

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

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

www.southwark.gov.uk

DRAFT DECISION NOTICE

LBS Reg. No.: 22/AP/1068

Date of Issue of Decision: N/A

Applicant Alumrose LLP and JH Rockingham Ltd

Planning permission is GRANTED WITH LEGAL AGREEMENT for the following development:

Redevelopment of site to provide a 24 storey building plus basement consisting of purpose built student accommodation (Sui Generis), and commercial uses (Use Class E) at ground floor, and the development of the associated railway arches to provide commercial space (Use Class E), plant, refuse and cycle storage, and associated access and public realm works.

at

5-9 Rockingham Street, Southwark, London, SE1 6PF

In accordance with the valid application received on 22 March 2022 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 submitted plans and documents.

REASON:

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

Permission is subject to the following Time Limit:

2. TIME LIMIT AND QUANTUM OF USES

Permission is hereby granted for a 24-storey building with additional rooftop plant (70.67 metres above ground level, 73.14 metres above Ordnance Datum) and a further single-storey basement, together with the redevelopment of the three adjacent railway arches, comprising:

- 24-storey building plus basement and mezzanine consisting of purpose-built student accommodation (Sui Generis) comprising 244 bedrooms;
- 67 square metres of flexible commercial floorspace (Use Class E [a], [b] and [c]);
- public realm improvements; and
- other associated works incidental to the development.

The development hereby granted 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. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of any development hereby consented, a written Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- a detailed specification of construction works at each phase of development including consideration of all environmental impacts and

the identified remedial measures;

- site perimeter continuous automated noise, dust and vibration monitoring;
- engineering measures to eliminate or mitigate identified environmental impacts (hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.);
- arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
- a commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- site traffic (routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.);
- site waste management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations);
- a commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

To follow current best construction practice, including the following:

- Southwark Council's 'Technical Guide for Demolition & Construction' at <http://www.southwark.gov.uk/construction>;
- Section 61 of Control of Pollution Act 1974;
- the London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- 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';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- BS 7385-2:1993 'Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration';
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting';
- relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended and NRMM London emission standards (<http://nrmm.london/>);
- the Party Wall Act 1996;
- relevant CIRIA practice notes; and
- BRE practice notes.

All construction work shall be undertaken in strict accordance with the approved CEMP and other 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 pollution and nuisance, in accordance with: the National Planning Policy Framework 2021; Policies GG3 (Creating a Healthy City), D14 (Noise) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P45 (Healthy Developments), P50 (Highways Impacts), P62 (Reducing Waste), P65 (improving Air Quality), P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

4. CONSTRUCTION LOGISTICS PLAN

Prior to the commencement of any development hereby consented, a Construction Logistics Plan developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority.

The Construction Logistics Plan shall:

- identify all efficiency and sustainability measures that will be taken during the development;
- make commitments where reasonably practicable to smart procurement and collaboration (e.g. sharing suppliers) to minimise the number of construction vehicle trips; and
- demonstrate how deliveries to the development through sustainable modes of transport, such as smaller electric vehicles and cargo, will be maximised.

The development shall not be carried out other than in accordance with the approved Construction Logistics Plan or any amendments thereto.

REASON:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with: the National Planning Policy Framework 2021; Policies GG3 (Creating a Healthy City), D14 (Noise), T6 (Assessing and Mitigating Transport Impacts) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P45 (Healthy Developments), P50 (Highways Impacts), P65 (Improving Air Quality) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

5. SITE CONTAMINATION

a) Prior to the commencement of any development hereby consented (including any works of demolition and site clearance), a 'Phase 1 Desktop Study' of the historic and current uses of the site and adjacent premises as well as a 'Preliminary Risk Assessment' including:

- a site walkover survey;
- identification of contaminants of the land and controlled waters;

- a conceptual model of the site; and
- a conclusion and recommendations as to whether a Phase 2 intrusive investigation is required;

shall be submitted to and approved in writing by the Local Planning Authority.

b) If the Phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, prior to the commencement of any development an 'Intrusive Site Investigation and Risk Assessment' fully characterising the nature and extent of any contamination of soils and ground water on the site, shall be submitted to and approved in writing by the Local Planning Authority.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed 'Remediation and/or Mitigation Strategy' including:

- all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements; and
- confirmation that, as a minimum, the site shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation;

shall be submitted to and approved in writing by the Local Planning Authority.

The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved 'Remediation and/or Mitigation Strategy', a 'Verification Report' providing evidence that all required remediation works have been completed (together with any future monitoring or maintenance requirements), shall be submitted to and approved in writing by the Local Planning Authority.

e) 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 and/or Mitigation Strategy' and (if required) a 'Verification Report' shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d 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 off-site receptors, in accordance with: the National Planning Policy Framework 2021; and Policy P64

(Contaminated Land and Hazardous Substances) of the Southwark Plan 2022.

