTED		

Draft of Decision Notice

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

Redevelopment of 79 - 161 Ilderton Road to provide two separate buildings, a north building and a south building separated by a publicly accessible childrens playspace.

The erection of a north building to include a part 5, part 6, part 16 and part 28 storey development (93.350m AOD max).

The erection of a south building to include a part 3, part 5, part 8, part 13 storey development (49.275m AOD max).

To deliver a total of 312 residential units, 448.6sqm GIA of retail floorspace (Use Class A1), 1,817.98sqm GIA of commercial floorspace (Use Class B1) and associated basement provision, disabled parking, cycle parking, childrens playspace, public realm improvements and landscaping.

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.

79-161 Ilderton Road London SE16 3JZ

In accordance with application received on 30 July 2018

and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Proposed Location/ Site plan 1614-SPP-01-DR-A-P-20-0G-01 P03 received

Proposed Basement Floor Plan 1614-SPP-01-DR-A-P-20-B1-01-01 P04 received

Proposed Ground Floor Plan 1614-SPP-01-DR-A-P-20-0G-01-01 P06 received

Proposed Ground Mezz Floor Plan 1614-SPP-01-DR-A-P-20-GM-01-01 P06 received

Proposed Level 01 Floor Plan 1614-SPP-01-DR-A-P-20-01-01-01 P05 received

Proposed Level 02 Floor Plan 1614-SPP-01-DR-A-P-20-02-01-01 P05 received

Proposed Level 03 Floor Plan 1614-SPP-01-DR-A-P-20-03-01-01 P05 received

Proposed Level 04 Floor Plan 1614-SPP-01-DR-A-P-20-04-01-01 P05 received

Proposed Level 05 Floor Plan 1614-SPP-01-DR-A-P-20-05-01-01 P05 received

Proposed Level 06 Floor Plan 1614-SPP-01-DR-A-P-20-06-01-01 P05 received

Proposed Level 07 Floor Plan 1614-SPP-01-DR-A-P-20-07-01-01 P05 received

Proposed Level 08 Floor Plan 1614-SPP-01-DR-A-P-20-08-01-01 P05 received
Proposed Level 09 Floor Plan 1614-SPP-01-DR-A-P-20-09-01-01 P05 received
Proposed Level 10 Floor Plan 1614-SPP-01-DR-A-P-20-10-01-01 P05 received
Proposed Level 11 Floor Plan 1614-SPP-01-DR-A-P-20-11-01-01 P05 received
Proposed Level 12 Floor Plan 1614-SPP-01-DR-A-P-20-12-01-01 P04 received
Proposed Level 13 Floor Plan 1614-SPP-01-DR-A-P-20-13-01-01 P04 received
Proposed Level 14 Floor Plan 1614-SPP-01-DR-A-P-20-14-01-01 P04 received
Proposed Level 15 Floor Plan 1614-SPP-01-DR-A-P-20-15-01-01 P04 received
Proposed Level 15 Floor Plan 1614-SPP-01-DR-A-P-20-15-01-01 P04 received
Proposed Level 15 Floor Plan 1614-SPP-01-DR-A-P-20-15-01-01 P04 received
Proposed Level 16 Floor Plan 1614-SPP-01-DR-A-P-20-16-01-01 P04 received
Proposed Level 17 Floor Plan 1614-SPP-01-DR-A-P-20-17-01-01 P04 received
Proposed Level 18 Floor Plan 1614-SPP-01-DR-A-P-20-18-01-01 P04 received
Proposed Level 19 Floor Plan 1614-SPP-01-DR-A-P-20-19-01-01 P04 received
Proposed Level 20 Floor Plan 1614-SPP-01-DR-A-P-20-20-01-01 P04 received
Proposed Level 21 Floor Plan 1614-SPP-01-DR-A-P-20-21-01-01 P04 received
Proposed Level 22 Floor Plan 1614-SPP-01-DR-A-P-20-22-01-01 P04 received
Proposed Level 23 Floor Plan 1614-SPP-01-DR-A-P-20-23-01-01 P04 received
Proposed Level 24 Floor Plan 1614-SPP-01-DR-A-P-20-24-01-01 P04 received
Proposed Level 25 Floor Plan 1614-SPP-01-DR-A-P-20-25-01-01 P01 received
Proposed Roof Plan 1614-SPP-01-DR-A-P-20-0R-01-01 P04 received
External Wall Details Sheet 01 1614-SPP-01-DR-A-P-21-XX-01-01 P03 received
External Wall Details Sheet 02 1614-SPP-01-DR-A-P-21-XX-01-02 P03 received
External Wall Details Sheet 04 1614-SPP-01-DR-A-P-21-XX-01-04 P02 received
External Wall Details Sheet 05 1614-SPP-01-DR-A-P-21-XX-01-05 P02 received
External Wall Details Sheet 06 1614-SPP-01-DR-A-P-21-XX-01-06 P02 received
External Wall Details Sheet 07 1614-SPP-01-DR-A-P-21-XX-01-07 P02 received
External Wall Details Sheet 08 1614-SPP-01-DR-A-P-21-XX-01-08 P02 received
External Door Balcony Study 1614-SPP-01-DR-A-P-21-XX-01-09 P01 received
Typical Diamond Shape Window Study 1614-SPP-01-DR-A-P-21-XX-01-20 P01 received
Proposed West Elevation 1614-SPP-01-DR-A-P-25-XX-01-01 P05 received
Proposed East Elevation 1614-SPP-01-DR-A-P-25-XX-01-02 P05 received
Proposed North and South Elevation 1614-SPP-01-DR-A-P-25-XX-01-03 P04 received
Proposed Core 1 & 2 North and South Elevation 1614-SPP-01-DR-A-P-25-XX-01-04 P05 received
Proposed Core 3 & 4 North and South Elevation 1614-SPP-01-DR-A-P-25-XX-01-05 P05 received
Proposed Section 1 1614-SPP-01-DR-A-P-26-XX-01-01 P06 received
Proposed Sections 2, 3, 4 & 5 1614-SPP-01-DR-A-P-26-XX-01-02 P06 received
Proposed Detail Section through 77 Ilderton Road 1614-SPP-01-DR-A-P-26-XX-01-03 P04 received
Proposed Detail Section through Railway embankment 1614-SPP-01-DR-A-P-26-XX-01-04 P04 received
Proposed Child Play Area feature arrangement - Level 4 1614-SPP-01-DR-A-P-27-04-01-01 P01 received
Proposed Child Play Area 01 feature arrangement - Ground Floor Level 1614-SPP-01-DR-A-P-27-0G-01-01 P01 received
Proposed Central Child Play Area feature arrangement - Ground floor level 1614-SPP-01-DR-A-P-27-0G-01-02 P01 received

