

Item No. 4	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 07.06.04
From INTERIM DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (03-AP-1952) Redevelop site to provide part 1, 2, 3, 7 and 9 storey building comprising 65 flats, 5 duplex units and three ground floor commercial units (shop/office/business-Classes A1/A2/B1) with ground floor parking area and internal courtyard at first floor level.		Address 82-96 Old Kent Road SE1 Ward East Walworth	

PURPOSE

- 1 To consider the above major application which is before the Committee due to the number of objections received.

RECOMMENDATION

- 2 Grant planning permission subject to a legal agreement to secure affordable housing, to provide funding for alterations to the highway, creation of a Traffic Order in relation to the provision of a loading bay and to change the existing Traffic Order to prevent residents from applying for an on-street parking permit.

BACKGROUND

- 3 The application premises is situated to the north of the Old Kent Road near the Bricklayers Arms roundabout. The surrounding area contains a mixture of residential, commercial, retail and industrial uses. Bordered by the Old Kent Road and Preston Close, the site contains a nightclub and a vacant factory comprising both B1 office and B8 industrial warehouse and storage space. To the south of the site is a Lidl supermarket and to the north a terrace of 3 storey Victorian Houses currently used as flats and bedsits. To the east of the site, across the four lane A2 and flyover, is a block of 5.5 storey flats and a public house. At the rear of the site is an industrial factory/storage unit. The site currently comprises 1744 sqm of existing floor space; 1162.9sqm is industrial (Use Class B2), 431.1sqm is office (Use Class B1) with the remaining 150sqm divided into restaurant (Use Class A3) and leisure use (Use Class D2). The proposed total floor area amounts to 6,468 sqm with 5,908sqm to be used as residential accommodation and 560sqm of retail/office use.
- 4 The proposal is to demolish the existing buildings on site and replace them with a mixed-use residential and commercial building with a communal courtyard at first floor level. The scheme would provide a mixture of rental and affordable housing with ground floor commercial space used as A1, A2 and

B1(A) uses. Two lifts provide access to upper floors.

- 5 The nine-storey block will front the Old Kent Road with the ground floor commercial units having a fully glazed frontage. The ninth floor accommodation has been set back 1.3 metres and 3.2 metres from the front elevation. Amended drawings have been received addressing the results of an independent report with respect to sunlight/daylight. The development opposite dwellings in Preston Close varies between one, two and three storeys with the one/two storey elements located opposite houses in Preston Close, rising to three storeys to the north east and south west of the development away from the existing properties.

Materials

- 6 A grey terracotta rain screen cladding is proposed to the first and second storeys. The third to seventh storeys are predominately aluminium glazed within a framed structure. The ninth floor is to be clad in zinc. The balconies are to be finished in a variety of coloured glazing.

Parking/loading

- 7 Seventeen off-street parking and 36 bicycle spaces are provided at ground floor level entered via an inward opening vehicular access entered off Preston Close. A turning head has been provided in Preston Close to enable refuse vehicles to exit Preston Close onto Old Kent Road in a forward gear. An amenity space in the form of a courtyard is provided at first floor level with associated hard and soft landscaping. Each flat has either a balcony or a private garden at ground level in addition to the communal courtyard.
- 8 Pedestrian access to the residential units is via a glazed double height entrance on Preston Close. Vehicular access is also via Preston Close.
- 9 A loading bay has been incorporated into the scheme to provide a delivery drop off space for the commercial units. Other highway related alterations include the raising of the access from Old Kent Road into Preston Close to create a level table and a change to the Traffic Order preventing residents from applying for an off-street parking permit in the M1 Controlled Parking Zone (CPZ).

Planning History

- 10 Planning permission was granted in June 2003 (LBS Reg 0200170) for the demolition of existing buildings and erection of a part 4-7 storey building. The building comprised a health centre on ground floor and 60 flats on the upper floors with terraces, 30 car park spaces, refuse and cycle storage.
- 11 A planning application has been received in relation to an adjacent site for the redevelopment of existing warehouses & light industrial buildings to provide a total of 68 dwellings by the erection of a part 5, part 6 and part 7 storey plus lower ground floor building comprising 64 flats [30 one-bedroom, 33 two-bedroom and 1 three-bedroom] fronting Townsend St. and Congreve St. with 15 car parking spaces at lower ground floor level with vehicular access from Preston Close and a 3 storey terrace of 4 three-bedroom dwelling houses fronting Townsend St. (All dwellings for rent or shared ownership.) This application is yet to be determined, however, the impact of this application on

the surrounding area has been considered in this report (LBS Reg No 04-AP-0535).

