

Town and Country Planning Act 1990 (as amended)

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



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DECISION NOTICE

LBS Reg. No.: 18/AP/2295

Date of Issue of Decision: 15/10/2020

Applicant Mr Ron Plunz
 Alumno Student (Alscot) Limited

Planning Permission was GRANTED WITH LEGAL AGREEMENT for the following development:

Redevelopment of site to provide student housing in a building ranging from 3- to 7-storeys (plus basement) and ancillary bin store, cycle store, laundry and office/reception, car parking, substation, associated landscaping, and alterations to the vehicle access. Removal of a street tree on Alscot Road and works to the highway.

At

77-89 Alscot Road London SE1 3AW

In accordance with the valid application received on 30 July 2018 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.

Received on:

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Site location plan	12/07/2018
300 S28 Context elevation from park PROPOSED	10/12/2019
310 S25 Elevation Front/North-West PROPOSED	10/12/2019
320 S26 Elevation Rear/South East PROPOSED	10/12/2019
321 S4 Elevation Rear/South East PROPOSED (Without Trees)	10/12/2019
330 S23 Elevation Side/North-East PROPOSED	10/12/2019
340 S24 Elevation Side/South-West PROPOSED	10/12/2019
350 S25 Front Facade Detail Typical PROPOSED	10/12/2019
090 S27 Basement PROPOSED	24/10/2018
100 S36.3 Ground Floor PROPOSED	08/03/2019
110 S28 First Floor PROPOSED	09/11/2018
120 S28 Second floor PROPOSED	24/10/2018
130 S28 Third Floor PROPOSED	14/02/2020
140 S28 Fourth Floor PROPOSED	24/10/2018
150B S31 Fifth Floor PROPOSED STUDIOS	22/01/2019
160B S28 Sixth Floor PROPOSED	22/01/2019
180 S18 Typical Room Types PROPOSED	22/01/2019
190 S28 Landscape PROPOSED	14/02/2020
200 S25 Cross Section PROPOSED	22/01/2019
360 S1 Substation Elevations PROPOSED	06/11/2018
Student Housing - Full Accommodation Schedule 10th December 2018	08/03/2019
170 S28 Plans - Proposed	24/10/2018

Reason:

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

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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.

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

3. ARBORICULTURAL METHOD STATEMENT

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 statement 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-

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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.

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) 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) 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

4. CONSTRUCTION MANAGEMENT PLAN

No works shall take place until a construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best 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:

- o A detailed specification of 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;
- o 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.;
- o Arrangements for direct responsive contact for nearby occupiers with the site management during construction (signage on hoardings, newsletters, resident's liaison meetings);
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- o Site traffic controls - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- o Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to

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appropriate destinations;

- o Working hours - including limiting Saturday operation hours and no work on Sundays;

- o 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); construction vehicle routing; penalties relating to turning away delivery vehicles (not complying with scheduled delivery times and banning construction 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 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 (2019).

5. EXCAVATION PROTECTION

No development shall take place (excluding demolition) until a design and method statement detailing how the Alscot Road public highway adjoining the site is to be protected during the excavation and construction of the basement of the development has been submitted to and approved by the Local Planning Authority. The excavation 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 basement level.

6. WHEELCHAIR ACCESS DETAILS

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No development shall take place (excluding demolition) until details (including floorplans and sections as necessary) of the ground floor entrance to provide wheelchair users a step-free entrance from the outside of the front facade to the lift core have been submitted to and approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason:

To ensure the development is accessible for wheelchair users, in accordance with policy 7.2 of the London Plan (2016).

7. 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.

Permission is subject to the following Grade Condition(s)

8. BIRD AND BAT BOXES

Prior to the commencement of above grade works details of the bat boxes, and bird boxes/bricks to be incorporated in the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development in accordance with the approved details and prior to the first occupation of the building.

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Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan (2016), Saved Policy 3.28 of the Southwark Plan (2007) and Strategic Policy 11 of the Core Strategy (2011).

9. 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.

10. VENTILATION AND AIR QUALITY

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a) Prior to the commencement of above grade works, the scheme of mechanical ventilation for the development, including an appropriate inlet, appropriate outlet, filtration mechanism, details of sound attenuation for any necessary plant and any management, has been submitted to and approved by the Local Planning Authority. The accommodation shall be fitted with a silent running extract ventilation system that will achieve compliance with Building Regulations Approved Document F and L. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the first occupation of the development.

b) Prior to first occupation of the development, a validation report shall be submitted to the Local Planning Authority for approval in writing.