Other Documents

Proposed Area Schedule 1614-SPP-01-SC-A-P-XX-01-01 P06 received
Proposed Residential Accommodation Schedule 1614-SPP-01-SC-A-P-XX-01-02 P06 received
Proposed Residential Unit Schedule 1614-SPP-01-SC-A-P-XX-01-03 P06 received
Proposed Residential Habitable Room Schedule 1614-SPP-01-SC-A-P-XX-01-04 P06 received
Access to and use of Buildings 1614-SPP-01-SC-A-P-XX-01-05 P05 received
Air quality assessment received
Archaeology assessment received
Construction Method Statement received

as amended received
Plus Transient Overshadowing received
Ecology assessment/Nature conservation received
Energy statement received
Flood risk assessment received
Sustainability statement received
Transport assessment/statement received
Travel plan received
Basement Impact Assessment received
Delivery and service plan received
Health Impact Assessment received
Planning statement received
Pedestrian Wind Environment Study received
Phase 1 Geotechnical Study received
Statement of Community Involvement and Development Consultation Charter received
Structural Survey received
Townscape and Visual Impact Assessment received

Time limit for implementing this permission and the approved plans

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.

Permission is subject to the following Pre-Commencements Condition(s)

3. Prior to the commencement of any development
 - a) 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.
 - b) 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.
 - c) 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 2019."

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

The document shall include:

A detailed specification of demolition works including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates; Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;

Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;

Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following: Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>

S61 of Control of Pollution Act 1974, The London Mayors Supplementary Planning Guidance 'The Control of Dust and

Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS 5228-

1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites', BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage

levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation

of human exposure to vibration in buildings - vibration sources other than blasting, Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.

All demolition work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

5. PROGRAMME OF 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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

7. 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, which shall first 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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

8. Prior to works commencing, full details of all proposed tree planting including 10 street trees on Ilderton Road 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 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."