FACTORS FOR CONSIDERATION

Main Issues

- 12 The main issues in this case are the principle of the development, the scale and design of the proposed development, parking and amenity.

Planning Policy

- 13 The site is within a Regeneration Area and an Archaeological Priority Zone.

Southwark Unitary Development Plan 1995 [UDP]:

R.2.1 'Regeneration Areas' - Complies. The commercial units will generate employment opportunities, it is considered that proposal will improve the environment, provide 100% affordable housing and make better use of the site.

E.1.1 'Safety and Security in the Environment' Generally complies, however due to the constraints of the site and not wanting to stymie the use of adjacent site, there is only one access to the building.

E.2.1 'Layout and Building Design' - Complies

E.2.3 'Aesthetic Control' - Complies.

E.2.4 'Access and Facilities for People with Disabilities' - Complies. There is a level access to commercial and residential uses with lifts to upper floors.

E.2.5 'External Space' - Complies. Proposal includes a mix of quality materials and finishes, landscaping.

E.3.1 'Protection of Amenity' - Complies. Design of building has been amended to comply with BRE guidance.

E.3.4 'Upgrading the Environment' - Complies

E.5.1 'Sites of Archaeological Importance' - No objection subject to conditions

H.1.3 'New Housing' - Complies

H.1.4 'Affordable Housing' - The development is for 100% affordable housing.

H.1.5 'Dwelling Mix of New Housing' - Complies

H.1.6 'Sites Suitable for Houses with Gardens' - Five duplex units have private gardens.

H.1.7 'Density of New Residential Development' - Complies

H.1.8 'Standards for New Housing' - Complies

H.1.10 'Provision of Housing to Mobility and Wheelchair Standards' - Two homes are to be developed to wheelchair standards. All homes will be developed to Lifetime homes standards.

B.1.2 'Protection Outside Employment Areas and Sites' - Partially complies in that the development will result in the loss of some employment space. This loss was considered acceptable by the granting of the Commercial use gives back an employment use generating up to 65 jobs.

T.1.2 'Location of Development in Relation to the Transport Network' - Complies, as within walking distance of bus and overland train routes.

T.6.3 'Parking Space in New Developments' - Complies

Supplementary Planning Guidance:

'Design and Layout of Developments' - Complies

'Standards, Controls and Guidelines for Residential Developments' - Complies

The site is within the Urban Zone

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

1.5 'Mixed Use Developments' - Part of the ground floor is to be used as either A1/A2 or B1A use, however, the provision of 560sqm of non-residential use does not equate to 30% of the whole floor area. The application was submitted prior to The First Draft for Deposit Unitary Development Plan was put on deposit after the application was submitted.

3.2 'Protection of Amenity' - Complies, as the proposal will not result in a material loss of amenity to residents and occupiers (present and future) of the surrounding area or the (present or future) occupiers of the proposed dwelling.

3.10 'Efficient Use of Land' - Complies, especially in relation to the local context.

3.11 'Quality in Design' - Complies, as the development achieves a high quality of architectural and urban design, specific to the site's shape, size, location and development opportunity whilst preserving the character of the local environment.

3.12 'Design Statements' - Complies

3.13 'Urban Design' - Complies, as the contemporary design of the development positively reflects the constraints of the site.

3.19 'Archaeology' - As E.5.1 above.

4.1 'Density of New Development' - Provides 967 habitable rooms per hectare, exceeding the typical density range for the Urban Zone. This is considered acceptable due to the character of the surrounding area and the overall design of the development.

5.6 'Parking' - Does not comply. Draft UDP standards state 1.5 off-street spaces should be provided, the proposed development provides 2 off-street spaces.

Supplementary Planning Guidance:

'Residential Design Standards' - Generally complies, however some elements of the internal layout of dwellings do not meet standards relating to wheelchair housing.

Consultations

14 Site Notice: 30.10.04 Press Notice: 27.10.03

Consultees:

15 Design and Conservation Officer, Traffic Group, Transport for London, Housing, Pollution Control, Archeology Officer and Crime Prevention and Planning Policy.

