

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

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Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

RECOMMENDATION

LBS Reg. No.: 20/AP/3285

Date of Recommendation:

Applicant Henley Construct Limited

Grant subject to Legal Agreement for the following development:

Demolition of all buildings on the site and construction of a development of 91 residential units within four buildings (a 7-storey Block A building, a 6-storey Block B/C building and two buildings in Block D of 2- and 4-storeys), together with alterations to the retained basement, provision of car and cycle parking and landscaping.

At

40-46 Solomons Passage London Southwark SE15 3UH

In accordance with the valid application received on 7 December 2020 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.

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48SP-HD-XX-00-DR-A-1001 - P1 - Site - Site Location Plan received 2/3/21
48SP-HD-XX-B1-DR-A-1000 - P3 - Basement Level GA Plan received 17/6/21
48SP-HD-XX-00-DR-A-1010 - P4 - Site - Ground Floor Site Plan received 28/6/21
48SP-HD-XX-01-DR-A-1011 - P4 - Site - First Floor Site Plan received 17/6/21
48SP-HD-XX-02-DR-A-1012 - P4 - Site - Second Floor Site Plan received 17/6/21
48SP-HD-XX-03-DR-A-1013 - P4 - Site - Third Floor Site Plan received 17/6/21
48SP-HD-XX-04-DR-A-1014 - P3 - Site - Fourth Floor Site Plan received 17/6/21
48SP-HD-XX-05-DR-A-1015 - P3 - Site - Fifth Floor Site Plan received 17/6/21
48SP-HD-XX-06-DR-A-1016 - P2 - Site - Sixth Floor Site Plan received 17/6/21
48SP-HD-XX-07-DR-A-1017 - P4 - Site - Roof Level Site Plan received 17/6/21
48SP-HD-XX-XX-DR-A-2011 - P3 - Site - North-West Elevation received 17/6/21
48SP-HD-XX-XX-DR-A-2012 - P3 - Site - South-East Elevation received 17/6/21
48SP-HD-XX-XX-DR-A-2013 - P2 - Site - South-West Elevation received 2/3/21
48SP-HD-XX-XX-DR-A-3011 - P3 - Site - Long Section AA received 17/6/21
48SP-HD-XX-XX-DR-A-3012 - P2 - Site - Cross Section BB received 2/3/21

48SP-HD-01-00-DR-A-1000 - P3 - Block A - Level 00 GA Plan received 2/3/21
SOL-HC-01-01-DR-A-1001 - Block A - First Floor Plan received 11/11/20
SOL-HC-01-02-DR-A-1002 - Block A - Second Floor Plan received 11/11/20
SOL-HC-01-03-DR-A-1003 - Block A - Third Floor Plan received 11/11/20
SOL-HC-01-04-DR-A-1004 - Block A - Level 04 GA Plan received 11/11/20
SOL-HC-01-05-DR-A-1005 - Block A - Fifth Floor Plan received 11/11/20
48SP-HD-01-06-DR-A-1006 - P4 - Block A - Level 06 GA Plan received 17/6/21
SOL-HC-01-XX-DR-A-0500 - Block A - Accommodation Overview received 11/11/20
SOL-HC-01-XX-DR-A-2001 - Block A - North-East Elevation received 11/11/20
SOL-HC-01-XX-DR-A-2002 - Block A - North-West Elevation received 11/11/20
SOL-HC-01-XX-DR-A-2003 - Block A - South-East Elevation received 11/11/20

SOL-HC-01-XX-DR-A-2004 - Block A - South-West Elevation received 11/11/20
SOL-HC-01-XX-DR-A-3001 - Block A - Section AA received 11/11/20
SOL-HC-01-XX-DR-A-3002 - Block A - Section BB received 11/11/20

48SP-HD-02-00-DR-A-1000 - P4 - Block BC - Level 00 GA Plan received 17/6/21
48SP-HD-02-01-DR-A-1001 - P4 - Block BC - Level 01 GA Plan received 17/6/21
48SP-HD-02-02-DR-A-1002 - P4 - Block BC - Level 02 GA Plan received 17/6/21
48SP-HD-02-03-DR-A-1003 - P3 - Block BC - Level 03 GA Plan received 2/3/21
48SP-HD-02-04-DR-A-1004 - P3 - Block BC - Level 04 GA Plan received 2/3/21
48SP-HD-02-05-DR-A-1005 - P3 - Block BC - Level 05 GA Plan received 2/3/21
48SP-HD-02-XX-DR-A-1990 - P3 - Block BC - Accommodation Overview received 2/3/21
SOL-HC-02-XX-DR-A-2001 - Block BC - North-West Elevation received 11/11/20
48SP-HD-02-XX-DR-A-2002 - P1 - Block BC - South-East Elevation received 2/3/21
SOL-HC-02-XX-DR-A-2003 - Block BC - South-West & North-East Elevations