9. Surface water drainage details

No works shall commence until the applicant has submitted full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS), including detailed design, attenuation calculation sheets, size and location of attenuation units, access chambers, and details of flow control measures shall be submitted to and approved in writing by the Local Planning Authority. The strategy should achieve a reduction in surface water runoff during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment prepared by Pell Frischmann dated July 2018 (ref: 13281-PF-ZZ-XX-RP-D-0001). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. Opportunities for biodiverse green roofs and rainwater harvesting should be maximised at the site. 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 Southwark's Strategic Flood Risk Assessment (2017) and Policy 5.13 of the London Plan (2015).

10. Thames Water: 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 water 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 water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

11. Thames Water: No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

12. Prior to works commencing, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

b) Cross sections shall be provided to show surface and other changes to levels, special

engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted 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.

13. CONTROL OF INVASIVE PLANTS

Before any above grade work hereby authorised begins, a detailed method statement for the removal or long-term management /eradication of invasive plants (Japanese knotweed) on the site shall be submitted to and approved in writing by the local planning authority.

The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds, root and/or stem (whichever the case may be) of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons:

An invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

Permission is subject to the following Grade Condition(s)

14. Prior to fit out of the basement, full particulars of the sprinkler system to be used within the basement, ground floor and mezzanine units shall be submitted to and approved by the Local Planning Authority, The development shall not be carried out otherwise than in accordance with any approval given.

Reason: To ensure that there is an adequate level of fire safety within this mixed use development.

15. Prior to fit out of the basement, the following shall be submitted to and approved in writing by the Local Planning Authority:

1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles; and

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. Prior to the relevant parts of the works commencing, detail drawings at a scale of 1:5 or 1:10 of the following shall have been submitted to and approved by the Local Planning Authority in writing:
- vi) all facade details; and
 - vii) shop fronts and residential entrances; and
 - viii) all parapets and roof edges; and
 - ix) all balcony details; and
 - x) heads, cills and jambs of all openings

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2019, Policy 7.7 of the London Plan 2016, 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).

17. No Superstructure works shall be Commenced unless and until details and materials samples of all external surfaces have been submitted to and approved in writing by the Local Planning Authority. This shall include a physical mock up a typical elevation of the plot at 1:1 scale of a typical window bay showing full details of brickwork bond, mortar, window and reveal details which shall be erected on site and be approved in writing by the Local Planning Authority. The development shall only be constructed and retained in accordance with the approved details.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 2019, Policy 7.7 of the London Plan 2016, 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).

18. ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: landscaping and roofs

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

19. i) Before any above grade work hereby authorised begins within the public realm, 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 ground floor amenity and playspace 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 2019 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.

20. 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 phase 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 lighting design for the landscaped areas should also be submitted and approved in writing by the local planning authority.

Any lawned areas should be planted in a species rich grass, details of which shall be agreed in writing with the local planning authority.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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 Chapters 8, 12, 15 & 16 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.

21. GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) 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 roof(s) 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 roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) 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 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation Condition(s)

22. Prior to occupation, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as predominantly car free excluding the permitted designated wheelchair parking spaces and that new residents not requiring the permitted spaces should sign acknowledgement of the permit free status of their new home.

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.

23. Prior to occupation of the relevant commercial unit, a signage strategy for all commercial uses shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007).

24. Before the commencement of any fit out work of the commercial or residential premises, 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 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.

25. Prior to 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 'very good' 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 occupation of the relevant commercial unit within the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards have been met.

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

26. Prior to the occupation, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

27. Details of Swift 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 24 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 Swift nesting 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, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

28. Thames Water: No properties shall be occupied until confirmation has been provided that either all water network upgrades required to accommodate the additional flows from the development have been completed or 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 or 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".

29. Prior to the occupation of residential, the scheme of mechanical ventilation for the residential element of the development, including an appropriate inlet at high level, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the use hereby permitted is commenced.

Reason:

In order to ensure that that the ventilation of the residential elements is adequate and is protected from environmental noise and pollution and will not detract from the appearance of the building in the interests of amenity 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.

30. Before the first occupation of any of the premises that the CHP plant shall serve, the developer will provide a report advising of the full particulars of the CHP plant e.g. location, layout, operation, management plan, management responsibilities, maintenance schedule, height of flue and proposed emission mitigation equipment. These details shall be submitted in writing to, and approved by, the LPA.

Reason:

In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, 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.

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†, 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

This should be achievable by following the submitted Environmental Noise & Vibration Planning

Report by Sandy Brown, ref. 16463-R01-D, July 2018. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (minimum of 5%) of premises to demonstrate that the above requirements have been met. The results shall be submitted to the LPA for approval in writing.

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.

