

Appendix 4: 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	Programme Manager - Regeneration Hemali Topiwala London Borough of Southwark	Reg. Number	21/AP/0239
Application Type	Major application		
Recommendation	GRANT subject to Legal Agreement	Case Number	2197-D

Draft of Decision Notice

Granted subject to Legal Agreement for the following development:

Redevelopment of the site comprising the demolition of existing building and erection of two buildings at nine storeys in height. The Application Scheme will provide a 458 sqm (NIA) community centre (Class F1a), a 105 sqm (NIA) nursery (Class F1b) and residential accommodation including 86 units (24 1bed units, 46 2bed units and 16 3bed units) and associated communal facilities. The scheme includes highway improvements, landscaping, car and cycle parking for residents and visitors.

Wickway Community Centre St Georges Way London Southwark

In accordance with application received on 25 January 2021 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed 285_A_10_001 - PROPOSED SITE PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_002 - PROPOSED BLOCK PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_100 - PROPOSED GROUND FLOOR PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_101 - PROPOSED FIRST FLOOR PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_102 - PROPOSED SECOND FLOOR PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_103 - PROPOSED THIRD-FIFTH FLOOR PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_104 - PROPOSED SIXTH FLOOR PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_105 - PROPOSED SEVENTH FLOOR PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_106 - PROPOSED EIGHTH FLOOR PLAN PL received 25/01/2021

Floor Plans - Proposed 285_A_10_107 - PROPOSED NINTH FLOOR PLAN PL received 25/01/2021

Plans - Proposed 285_A_10_108 - PROPOSED ROOF PLAN PL received 25/01/2021

Plans - Proposed 285_A_10_200 - PROPOSED SECTION AA PL received 25/01/2021

Plans - Proposed 285_A_10_201 - PROPOSED SECTION BB PL received 25/01/2021

Plans - Proposed 285_A_10_202 - PROPOSED SECTION CC PL received 25/01/2021

Elevations - Proposed 285_A_10_300 - PROPOSED NORTH ELEVATION PL received 25/01/2021

Elevations - Proposed 285_A_10_301 - PROPOSED EAST ELEVATION PL received 25/01/2021

Elevations - Proposed 285_A_10_302 - PROPOSED SOUTH ELEVATION PL received 25/01/2021

Elevations - Proposed 285_A_10_303 - PROPOSED WEST ELEVATION PL received 25/01/2021

Elevations - Proposed 285_A_10_304 - PROPOSED COURTYARD ELEVATION MANSION A PL received 25/01/2021

Elevations - Proposed 285_A_10_305 - PROPOSED COURTYARD ELEVATION MANSION B PL received 25/01/2021

Plans - Proposed 285_A_10_400 - PROPOSED SITE SECTION AA PL received 25/01/2021

Plans - Proposed 285_A_10_401 - PROPOSED SITE SECTION BB PL received 25/01/2021

Plans - Proposed 285_A_10_402 - PROPOSED SITE SECTION CC PL received 25/01/2021

Elevations - Proposed 285_A_10_450 - PROPOSED SITE ELEVATION NORTH PL received 25/01/2021

Elevations - Proposed 285_A_10_451 - PROPOSED SITE ELEVATION EAST PL received 25/01/2021

Elevations - Proposed 285_A_10_452 - PROPOSED SITE ELEVATION SOUTH PL received 25/01/2021

Elevations - Proposed 285_A_10_453 - PROPOSED SITE ELEVATION WEST PL received 25/01/2021

Floor Plans - Proposed 285_A_10_700 - PROPOSED FLOOR PLAN UNIT 1B2P TYPE A PL received 25/01/2021

Floor Plans - Proposed 285_A_10_701 - PROPOSED FLOOR PLAN UNIT 1B2P TYPE B PL received 25/01/2021

Floor Plans - Proposed 285_A_10_702 - PROPOSED FLOOR PLAN UNIT 1B2P TYPE C PL received 25/01/2021

Floor Plans - Proposed 285_A_10_703 - PROPOSED FLOOR PLAN UNIT 1B2P WC TYPE A PL received 25/01/2021