1-20 Preston House, Preston Close SE1 4NZ, 10-13 Comus Place SE17 1TQ, 1-70 Comus House, Congreve Street SE17 1TG, 1-26 Barker House, Congreve Street SE17 1TD, 1-20 Boarley House, Massinger Street SE17 1TE, 1-11 Yaldam House Old Kent Road SE1 5TO, 1-107 Waleran Flats, Old Kent Road SE1 5UY, 1-24 Towergate, Pages Walk SE1 4HQ, 33-48 (Block 6) Leroy Street SE1 4SW

Replies from:

Design and Conservation Officer

16 No objection in design terms. Welcomes an alternative scheme to that previously approved on this site. The proposed scheme is largely as discussed at pre-application meetings. There is a considerable increase from the current built form on the site but it is accepted that the general scale of buildings on the Old Kent Road is larger and in any case, it is an area under

transition. Need to tightly condition materials, window and balcony and structural framework details.

Traffic Group

- 17 Concern regarding low level of parking. No objection if funds are secured to enable the Council to change the existing traffic order to prevent residents from applying for a parking permit. Refuse and cycle provision should be provided as shown, welcome the widening of the public highway on Preston Close, driving schools should be banned for any A2 use approved on the site. A condition survey of the adjacent site is required before works commence on site. Confirmation from TFL who has no objection to an inset loading bay in Preston Close. Loading bay will require a traffic order which has to be processed by the Council, therefore funds should be secured. £5,000 should suffice for the order, lining and signage for the loading bay and at anytime waiting restrictions on both sides of the road. The applicant has agreed to the provision of an entry treatment at the Old Kent Road/Preston Close junction. This should be secured either through a Grampian style condition of a S106 agreement. This will be subject to construction detail approval of the Highway Authority.

Transport for London

- 18 No objection in principle. Comments in relation to the servicing of the commercial units on the Old Kent Road frontage.

Housing

- 19 The Housing Department fully supports this affordable housing development which will receive Social Housing Grant. It will be one of the schemes that provides housing for tenants decanted as a result of the regeneration of Elephant and Castle.

Pollution Control

- 20 Requests that the developer undertakes a soil investigation in order to determine whether there is any contamination at the site.

Archeology Officer

- 21 Site lies within and Archaeological Priority Zone. Remains of the prehistoric and Roman periods have been found in the vicinity. In order to ensure that any necessary archaeological investigations take place and that appropriate protective measures are secured if required, conditions requesting a written scheme of work and a scope and arrangement of foundation design.

Crime Prevention and Design Advisor

- 22 Secure by Design approval could not be granted on the basis of too many dwellings on a common entrance door. Could be overcome by CCTV or a concierge. Double doors to entrance is a weakness. Doors from parking area and post room would have to be treated as external to main security.

Planning Policy

- 23 The proposal will have significant benefits in terms of creating active frontages at ground floor level on the Old Kent Road and providing a significant amount of additional dwellings in this area. The issue around the amenity space that is proposed is less than required in the current No. 5 Standards, controls and Guidelines for residential Developments SPG or in the draft Residential Design Standards SPG. However, it is considered that the provision proposed could be appropriate for the development if every flat, as stated in the application, has a balcony or garden together with access to a communal courtyard. Consideration could also be given to the number of publicly accessible parks in the area including Surrey Square Park, Salisbury Row Park and Nursery Row Park plus Burgess Park in the near vicinity.

- 110a Pages Walk
- 24 Objection. New buildings should be in keeping with the area. Concern with the impact on public transport and that the housing is 100% affordable. Loss of sunlight
- 12 Preston Close
- 25 Pleased at re-development but too high.
- Metropolitan Project Shop (acting on behalf of owner of 5 Congreve Street)
- 26 Objects to overlooking on its north eastern boundary and that the height and scale will be prejudicial to the development potential of No. 5 Congreve Street.