32. Archaeological Public Engagement Condition

In the event that in the opinion of the Local Planning Authority significant archaeological interest is revealed (or is in any case obvious) an appropriate programme of public engagement (public display, interpretation and signage, site visits, accessible public areas or viewing points, etc.) shall be designed by the applicant and submitted to the Local Planning Authority for approval in writing. Detailed drawings of the design, including timetable, location, content and a full specification of the construction and materials shall be submitted to and approved in writing by the Local Planning Authority. The engagement shall be carried out in accordance with the approval given.

Reasons: In order to enhance public value and public benefit from engagement with the historic environment, to contribute to place-making and to provide information on the special archaeological and historical interest of this part of Southwark.

33. Terrace screening/ defensible space

a) Prior to occupation of the ground floor flats, details of the terrace screening and/or obscure glazing to the ground floor windows facing the ground floor children's play areas shall be submitted and approved and the development shall be occupied in accordance with the approved details.

b) Prior to occupation of the flats on level 04, details of the terrace screening in front of habitable room windows facing the 04 children's play areas shall be submitted and approved and the development shall be occupied in accordance with the approved details.

Once approved, the details shall remain as long as the accommodation within those blocks is occupied.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining flats and houses 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.

34. Flood warning and evacuation plan

Prior to occupation of the development, a flood warning and evacuation plan shall be submitted and approved in writing by the local planning authority. Once approved, the plan shall remain in force for as long as the development is occupied.

Reason :

To guarantee that the development is designed to ensure safety of the building users during flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to provide safe refuge and ensure safety of the future occupants of the proposed development, all in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved

Policy 3.9 (Water) of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

35. Any deliveries or collections to the commercial units shall only be between the following hours: 06.00 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 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.

36. 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 buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted.

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.

37. Prior to the commencement of works above grade, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

M4 (Category 2) 'accessible and adaptable':- up to 90%

M4 (Category 3) 'wheelchair user dwellings'.- at least 10% to include

CORE 1 APTGM_4, CORE 1 APT1_1, CORE 1 APT1_4, CORE 1 APT1_5, CORE 1 APT2_1, CORE 1 APT2_4, CORE 1 APT2_5, CORE 1 APT2_6, CORE 1 APT3_1, CORE 1 APT3_4, CORE 1 APT3_5, CORE 1 APT4_5, CORE 1 APT5_3, CORE 2 APT5_3, CORE 2 APT6_3, CORE 2 APT7_3, CORE 2 APT8_3, CORE 2 APT9_3, CORE 2 APT10_3, CORE 2 APT11_3, CORE 3 APT1_1, CORE 3 APT1_3, CORE 3 APT2_1, CORE 3 APT2_3, CORE 3 APT3_1, CORE 3 APT3_3, CORE 3 APT6_5, CORE 3 APT8_5, CORE 4 APT1_1, CORE 4 APT2_1, CORE 4 APT2_2, CORE 4 APT3_1.

Reason:

In order to ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2016 Policy 3.8 (Housing choice).

38. The retail use hereby permitted shall not be carried out outside of the hours of 06.00 - 23.00 (Monday - Thursday), 06.00 - 00.00 (Fri and Sat) and 07.00 - 23.00 (Sundays).

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.

39. 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: To ensure that the development does not harm groundwater resources in line with with the National Planning Policy Framework (NPPF) (Paragraph 170). 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.

40. 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: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170). Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

41. 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: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170).

42. The "ground mezzanine" floor finished floor level must be set no lower than 6.275 metres above Ordnance Datum (mAOD). This is in accordance with document "Proposed Sections 2, 3, 4 & 5" (ref.1614-SPP-01-DR-A-P-26-XX-01-02-S4-P06).

Reason

To reduce the risk of flooding to the development and occupants. The "ground mezzanine" floor is the lowest floor level that will have sleeping accommodation, according to the submitted documentation.

43. The habitable rooms within the development that share a party wall element with (insert) shall be designed and constructed to provide sufficient resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement from the Building Regulations standard set out in Approved Document E. A written report shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented

prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given. Prior to occupation a validation test shall be carried out on a relevant sample of premises following completion of the development. The results shall be submitted to the LPA in writing for approval.

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 adjacent premises 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.

44. Energy Efficiency

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

Reason: To ensure the development complies with the National Planning Policy Framework 2019 , Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2016.

Permission is subject to the following Special Condition(s)

45. ARCHAEOLOGICAL EVALUATION

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.