Reason:

In order to ensure that the ventilation of the residential elements is adequate and is protected from environmental noise and pollution and will not detract from the appearance of the building in the interests of amenity in accordance with the National Planning Policy Framework (2019), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

11. SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works 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 (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).

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12. DETAILED DRAWINGS

Prior to the commencement of above grade works, section detail-drawings at a scale of at least 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. 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).

13. ELECTRIC VEHICLE CHARGING POINTS

Prior to the commencement of above grade works, details of the number, appearance and positioning of the electric vehicle charging facilities to be provided in the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The electric vehicles charging points shall be installed prior to first occupation of the development, and remain for as long as the development is occupied.

Reason:

To ensure the safety of motorists, cyclists and pedestrians in accordance with the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

14. CYCLE STORAGE DETAILS

Prior to the commencement of above grade works, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for residents and staff, and including the Brompton bike store, and the facilities for the storage of visitor cycles shall be submitted to and

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approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise than 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 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

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

15. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed BREEAM Standards.

(b) Within six months of first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed BREEAM standards have been met.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2019), Strategic Policy 13 - High Environmental Standards of The Core Strategy (2011) and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

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16. PLANT NOISE

Prior to first occupation of the development, details of the validation test, associated noise levels and any necessary mitigation for any plant shall be submitted to and approved by the Local Planning Authority. 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. 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. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

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 (2019), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

17. CONTAMINATION REMEDIATION

a) The excavation and construction works shall be undertaken in accordance with the Soil Consultants report ref 10165/OT/Rev0 and dated 11 May 2018 and Symbiotic remediation Strategy 911 R01 ref dated August 2018, unless an alternative remediation strategy is submitted to and approved by the Local Planning Authority.

b) Following the completion of the measures identified in the approved remediation strategy, and prior to occupation of the development a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved by the Local Planning Authority.

c) In the event that 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-b above.

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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 (2019).

18. REFUSE STORAGE AND COLLECTION

Before the first occupation of the development, details of the refuse collection arrangements shall be submitted to and approved by the Local Planning Authority. The development shall be operated in accordance with the approved collection arrangements for the duration of the development.

The refuse storage shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the premises prior to the first occupation of the building. 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 and collected regularly 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 Compliance Condition(s)

19. RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

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Notwithstanding the provisions of Part 16 The Town & 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, unless details of any telecommunications equipment specifically required for the student housing use only are submitted to and approved by the Local Planning Authority prior to its installation.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework (2019), 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).

20. WRITTEN SCHEME OF INVESTIGATION

The construction of the development shall be undertaken in accordance with the Written Scheme of Investigation for an Archaeological Watching Brief by Lanpro Services (dated September 2018), unless an alternative Written Scheme of Investigation is submitted to 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, in accordance with: the National Planning Policy Framework (2019), Strategic Policy 12 (Design and Conservation) of the Core Strategy (2011), and Saved Policy 3.19 (Archaeology) of the Southwark Plan (2007).

21. JAPANESE KNOTWEED

The construction and operation of the development shall be carried out in full accordance with the Japanese Knotweed Survey and Method Statement by Middlemarch Environmental (dated June 2018), unless and alternative Statement is submitted to and approved by the Local Planning Authority.

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Japanese Knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

22. DRAINAGE STRATEGY

The development shall be constructed in accordance with the Drainage Statement by Fluid Structures dated 10/07/2018 and Indicative Drainage Layout drawing dated May 2018 (received 14 September 2018), unless an alternative drainage strategy is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the development includes sufficient sustainable urban drainage measures in accordance with the National Planning Policy Framework (2019), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Saved Policy 3.9 Water of the Southwark Plan (2007).

23. ENERGY STATEMENT

The development shall be constructed in accordance with the energy efficiency measures, CHP and provision of photovoltaic panels to achieve a minimum 40% reduction in carbon dioxide emissions as detailed in the Energy Assessment version 2.0 by Silcock Dawson and Partners (dated June 2018), unless an alternative energy assessment is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2019), Policy 5.2 of the London Plan (2016), Strategic Policy 13 - High Environmental Standards of the Core Strategy (2011) and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

24. FLOOD RISK ASSESSMENT

The development shall be constructed in accordance with the finished floor levels and mitigation measures as detailed in the Flood Risk Assessment (Rev C) by Fluid Structures (dated 19/10/2018), unless an alternative flood

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risk assessment is submitted to and approved by the Local Planning Authority.