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received 11/11/20

SOL-HC-02-XX-DR-A-3001 - Block BC - Section AA received 11/11/20

SOL-HC-02-XX-DR-A-3002 - Block BC - Section BB received 11/11/20

SOL-HC-02-XX-DR-A-3003 - Block BC - Section CC received 11/11/20

48SP-HD-03-00-DR-A-1000 - P6 - Block D - Ground Floor Plan received 12/10/21

48SP-HD-03-01-DR-A-1001 - P5 - Block D - Level 01 GA Plan received 12/10/21

48SP-HD-03-02-DR-A-1002 - P4 - Block D - Level 02 GA Plan received 17/6/21

48SP-HD-03-03-DR-A-1003 - P4 - Block D - Level 03 GA Plan received 17/6/21

SOL-HC-03-XX-DR-A-0500 - Block D - Accommodation Overview received 11/11/20

48SP-HD-03-XX-DR-A-2001 - P2 - Block D - North-East Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2002 - P2 - Block D - North-West Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2003 - P2 - Block D - South-East Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2004 - P2 - Block D - South-West Elevation received 17/6/21

48SP-HD-03-XX-DR-A-2005 - P2 - Block D - Courtyard Elevations received 17/6/21

48SP-HD-03-XX-DR-A-2006 - P2 - Block D Annexe Elevations received 17/6/21

48SP-HD-03-XX-DR-A-3001 - P2 - Block D - Section AA received 17/6/21

48SP-HD-03-XX-DR-A-3002 - P2 - Block D - Section BB received 17/6/21

48SP-HD-03-XX-DR-A-3003 - P2 - Block D - Section CC received 17/6/21

48SP-HD-03-XX-DR-A-3004 - P1 - Block D - Section DD - Through Annex received 17/6/21

48SP-HD-03-XX-DR-A-3005 - P1 - Block D - Sections through gardens received 17/6/21

Reason:

For the avoidance of doubt and in the interests of proper planning.

Permission is subject to the following Time Limit:

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.

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No works including any demolition work shall take place until a demolition and construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority (in consultation with Transport for London). The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all reasonable endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

- Measures to address vermin prior to demolition of the buildings;
- A detailed specification of demolition and construction works including consideration of all environmental impacts and the identified remedial measures, including comprehensive noise/dust suppression measures and continuous monitoring of noise and airborne particulates in locations to be agreed with the Council's Environmental Protection Team;
- 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 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 controls - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, management to ensure the continued safe operation of the nearby bus stop and the safety of bus passengers etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations, and a scheme for recycling / disposing of waste resulting from demolition and construction works;
- The parking of vehicles of site operatives and visitors;
- The loading and unloading of plant and materials;
- The storage of plant and materials used in demolishing and constructing the development;
- The erection and maintenance of security hoarding;
- Working hours - including limiting Saturday operation hours and no work on Sundays;
- Transport and highways impacts - Using transport operators with a minimum of 'Silver' membership of FORS; restricting deliveries during the school arrival/departure times (0800hrs-0900hrs and 1500hrs-1600hrs);

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vehicle routing; penalties relating to turning away delivery vehicles (not complying with scheduled delivery times and banning vehicles not adhering to the agreed routing of vehicles, consolidation of deliveries); site layout plans for each phase of the development (showing loading areas, operators' parking spaces, location of wheel washing facilities, vehicle entrance arrangement, and on-site routing of traffic); wheel washing facilities; and an undertaking to sweep the adjoining highway daily.

All demolition and construction 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 and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or 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 (2021).

4. PRECAUTIONARY BAT SURVEY

If more than two seasons pass between the most recent bat survey and the commencement of demolition and/or tree works, an update bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason:

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

5. SITE CONTAMINATION

a) Prior to any below ground works hereby authorised being undertaken, a Phase 2 site investigation and risk assessment shall be conducted in accordance with the Phase 1 Contaminated Land Assessment rev B by Create dated October 2020, and the results and details of any necessary remediation submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

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b) In the event that contamination is present, 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 will 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 works 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.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential 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 (2021).