Floor Plans - Proposed 285_A_10_704 - PROPOSED FLOOR PLAN UNIT 2B4P TYPE A PL received 25/01/2021

Floor Plans - Proposed 285_A_10_705 - PROPOSED FLOOR PLAN UNIT 2B4P TYPE B PL received 25/01/2021

Floor Plans - Proposed 285_A_10_706 - PROPOSED FLOOR PLAN UNIT 2B4P TYPE C PL received 25/01/2021

Floor Plans - Proposed 285_A_10_707 - PROPOSED FLOOR PLAN UNIT 2B4P TYPE D PL received 25/01/2021

Floor Plans - Proposed 285_A_10_708 - PROPOSED FLOOR PLAN UNIT 2B3P WC TYPE A PL received 25/01/2021

Floor Plans - Proposed 285_A_10_709 - PROPOSED FLOOR PLAN UNIT 3B5P TYPE A PL received 25/01/2021

Floor Plans - Proposed 285_A_10_710 - PROPOSED FLOOR PLAN UNIT 3B5P TYPE B PL received 25/01/2021

Plans - Proposed 46694-STN-XX-C-DR-101- EBLEY CLOSE PROPOSED LAYOUT VEHICULAR TRACKING 01 received 25/01/2021

Other Documents

Daylight/Sunlight assessment DAYLIGHT AND SUNLIGHT REPORT received 25/01/2021

Flood risk assessment FLOOD RISK ASSESSMENT AND DRAINAGE MANAGEMENT STRATEGY received 25/01/2021

Document CONSULTATION REPORT received 25/01/2021

Sustainability statement BREEAM UK 2018 NEW CONSTRUCTION PRE-ASSESSMENT REPORT received 25/01/2021

Document UTILITIES ASSESSMENT received 25/01/2021

Document ENGAGEMENT SUMMARY received 25/01/2021

Air quality assessment AIR QUALITY ASSESSMENT received 25/01/2021

Design and access statement DESIGN & ACCESS STATEMENT received 25/01/2021

Document PEDESTRIAN LEVEL WIND MICROCLIMATE ASSESSMENT received 25/01/2021

Ecology assessment/Nature conservation PRELIMINARY ECOLOGICAL APPRAISAL REPORT received 25/01/2021

Document SITE INVESTIGATION REPORT received 25/01/2021

Energy statement ENERGY ASSESSMENT received 25/01/2021

Residential Schedule of Accommodation SCHEDULE OF ACCOMMODATION received 25/01/2021

Planning statement PLANNING STATEMENT received 25/01/2021

Transport assessment/statement TRANSPORT ASSESSMENT received 25/01/2021

Arboricultural statement ARBORICULTURAL IMPACT ASSESSMENT received 25/01/2021

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

1. Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A site investigation scheme, based on the 'xxxxx (reference xxxxxxxx dated xxxx) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2. The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

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 in line with the National Planning Policy Framework (NPPF) (Paragraph 170). The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

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

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) 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.

c) 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.

3. Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be

submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

4. "Prior to works commencing, full details of all proposed tree planting to mitigate the loss of 1,074 sqm of stem girth 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.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water run-off 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."

5. HARD AND SOFT LANDSCAPING

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 site 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 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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

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

6. Before the first occupation of the building, the cycle storage facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development.

Thereafter, such facilities 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:

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: 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.

7. Secure by Design certification for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

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.

Permission is subject to the following Compliance Condition(s)

8. The dwellings hereby permitted shall be designed in compliance with the recommendations of the submitted acoustic assessment (reference AC107031-1R4 of 14th April 2020) and shall ensure that with closed windows the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T †

* - Night-time - 8 hours between 23:00-07:00

† - Daytime - 16 hours between 07:00-23:00

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.

9. PROVISION OF REFUSE STORAGE

Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the dwellings/premises.

The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure 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: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards)

of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007

Permission is subject to the following Special Condition(s)

10. Arboricultural Site Supervision

The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

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.

Informatives

