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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>	Mr Ben Connop St. George South London Ltd	<b>Reg. Number</b>	03-AP-2449
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1411-119
<b>Recommendation</b>	Grant		

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### Draft of Decision Notice

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

Erection of a part three, part 16 storey building with basement comprising of 68 residential units with 65 car parking spaces at basement and ground floor level together with ancillary landscaping and third floor roof garden.

**At:** Block F, Metro Central Heights, 119 Newington Causeway SE1

**In accordance with application received on 31/12/2003  
and revisions/amendments received on 22/10/2004**

**and Applicant's Drawing Nos.** Plans: 2234/03-99/A, 03-00/A, 03-01-02/A, 03-03/A, 03-04-13/A, 03-14/A, 03-15/A, 03-16/A.

Sections: 2234/ 04-05/A, and 04-06/A. Elevations: 2234/05-01/A, 05-02/A, 05-03/A, 05-04/A (including copies with outline of approved building) together with a Planning and Design Statement; Transport Statement; Daylight & Sunlight Report; Planning Noise Assessment and Deed of Undertaking.

**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 A schedule of the external finishes and samples of the 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 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.

- 3 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to 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.

- 4 The building shall not be occupied until the whole of the car parking shown on the drawings hereby approved, shall be made available and retained for the purposes of car parking for vehicles of residents of Metro Central Heights and that area shall thereafter be kept available for that purpose.

**Reason**

In order to ensure that adequate off-street parking is provided and retained for residents of the development, in compliance with Policy T.1.3 'Design of Development and Conformity with Council Standards' of the Southwark Unitary Development Plan.

- 5 No development shall take place until a scheme has been submitted to and approved by the local planning authority showing the provision of alternative parking spaces for residents of Metro Centra Heights to replace any spaces displaced during the period of construction work in connection with the development hereby permitted. Development shall take place in accordance with the approved scheme.

Reason

To ensure that adequate off-street parking is provided and retained for existing residents and parking congestion in the area is avoided, in accordance with Policy T.1.3 (Design of Development and Conformity and Council Standards and Controls) of the Southwark Unitary Development Plan.

- 6 Detailed drawings of a landscaping scheme, 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

To ensure that a high standard of amenity is provided for existing and future residents, in accordance with Policies E.2.5 'External Space' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 7 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

To ensure that the landscaping and planting is retained for the benefit of the area, in accordance with Policies E.2.5 and E.3.1 of the Southwark Unitary Development Plan.

- 8 No development shall take place until details of the layout of the communal roof garden and terraces shown on the submitted drawings, including any provision for landscaping and screening, have been submitted and approved by the local planning authority. The roof garden and terraces shall be provided in accordance with the approved details before any of the residential units that they are intended to serve are occupied, and shall be kept available thereafter for that purpose.

Reason

To ensure that a satisfactory standard of amenity space is provided for residents, in accordance with Policies E.2.5 'External Space', E.3.1. 'Protection of Amenity' and H.1.8 'Standards for New Housing' of the Southwark Unitary Development Plan.

- 9 Details of a survey and investigation of the soil conditions of the site, 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.

- 10 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 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.

- 11 No development shall take place until a detailed scheme 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.

- 12 The cycle storage facilities as shown on drawing 22434/03-00/A 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.

- 13 Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Policies E.1.1 'Safety and Security in the Environment' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.