6. TREE PROTECTION

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

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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 (2021), policies SP11 Open spaces and wildlife, SP12 Design and conservation and SP13 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).

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7. SURFACE WATER DRAINAGE

No works (except for demolition) shall commence until details of the proposed surface water drainage system incorporating the Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, dimensions, depth and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance as detailed in the 'Flood Risk Assessment and Drainage Strategy' prepared by Create Consulting Engineers Ltd (dated 05/11/2020, ref: EW/CS/P20-2035/05 Rev B), as well as including the provision of green roofs. The applicant must confirm that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details and retained as such.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with the Strategic Flood Risk Assessment (2017), saved policy 3.9 Water of the Southwark Plan (2007), strategic policy 13 High environmental standards of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

8. PILING METHOD STATEMENT

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 sewerage 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 sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

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9. HIGHWAY PROTECTION

No development shall take place (except for demolition to ground level) until a design and method statement detailing how the public highway adjoining the site is to be protected during the excavation and construction of the foundations and basement structures of the development have been submitted to and approved by the Local Planning Authority. The detailed design and method statements (AIP) for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway shall demonstrate accordance with CG 300 'Technical Approval of Highway Structures'. The excavation, foundation and construction works shall be undertaken in accordance with the approved statement.

Reason:

To protect the structural integrity of the pavement and roadway during the excavation and construction of the development.

10. TREE PLANTING

Prior to works commencing (except for demolition works), full details of all proposed tree planting equalling 188cm girth at time of planting 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.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 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.

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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 runoff in accordance with The National Planning Policy Framework (2021), policies SI 4 Managing heat risk, SI 13 Sustainable drainage, G1 Green Infrastructure, G5 Urban Greening and G7 Trees and Woodlands of the London Plan (2021); policies SP11 Open spaces and wildlife, SP12 Design and conservation, SP13 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).

11. CIRCULAR ECONOMY

Prior to the commencement of development (including demolition) a Circular Economy Statement demonstrating compliance with Part B of Policy SI 7 'Reducing waste and supporting the circular economy' of the London Plan 2021 and including measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted and approved in writing by the Local Planning Authority. The assessment shall develop a strategy for the implementation of circular economy principles in both the approved buildings and the wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction.

Reason:

To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with Policy SI 7 of the London Plan (2021).

12. WHOLE LIFE CARBON - PRE-COMMENCEMENT

Prior to the commencement of development (including demolition) a Whole Life-Cycle (WLC) Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment shall develop a strategy for the implementation of whole life cycle carbon principles in both the approved buildings and the site's demolition, construction and operational phases. The development shall be carried out in accordance with the approved details.

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Reason:

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan (2021).

13. FIRE STATEMENT

Prior to the commencement of development (except demolition), a Fire Statement prepared by an independent qualified assessor shall be submitted to the Local Planning Authority for approval in writing. The Statement will set out how the building will function in terms of the building's construction, means of escape, features that reduce risk to life and access to the premises by fire service personnel and equipment. The development shall not proceed other than in accordance with any written approval given.

Reason:

To ensure that it is demonstrated that fire safety considerations have informed the design and layout of the proposed development in accordance with policy D12 of the London Plan (2021).

Permission is subject to the following Grade Condition(s)

14. MATERIALS

Prior to above grade works (except for demolition, and construction of the stair and lift cores) commencing, material samples and a 1m x 1m sample-panel(s) of all external facing materials and brickwork (showing bond and mortar mix) to be used in the carrying out of this permission shall be presented on site/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 (2021), 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).

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15. SECTION DRAWINGS

Section detail-drawings at a scale of at least 1:5 or 1:10 through:

- the facades;
- the balconies;
- parapets; and
- heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised beings; 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 saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007), and to minimise neighbour overlooking in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan (2007).

16. HARD AND SOFT LANDCAPING

Before any above grade work (except for demolition, and construction of the stair and lift cores) 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

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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 Local Planning Authority may be satisfied with the details of the landscaping scheme, in accordance with: the National Planning Policy Framework (2021); policies G1 Green Infrastructure, G5 Urban Greening and G7 Trees and Woodlands of the London Plan (2021); 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).