PLANNING CONSIDERATIONS

Land-Use

- 27 The application site lies within a designated regeneration area but not an employment area as defined in the adopted UDP and within the Urban Zone as identified in the Soutwark Plan [Revised Deposit Unitary Development Plan] March 2004.
- 28 The planning permission granted in June 2003 has established the principle of a mixed use redevelopment of the site. In granting that decision the Council considered that the mixed use development was acceptable as it complied with current UDP policies. This current application was submitted prior to the revised draft Unitary Development Plan being put on deposit, and consequently the application has been assessed in accordance with policies in place at that time at the same time whilst also acknowledging that an there is an extant permission for a mixed use development at the site that is valid for a further four years.
- 29 The applicant advises that the office space, storage and factory unit has been vacant since January 2001, representing a loss of employment provision over the last three years, amounting to an inefficient and under use of the site. The current, which would 100% affordable housing with commercial use across part of the ground floor is considered to be an acceptable use of the site.
- 30 The provision of new residential accommodation is to be welcomed and is in accordance with national policy, the recently adopted London Plan and also Council policy. The 70 units comprise 5x3 bed duplex units, 32x2 bed units and 33x1 bed units. Of theses units 2 homes are to be developed to wheelchair standards and all will be developed to Lifetime homes standards. This mix of units is considered to be acceptable. Five of the units have small private gardens, although the amount of garden space provision is less than the 50sqm advised under the Council's Supplementary Guidance. This is due to the constraints of the site and the need to maximise the use of land in this area in accordance with Planning Policy Guidance Note 3. The Housing Department have confirmed their support for the proposals. The size and standard of the new units are all considered to be acceptable. Provision for refuse storage is also considered to be acceptable.
- 31 The proposal has a relatively high density level of 967 habitable rooms per hectare (hrh), which does exceed the emerging Soutwark Plan policy standard for the Urban Zone (in which the site is located) of 300-700 hrh.

However, Council policy in general encourages high density schemes in areas of high accessibility such as this, especially when the design of a development is capable of providing additional accommodation.

- 32 Each of the ground floor units has a private garden, all of the flats on the upper floors; apart from three flats each have their own balcony or terrace, in addition to the use of the communal landscaped amenity space at first floor level. In addition to the private and communal amenity space provided on the site itself, Surrey Square Park, Salisbury Row Park and Nursery Row Park plus Burgess Park are in the near vicinity.

Parking

- 33 Vehicular access to the site is via Preston Close into a gated, covered ground floor parking area comprising 17 car parking spaces (two of these being mobility impaired spaces). Secure cycle storage for 36 bicycles is also provided at ground floor level.
- 34 Although the Adopted Unitary Plan seeks one space per unit, the emerging policy required in this location is a maximum of 1 space per unit. The current proposal makes provision for 17 spaces. The applicant has submitted a PTAL report arguing that given changes in Council and National policy to discourage car use, the proximity to public transport and the general acceptance that car ownership in social housing schemes is lower than in private development, this level of parking should be accepted. Further, to mitigate the potential for traffic congestion in the area, the applicant has agreed to a Section 106 agreement to amend the Traffic Order to prevent any of the residents from applying for a parking permit.
- 35 The site is accessible to public transport, being within a short distance from a number of frequent bus services. Government policy encourages the creation of more intensively developed new housing in areas of good public transport. This ensures the most efficient use of land with greater accessibility by a variety of means of transport and should reduce the requirements for travel by private car and hence the need for off-street parking.
- 36 The provision of a lay-by in Preston Close will insure that the delivery of goods to the commercial premises will not cause congestion to users of the Old Kent Road or Preston Close.

Design

- 37 The application site is not located within a conservation area or in the vicinity of any listed buildings. This part of Old Kent Road is characterised by 4.5 double height storey Townsend School, 5.5 storey Waleran Flats, 6 and 5 storey Comus House and 14 storey Mardyke House and 3 storey dwellings in Preston Close.
- 38 The scheme has been revised to overcome a number of design concerns including scale and height. The scale and height of the proposed development are now more in keeping with the terrace (Preston Close) which is directly to the north of the application site. The ninth storey has been cut back in order to

reduce the scale of the development. The facing element to Old Kent Road has been reduced to the northern end, with the bulk of the development towards the south of the site away from Preston Close. The building would read as a nine-storey building to the Old Kent Road, seven storeys to Congreve Street and two/three storey to Preston Close. The height and scale of the development to Preston Close is in keeping with the existing terrace on the basis that the central area has been articulated to sit in line with the existing terrace. With this in mind, the scale and height are now considered acceptable.