Reason:

To ensure: the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework (2019), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Saved Policy 3.9 Water of the Southwark Plan (2007).

25. ROOFS TO BE USED ONLY IN EMERGENCY

The roofs of the building hereby permitted shall not be used outside the terrace areas annotated on the approved drawings, and the roof of the substation shall not be used other than 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 the National Planning Policy Framework (2019), Strategic Policy 13 High environmental standards of the Core Strategy (2011) and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007).

26. HOURS OF USE OF OUTDOOR AMENITY AREAS

Other than for maintenance purposes, repair purposes or means of escape, the outdoor amenity areas (rear gardens and roof terraces) shall not be used outside of the following hours: 7am to 9pm on Mondays to Sundays (including Bank Holidays)

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: the National Planning Policy Framework (2019), Strategic Policy 13 (High Environmental Standards) of the Core Strategy (2011), and Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

27. INTERNAL NOISE LEVELS

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The development shall be designed to ensure that the following internal noise levels 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 2019.

28. REPLACEMENT TREE PLANTING

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 replace any retained or new trees that die in order to retain tree coverage and an important visual amenity in the area, in accordance with the National Planning Policy Framework (2019) 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) 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

29. NUMBER OF STUDENT BEDROOMS

The building hereby approved shall comprise a maximum of 143 of student bedrooms.

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To ensure that the development is carried out in accordance with the approved plans and documents and otherwise conforms to the principles of sustainable development as described in the National Planning Policy Framework 2019.

Signed:

Simon Bevan

Director of Planning

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Informative Notes to Applicant Relating to the Proposed Development

1. With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the Thames Water website urldefense.proofpoint.com

The development is within 15m of a strategic sewer as such the development could cause the assets to fail if appropriate measures are not taken. Please read the Thames Water guide Working Near Our Assets to ensure the workings will be in line with the necessary processes you need to follow if you are considering working above or near TW pipes or other structures.

There are public sewers crossing or close to the development. If you are planning significant work near Thames Water sewers, it is important that you minimize the risk of damage. TW will need to check that the development does not reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting TW pipes.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device, or equivalent reflecting technological advances, to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non return valve could result in flooding to the property should there be prolonged surcharge in the public sewer. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water.

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. TW expect the developer to

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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 02035779483. Application forms should be completed on line.

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. Domestic usage for example includes toilets, showers, washbasins, baths, private swimming pools and canteens. Typical Trade Effluent processes include: Laundrette or Laundry, PCB manufacture, commercial swimming pools, photographic or printing, food preparation, vehicle washing, metal plating or finishing, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made on the TW website or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres per 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. By way of further advice, the Council will expect the Construction Environmental Management Plan (required by condition) to follow current best construction practice, including the following:
 - o Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
 - o S61 of Control of Pollution Act 1974,
 - o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
 - o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
 - o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,
 - o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration

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- in buildings - vibration sources other than blasting,
- o Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>,
 - o Relevant CIRIA and BRE practice notes.

Environmental parameters for construction:

Parameter Action (Red)	Trigger (Amber)	
Environmental Noise dB(A) Laeq 5min (short term)	75 dB(A) Laeq 5min (short term)	80
Unit - dB(A) Laeq 10hr (daily)	70 dB(A) Laeq 10hr (daily)	75 dB(A)
Environmental Dust 250ug/m-3 15min Units - PM10	200ug/m-3 15 min	

Vibration:

- 1mm/sPPV for occupied residential and educational buildings
- 3mm/sPPV for occupied commercial premises where work is not of an especially vibration sensitive nature or for potentially vulnerable unoccupied buildings
- 5mm/sPPV for other unoccupied buildings

Hoardings - Min height 2.3m, Min density 7kg/m2

3. The refuse and recycling storage shown on the approved plans would be sufficient only with twice-weekly collections. The store has been sized by the applicant on the basis of using a commercially provided waste collection service (at the applicant's cost), rather than the Council service. The applicant is advised that the Council would not provide more frequent collections than the standard weekly service to facilitate the small bin store shown, i.e. the future property manager would not be able to request a twice weekly waste collection service from the Council.

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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:

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

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

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

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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 (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

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to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

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

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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].

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.