17. PLAY AND AMENITY SPACE

Prior to the commencement of above grade works (except for demolition, and construction of the stair and lift cores), details of the play equipment/features 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 approved details prior to the first occupation of the residential units.

All play space and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

To ensure that there would be adequate play facilities and communal amenity space within the development available to all tenures, in accordance with saved policy 4.2 'Quality of accommodation' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

18. ROOFS FOR BIODIVERSITY

Before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, details of the biodiversity (green/brown) roofs to at least blocks BC and both buildings in block D shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

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- * 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) roofs 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 roofs 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 roofs and the Local Planning Authority agreeing the submitted plans, and once the green/brown roofs 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 G1 Green Infrastructure and G5 Urban Greening of the London Plan (2021), Strategic Policy 11 Design and Conservation of the Core Strategy (2011), and saved policy 3.28 Biodiversity of the Southwark Plan (2007).

19. BIRD BRICKS

Before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, details of at least 18 swift bird nesting bricks or universal nesting bricks shall be submitted to and approved in writing by the Local Planning Authority. The 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 nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy G6 Biodiversity and access to nature of the London

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Plan (2021), saved policy 3.28 Biodiversity of the Southwark Plan (2007) and Strategic Policy 11 Open spaces and wildlife of the Core Strategy (2011).

20. BALCONY SCREENS

Notwithstanding the detail shown on the approved drawings, before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, details of the appearance, height and materials of the screening panels to be installed in these locations:

Block B/C:

- The privacy screens on the rear elevation annotated on the approved drawings.
- The south-eastern ends of the balconies and terraces to B15, B25, B35, B36, B46, B52, C14, C24, C34, C43, C52 (both amenity spaces).
- The south-eastern and north-western sides of the balconies to flats B14, B24, B45.

Block D:

- The north-eastern and south-eastern sides of the balcony to D12.
- The north-eastern sides of the balconies to D11, D22 and D32.
- The north-eastern and south-western sides of the first floor balcony of D13.

shall be submitted and approved in writing by the Local Planning Authority. The screening panels shall all be installed in accordance with the approved details prior to occupation and shall be retained as such for the life of the development.

Reason:

In the interest of protecting neighbour privacy and the amenity of future occupiers in accordance with the National Planning Policy Framework (2021), and saved policy 3.2 Protection of amenity of the Southwark Plan (2007).

21. ACCESSIBLE AND WHEELCHAIR DWELLINGS

Before any above grade work (except for demolition) hereby authorised begins the applicant shall submit written confirmation from the appointed building control body that the following standards in the Approved Document M of the Building Regulations (2015) would be met for the units /

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habitable rooms as set out below. The development shall be carried out in accordance with the details thereby approved by the appointed building control body:

- 5 affordable units (identified on the approved drawings as C01, C02, C03, D05 and D06), shall be constructed and fitted out to meet Building Regulations standard M4(3)(b).
- 4 private units (identified on the approved drawings as B01, B02, B03 and B06) shall be constructed to meet Building Regulations standard M4(3)(a).
- The remaining units shall be constructed to meet M4(2) standard.

Reason:

To ensure the development complies with: Chapters 5 (Delivering a sufficient supply of homes) and 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D7 (Accessible housing) of the London Plan (2021), and; Strategic Policy 5 (Providing New Homes) of the Southwark Core Strategy (2011).

22. CYCLE PARKING

Before any above grade work (except for demolition) hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles of at least 238 resident cycles, and details of the 20 visitor cycle spaces, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities for residents and visitors shall be provided in accordance with the approved details, 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 (2021), policy T5 Cycling of the London Plan (2021), Strategic Policy 2 Sustainable Transport of the Core Strategy (2011) and Saved Policy 5.3 Walking and Cycling of the Southwark Plan (2007).

23. SECURED BY DESIGN

- a) The development hereby permitted shall incorporate security measures

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to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development above ground level (except for demolition, and construction of the stair and lift cores) and shall be implemented in accordance with the approved details prior to occupation:

b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved 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 (2021); Strategic Policy 12 Design and Conservation of the Core Strategy (2011); and saved policy 3.14 Designing out crime of the Southwark Plan (2007).

24. FULL FIBRE CONNECTIVITY

Before any above grade work (except for demolition, and construction of the stair and lift cores) hereby authorised begins, detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021).