- 39 The detailed design is also accepted. The facing elevation to Old Kent Road has a heavier grey finish with a lighter finish above. The use of multi-stock red brick is in keeping with materials used in the surrounding buildings. The use of this brick ensures an easy transition between the existing terrace and the new build. The use of coloured glazing to the west elevation balconies to enliven this elevation is considered to be acceptable in this location.
- 40 Despite the comments from local residents that the building and is too high is not in keeping with the area, it is considered that the proposed building is of an acceptable height and represents an acceptable modern design, which satisfactorily fits into this architecturally diverse area.
- 41 The street level character to the Old Kent Road is of an active frontage with entrance to the three commercial units. Bicycle parking has been provided to the front of these units for the use of employees and visitors.
- 42 Concern has been raised regarding the impact this proposal will have on the potential redevelopment of adjacent site. It is unfortunate that the redevelopment of this part of the Old Kent Road has not been subject of a design brief for the whole area. However, the applicant of this application is also applicant for the adjacent scheme in Congreve/Townsend Street and is aware that more of the surrounding area may be developed in the near future. The design of the proposed scheme has considered potential future schemes on adjacent sites and has been designed to mitigate any conflict in the most sympathetic manner whilst ensuring maximum use of the application site, in accordance with PPG 3.

Amenity Impact

- 43 By stepping back the elevations at various points, the proposal minimises the potential of overlooking and reduces the impact on the sunlight, daylight and enclosure of adjacent neighbouring buildings. The buildings opposite on Preston Close are considered to be sufficiently set back not to be affected by the proposal. Amendments to the scheme, as a result of an independent daylight/sunlight report, has meant that the one room at ground floor level in Preston Close will suffer a loss of daylight. The average daily sunshine (i.e. on 21st March) would be 5 hours. This represents a 1% drop in the sunlight hours equating to a 30-minute loss to Room 4G, shown on drawing No. OL29/ROL/CAD05A Revision A.

EQUAL OPPORTUNITY IMPLICATIONS

- 44 All residential units are accessible by wheelchair users, as are the commercial units. The provision of affordable housing improves housing availability and choice in the area.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 45 The applicant has submitted a PTAL report demonstrating that the proposals represents an efficient use of brownfield land closely linked to the public transport network resulting in less reliance on private car use. All of the units have been developed to Lifetime homes standards to ensure they are flexible and meet the future needs of residents. Two homes are to be developed to wheelchair standards.

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager [tel. 020 7525 5457]
REPORT AUTHOR	Carolyn Southall	
CASE FILE	TP/2168-AM	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

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	Tower Homes Ltd	Reg. Number	03-AP-1952
Application Type	Full Planning Permission	Case Number	TP/2168-AM
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelop site to provide part 1, 2, 3, 7 and 9 storey building comprising 65 flats, 5 duplex units and three ground floor commercial units (shop/office/business- Classes A1/A2/B1) with ground floor parking area and internal courtyard at first floor level.

At: 82-96 Old Kent Road SE1

**In accordance with application received on 14/10/2003
and revisions/amendments received on 14/05/2004
19/05/2004**

and Applicant's Drawing Nos. 0640/001 C, 002 B, 003 B, 004 B, 005 A, 0640/05 B, 060C, 06 C, 07 C, 08 C, 09 A, 011 B, 012 C, 013 C, 014 C, 015 C, 020, 021, 022

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason
As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Samples of the all facing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and 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 details of the development in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policy 3.11 'Quality in Design' of The Southwark Plan [Revised Deposit Unitary Development] Plan March 2004.

- 3 Notwithstanding the provisions of Class A2 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 of enactment of those Orders) the use hereby permitted shall not include any use as a driving school.

Reason
To enable the Local Planning Authority to exercise control over the use of the premises in the interest of regulating any alternative kinds of operations which could have adverse effects upon the amenities of nearby dwellings in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 4 Notwithstanding the provisions of Class B1 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 of enactment of those Orders) the use hereby permitted shall not include any other B1 use

Reason
To enable the Local Planning Authority to exercise control over the use of the premises in the interests of

regulating any alternative kinds of activities which would have adverse effects upon the amenities of nearby dwellings and highway safety in accordance with Policies E.3.1 'Protection of Amenity' and T.1.2 'Location of Development in Relation to the Transport Network' of the Southwark Unitary Development Plan and Policies 3.2 'Protection of Amenity' and 5.2 'Transport Impacts' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 5 Notwithstanding the provisions of Classes A, C and E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason

To enable the Local Planning Authority to retain control over the development in the interests of amenity in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policy Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 6 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan and Policies 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 7 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan and Policies 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 8 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 use hereby permitted for the approved use for Commercial Unit 1 shall include Uses A1, A2 and B1(a), Commercial Unit 2/3 shall include uses A2 and B1(a) and Commercial Unit 3 only.