6. ARCHAEOLOGICAL EVALUATION

Prior to the commencement of any development hereby consented (including any works of demolition and site clearance), the applicant shall secure the implementation of a Programme of Archaeological Evaluation Works in accordance with a Written Scheme of Investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

REASON:

In order that the applicant supplies the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with: the National Planning Policy Framework 2021; and Policy P23 (Archaeology) of the Southwark Plan 2022.

7. ARCHAEOLOGICAL FOUNDATION AND BASEMENT DESIGN

Prior to the commencement of any development hereby consented (with the exception of demolition to basement level, archaeological evaluation and site investigation works), a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods, shall be submitted to and approved in writing by the Local Planning Authority. The submitted document(s) shall demonstrate that archaeological remains will be protected by a suitable mitigation strategy. The development shall only be carried out in accordance with the approval given.

REASON:

In order that details of the basement, foundations and all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ, in accordance with: the National Planning Policy Framework 2021; and Policy P23 (Archaeology) of the Southwark Plan 2022.

8. ARCHAEOLOGICAL MITIGATION

Prior to the commencement of any development hereby consented (with the exception of demolition to ground slab or ground level and archaeological evaluation works), the applicant shall secure the implementation of a Programme of Archaeological Mitigation Works in accordance with a Written Scheme of Investigation, which shall be

submitted to and approved in writing by the Local Planning Authority.

REASON:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site, in accordance with: the National Planning Policy Framework 2021; and Policy P23 (Archaeology) of the Southwark Plan 2022.

9. DIGITAL CONNECTIVITY INFRASTRUCTURE STRATEGY

Prior to the commencement of any development hereby consented (with the exception of demolition and site clearance), 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 the approved 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: the National Planning Policy Framework 2019, and; Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan 2021.

10. PILING METHOD STATEMENT

No piling shall take place other than with the Local Planning Authority's written approval of a Piling Method Statement, in consultation with Thames Water.

The Piling Method Statement shall detail 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 water infrastructure, and the programme for the works.

Any piling shall be undertaken in accordance with the terms of the approved Piling Method Statement.

REASON:

In the interests of protecting key water supply assets having regard to the close proximity of the proposed development to, and thus its potential impact on, underground water utility infrastructure, in accordance with: the National Planning Policy Framework 2021; and Policy SI5 (Water Infrastructure) of the London Plan 2021.

11. PROTECTION FROM VIBRATION AND RE-RADIATED NOISE

Following piling but prior to commencement of above ground construction of the development hereby consented, an Assessment of Vibration and Re-radiated Noise shall be submitted to and approved in writing by the Local Planning Authority.

The Assessment of Vibration and Re-radiated Noise shall include measurement of vibration on in-situ piles, and shall include a Scheme of Mitigation as necessary to ensure that residential occupants shall not be exposed to vibration in excess of 0.13 m/s VDV during the night-time period of 23.00 - 07.00hrs or re-radiated noise in excess of 35dB LASmax.

REASON:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise, in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

Permission is subject to the following Grade Condition(s)

12. FINAL SURFACE WATER DRAINAGE STRATEGY

Before any above grade work hereby consented begins (with the exception of demolition), a Final Surface Water Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Final Surface Water Drainage Strategy shall be based on the principles of the application-stage strategy (as set out in Flood Risk Assessment and Drainage Strategy V2 [ref: 2021007-S-REP002 Rev P6] prepared by CRE8 Structures, dated 24th May 2022) and shall:

- contain full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS), including detailed design, size and location of attenuation units as well as details of flow control measures;
- contain blue-green roof drawings at detailed design stage showing exact layout and format;
- include greenfield calculations for the site, to be calculated using the whole site area, as well as calculations for the proposed network incorporating the whole site area;
- demonstrate that a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance;
- demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

The site drainage shall be constructed to the details set out in the approved Final Surface Water Drainage Strategy.

REASON:

To minimise the potential for the site to contribute to surface water flooding, in accordance with: the National Planning Policy Framework 2021; Policy SI13 (Sustainable Drainage) of the London Plan 2021; and Southwark's Strategic Flood Risk Assessment 2017.

13. HARD AND SOFT LANDSCAPING

Before any above grade work hereby consented begins (with the exception of demolition), 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 access, pavements and edgings and details of any planters and greening of plant enclosures), together with details of the green trellises including a strategy for their continued maintenance and irrigation, shall be submitted to and approved in writing by the Local Planning Authority.

The planting 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)'.

Prior to first occupation of any part of the development hereby approved, the green trellises shall be installed strictly in accordance with the approved details and shall be maintained in accordance with the approved details thereafter.