25. BASEMENT VENTILATION

Prior to the commencement of works above ground (except for demolition, and construction of the stair and lift cores), details of the extract ventilation system to the basement car park shall be submitted to and approved by the Local Planning Authority. Such details shall demonstrate how the

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underground car park area shall be fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 "Components for smoke and heat control systems: Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks" and Building Regulations Approved Document F. This specifies that the ventilation requirement will be satisfied if the openings at each car parking level have an aggregate area equal to at least 1/20th of the floor area at that level, of which at least half should be in two opposing walls. Approved Document F also allows an alternative approach, in which the requirement will be satisfied if the mean predicted pollutant levels are calculated and the ventilation designed to limit the concentration of carbon monoxide to not more than 50 parts per million average over an eight hour period and peak concentrations, such as by ramps and exits, not to go above 100 parts per million for periods not exceeding 15 minutes. Such details shall also include the location, appearance and materials of any external plant and vents, and their relationship with the approved residential units and neighbouring properties.

The development shall be constructed in accordance with the approved extract ventilation system details prior to first occupation of the development.

Reason:

In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, air quality, fumes or noise nuisance and will not detract from the appearance of the development in the interests of amenity in accordance with the National Planning Policy Framework (2021), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and saved policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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

26. DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the development begins, details of the arrangements for the storing of domestic refuse (including how the stores would be secured, the width of the flush route to the pavement and surfacing material) and its collection shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided and made available for use by the occupiers of the dwellings and

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the facilities 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 and securely stored within the site and can be readily collected 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 (2021), 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 Compliance Condition(s)

27. REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning General Permitted Development Order 2015 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 High environmental standards and Strategic Policy 12 Design and conservation of the Core Strategy (2011) and saved policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan (2007) and the National Planning Policy Framework (2021).

28. VIBRATION LEVELS

The development must be designed and constructed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00-07.00hrs.

Reason:

To ensure that the occupiers and users of the proposed development do

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not suffer a loss of amenity by reason of excess vibration from transportation sources 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 (2021).

29. INTERNAL NOISE LEVELS

The dwellings hereby permitted shall be designed and constructed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings 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.

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 (2021).

30. EVCP

The 8 electric vehicle charging points to serve the car parking spaces shown on approved drawing 48SP-HD-XX-B1-DR-A-1000-P3 shall be provided in accordance with the detail prior to first occupation of the development, and the further 32 spaces shown on this approved drawing shall be provided with passive provision prior to first occupation of the development.

Reason:

To encourage the uptake of electric and hybrid vehicles and minimise the effect of the development on local air quality within the designated Air Quality Management Area in line with policy SI1 Improving air quality of the London Plan (2021) and to comply with parking standards in policy T6 Car parking of the London Plan (2021).

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31. RETENTION OF CAR PARKING

Before the first occupation of the development begins, the car parking shall be laid out as shown on the drawings hereby approved (including 8 wheelchair parking spaces), or approved subsequently by the Local Planning Authority in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development of 40-46 Solomons Passage and no trade or business shall be carried out thereon.

Reason:

To ensure the permanent retention of the parking areas including provision for disabled people, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with the National Planning Policy Framework (2021), Strategic Policy 2 Sustainable Transport of the Core Strategy (2011) and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts, 5.6 Car Parking and 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan (2007).

32. COMPLIANCE WITH FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy revision B prepared by Create Consulting Engineers with project reference number EW/CS/P20-2035/05 dated October 2020.

Reason:

To ensure the development is designed safely in reference to flood risk and drainage in accordance with the National Planning Policy Framework (2021), policies SI12 Flood risk management and SI13 Sustainable drainage of the London Plan (2021), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Saved Policy 3.9 Water of the Southwark Plan (2007).

33. RESIDENTIAL UNITS

The development hereby permitted is limited to 91 residential units, in four buildings:

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Block A - a maximum shoulder height of 16.9m, maximum main roof height of 22.4m, and maximum height of 23.2m to the top of the lift overrun

Block B/C - a maximum shoulder height of 16.9m, maximum main roof parapet at 19.5m and maximum height of 20.9m to the top of the lift overruns and 21.2m to the top of the plant enclosure

Block D main building - maximum height of 13.1m for the four-storey parapet height and maximum height of 13.8m to the top of the lift overrun.

Block D annex building - maximum height of 6.6m high when viewed from Williamson Court, 5.1m high when viewed from Waveney Avenue.

Reason:

This is in accordance with the application details and the approved plans.

34. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

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(s) 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.

Reason:

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 (2021), 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).

35. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Schedule 2 Part 16 The Town and Country Planning (General Permitted Development) Order 2015 (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.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and

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visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework (2021), 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).

36. NOX CRITERIA

Any domestic gas combi boilers installed on the site shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason:

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with policy SI1 Improving air quality of the London Plan (2021).

37. PLANT NOISE

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2021), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011), and saved policy 3.2 Protection of Amenity of the Southwark Plan (2007).

38. OBSCURE GLAZING TO BE PROVIDED

The windows on the south-east facing elevation of the block B/C building as annotated on the approved drawings (in units B05, B14, B15, B24, B25, B35, B36, B45, B46, C43, C52, D12, D22, D32), and the south-west facing first floor window of unit D03 shall be obscure glazed and shall not be

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replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Aura Court and Williamson Court from undue overlooking in accordance with Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); 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. ROOF TO BE USED ONLY IN EMERGENCY

The roofs of the buildings hereby permitted, other than where indicated to provide a terrace amenity space on the approved drawings, shall not be used other than for maintenance or as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason:

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area in accordance with Policy D4 (Delivering good design) of the London Plan (2021); Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011); and Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

Permission is subject to the following Special Condition(s)

40. WHOLE LIFE CARBON - POST OCCUPATION

Within 12 months of first occupation of the development, an updated Whole Life-Cycle (WLC) Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate updated whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment based on actual emissions. The updated assessment should evidence what actions have been taken in implementing the development to reduce whole life-cycle carbon emissions, including assessment and evidencing of the recommendations set out in the approved pre-

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commencement Whole Life-Cycle Carbon Assessment.

Reason:

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan (2021).

41. POST COMPLETION CIRCULAR ECONOMY REPORT

No later than three months following substantial completion of the development hereby consented, a Post Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework (2021), and; Policies GG6 Increasing Efficiency and Resilience and SI7 Reducing Waste and Supporting the Circular Economy of the London Plan (2021).

Signed: *Stephen Platts*

Director of Planning and Growth

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Informative Notes to Applicant Relating to the Proposed Development

1. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water it would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Further information can be found <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

The proposed development is located within 15 metres of a strategic sewer. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read TW's guide 'working near our assets' to ensure the workings will be in line with the necessary processes when working above or near pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Thames Water can provide further information - Email: developer.services@thameswater.co.uk, Phone: 0800 009 3921 (Monday to

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Friday, 8am to 5pm) Write to: Thames Water Developer Services,
Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

The proposed development is located within 15m of Thames Waters underground assets. There are public sewers crossing or close to the site. There are water mains crossing or close to the development. Thames Water does not permit the building over or construction within 3m of water mains. If significant works are proposed near the sewers or mains (within 3m) TW will need to check that the development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the TW services in any other way.

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2. Highway authority comments:

The applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways. The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm. Since the application site falls within 'General' designation of the SSDM, the footway must be paved with concrete paving slabs with 150mm wide granite kerbs.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

It is proposed to reconfigure the basement car park. Detailed design and method statements (AIP) for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway in

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accordance with CG 300 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority.

The existing street trees on Solomon's Passage must be protected during demolition and construction of the development. Details of new tree planting on Solomon's Passage must be submitted as part of the S278 agreement process.

It appears the sections of the balconies on Block A fronting Solomon's Passage will overhang the public footway. The applicant must apply and secure a S177 licence of the Highways Act 1980 prior to occupation of the development, and you are advised to do this prior to construction in case there are fundamental issues and design criteria that need to be incorporated.

It has been stated in the transport statement that 'refuse operatives will trolley the bins to the refuse vehicle stations on Solomon's Passage'. Applicant to note that refuse bins must not be stored on the public highway on collection days.

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

3. TO BE ADDED [an informative about engaging with the council's network management team on the demolition and construction management plans, and on-going monitoring by that team throughout the works.]

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Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

- Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:

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https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk
3. **National Planning Policy Framework**
- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.
4. **Appeals to the Secretary of State**
- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate

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(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).
5. **Purchase Notice**
- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990
6. **Provisions for the Benefit of the Disabled**
- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
 - Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

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7. Other Approvals Required Prior to the Implementation of this Permission.

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. Works Affecting the Public Highway

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. The Dulwich Estate Scheme of Management

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. Building Regulations.

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. The Party Wall Etc. Act 1996.

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

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Date of issue of this decision:

12. **Important**

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.