Reason

To enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of activities which could have adverse effects upon the amenities of nearby dwellings or highway safety in accordance with Policies , E.3.1 'Protection of Amenity' and T.1.2 'Location of Development in Relation to the Transport Network' and Policies 3.2 'Protection of Amenity' and 5.2 'Traffic Impacts' of the The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 9 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order that a satisfactory landscaping scheme is provided and retained for the benefit of the occupiers of the development and the visual amenity of the site and surrounding area, in accordance with policy E.3.1 (Protection of Amenity) of the Southwark Unitary Development Plan and Policy '3.2 Protection of Amenity of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 10 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

- 11 The cycle storage facilities as shown on drawing [INSERT DETAILS] shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan and Policy 3.2 'Protection of Amenity' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 12 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 without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no additional plant etc. 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 Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policies 3.2 'Protection of Amenity' and 3.11 'Quality in Design' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 13 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and 3.2 'Protection of Amenity' and 3.11 'Quality in Design' of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 14 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

- 15 No development shall take place until a detailed scheme (2 copies) showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been

approved in writing by the Local Planning Authority and that the scheme will be monitored by the Council.

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

a] Policies R.2.1 'Regeneration Areas', E.1.1 'Safety and Security in the Environment', E.2.1 'Layout and Building Design', E.2.3 'Aesthetic Control', E.2.4 'Access and Facilities for People with Disabilities', E.2.5 'External Space', E.3.1 'Protection of Amenity', E.3.4 'Upgrading the Environment', E.5.1 'Sites of Archaeological Importance', H.1.3 'New Housing', H.1.4 'Affordable Housing', H.1.5 'Dwelling Mix of New Housing', H.1.6 'Sites Suitable for Houses with Gardens', H.1.7 'Density of New Residential Development', H.1.8 'Standards for New Housing', H.1.10 'Provision of Housing to Mobility and Wheelchair Standards', B.1.2 'Protection Outside Employment Areas and Sites', T.1.2 'Location of Development in Relation to the Transport Network', T.6.3 'Parking Space in New Developments' and Supplementary Planning Guidance: 'Design and Layout of Developments' and 'Standards, Controls and Guidelines for Residential Developments' of the Southwark Unitary Development Plan 1995.

b] Policies 1.5 'Mixed Use Developments', 3.2 'Protection of Amenity', 3.10 'Efficient Use of Land', 3.11 'Quality in Design', 3.12 'Design Statements', 3.13 'Urban Design' - 3.19 'Archaeology', 4.1 'Density of New Development', 5.6 'Parking' and Supplementary Planning Guidance 'Residential Design Standards' of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Informatives

- 1 Prior to the commencement of works you are advised that you must arrange a survey of the condition of the adjacent public highway. Please contact the Director of Regeneration Department, Chiltern, Portland Street, London SE17 2ES. (tel: 020 7525 5000).
- 2 You are advised that prior to the commencement of works you must obtain the approval of the Council for any changes, alterations or other works to the highway or footway. Please contact the Director of Regeneration Department, Chiltern, Portland Street, London SE17 2ES. (tel: 020 7525 5000).
- 3 The planning permission granted includes alterations and amendments to areas of public highway which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal (Client) Engineer Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.
- 4 You are advised to consult the Council's Senior Archaeology Officer for more detailed advice on the implications of the redevelopment of the site. The officer can be contacted at the Regeneration Department, Council Offices, Chiltern, Portland Street, London SE17 2ES (020 7525 5448)
- 5 The developer should consult the Environment & Leisure Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Please contact the Pollution section, Chaplin Centre, Thurlow Street, SE17 (tel: 020 7525 5000).
- 6 The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
 1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.

- 7 All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.
- 8 You are advised to consult the Borough Crime Prevention Design Advisor to ensure that the development complies with 'Secured by Design' standards. Please contact Steve Mumford, Southwark Police Station, 323 Borough High Street, London, SE1 1JL (telephone: 020 7232 6714).