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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application

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<b>Applicant</b>	Laing Homes South East Thames	<b>Reg. Number</b>	04-AP-0530
<b>Application Type</b>	Approval of Reserved Matters		
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Case Number</b>	TP/2315-I

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### Draft of Decision Notice

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#### Approval has been GIVEN for the following details:

Approval of Reserved Matters for the siting, design, external appearance and landscaping of residential development for the erection 8 blocks totalling 107 dwellings and 77 car-parking spaces [Block 1 - 4 storeys with 16 flats (9 one-bedroom and 7 two-bedroom); Block 2 - 4 storeys with 16 flats (8 one-bedroom and 8 two-bedroom); Block 3 - 5 storeys with 24 two-bedroom flats; Block 4 - 4 storeys with 14 two-bedroom flats; Block 5 - 3 storeys with 5 three-bedroom houses; Block 6 - 3 storeys with 9 two-bedroom flats; Block 7 - 3 storeys with 5 three-bedroom houses and 3 one-bedroom flats and 3 two-bedroom flats; Block 8 - 4 storeys with 12 two-bedroom flats] as required by Condition 1 of outline planning permission dated 22/08/2002 [Application no. 0100712] for residential redevelopment of the site.

**At:** High Wood Barracks, Lordship Lane

**In accordance with application received on** 23/03/2004

**and Applicant's Drawing Nos.** L04.570.001, L04.570.002, L04.570.004, L04.570.010, L04.570.011, L04.570.012, L04.570.013, L04.570.014, L04.570.015, L04.570.016, L04.570.017, L04.570.018, L04.507.019, L04.507.020, L04.507.021, L04.507.022, L04.507.023, L04.507.024, L04.570.025, L04.570.026, L04.570.030, L04.507.031, L04.507.032, 1036.001

#### Subject to the following conditions:

- 1 Samples of the facing and roofing 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 external materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan (UDP) and Policy 3.11(Urban Design) of the Second Draft UDP.

- 2 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

##### Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of 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.

- 3 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

##### 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 policy T.4.1 Measures for Cyclists of the Southwark Unitary Development Plan.

- 4 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

- 5 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.

- 6 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.

- 7 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.