REASON:

In order that the Local Planning Authority may be satisfied with the details of the landscaping scheme, and to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, in accordance with: Chapters 8, 12, 15 and 16 of 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; and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity), P57 (Open Space), P59 (Green Infrastructure)

and P60 (Biodiversity) of the Southwark Plan 2022.

14. GREEN ROOFS

Before any above grade work hereby authorised begins (excluding demolition), details of the biodiversity roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity roof(s) shall be:

- 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 roof(s) 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 roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON:

To ensure the development provides the maximum possible provision towards greening, in turn helping to create and foster habitats and valuable areas for biodiversity, in accordance with: the National Planning Policy Framework 2021; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policy P60 (Biodiversity) of the Southwark Plan 2022.

15. BAT TUBES

Before any above grade work hereby consented begins (with the exception of demolition), details of bat tubes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design. In total across the development, no fewer than six bat tubes shall be provided.

Prior to the first occupation of the building, the bat tubes shall be installed strictly in accordance with the details so approved. Once completed, all the approved habitats 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: the National Planning Policy Framework 2021; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P59 (Green

Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

16. SWIFT NESTING FEATURES

Before any above grade work hereby consented begins (with the exception of demolition), details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design. In total across the development, no fewer than twelve Swift bricks shall be provided.

Prior to the first occupation of the building, the Swift bricks shall be installed strictly in accordance with the details so approved. Once completed, all the approved habitats 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: the National Planning Policy Framework 2021; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

17. SECTION DETAIL-DRAWINGS

Before any above grade work hereby consented begins (with the exception of demolition), section detail-drawings at a scale of 1:5 together with 1:50 scale context drawings through:

- i. Facades (reveals etc.) including:
 - The various brick treatments to the tower;
 - Canopies/awnings;
 - Junctions of exposed structural elements (columns, beams and floors);
 - Head, cills and jambs of openings;
 - Parapets and roof edges;
 - Rooftop balustrades;
 - ii. Entrances (including any access sashes, security gates, entrance portals and awnings);
 - iii. Typical windows;
 - iv. Plant screening/ enclosure;
 - v. Shopfront of the retail/service/dining unit and the student accommodation foyer, including the spandrel panel;
 - vi. Signage zones; and
 - vii. Gates and fencing to all external spaces;
- of the proposal to be constructed in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in accordance with

any such approval given.

REASON:

In order to satisfy the Local Planning Authority that the construction details will achieve a high quality of design and detailing, are suitable in context and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2021; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

18. MATERIALS SCHEDULE AND ON-SITE PRESENTATION OF SAMPLES

Before any above grade work hereby consented begins (with the exception of demolition):

a) the specification of each facing materials to be used in the development hereby approved shall be submitted as part of a Material Schedule to, and thereafter approved in writing by, the Local Planning Authority; and

b) unless otherwise agreed to by the Local Planning Authority, a sample panel of at least 1 square metre in surface area of each external facing materials and surface finishes, with bond and mortar where applicable, to be used in the carrying out of this permission shall be presented on site (or an alternative location agreed with the Local Planning Authority) to, and thereafter approved in writing by, the Local Planning Authority.

The development shall not be carried out other than in accordance with any such approval given.

REASON:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in material terms, will achieve a high quality of design and detailing, and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2021; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places) and P14 (Design Quality) of the Southwark Plan 2022.

19. NIGHT-TIME VIBRATION DOSE VALUES

a) Before any above grade work hereby consented begins (with the exception of demolition), an Acoustic Predictions and Mitigation Measures Report shall be submitted to and approved in writing by the Local Planning Authority. This report shall demonstrate that the development has been designed and will be constructed to ensure all 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

b) The development shall be constructed in accordance with the approved Acoustic Predictions and Mitigation Measures Report.

c) Following completion of the development and prior to first occupation of any part, a Validation Test shall be carried out on a relevant sample of premises, and the Validation Test shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be permanently maintained as such thereafter.

REASON:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

20. SECURED BY DESIGN

a) Before any above grade work hereby consented begins (with the exception of demolition), details of security measures (specified to achieve the 'Secured by Design' accreditation award from the Metropolitan Police) shall be submitted to and approved in writing by the Local Planning Authority, and any such security measures shall be implemented prior to occupation in accordance with the approved details.

b) Prior to the first occupation of the development hereby approved, confirmation that Secure by Design certification has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

REASON:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2021; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policy P16 (Designing Out Crime) of the Southwark Plan 2022

21. WHEELCHAIR USER STUDENT BEDROOMS

Before any above grade work hereby consented begins (with the exception of demolition), the applicant shall submit written confirmation from the appointed building control body that the standards in the Approved Document M of the Building Regulations 2015 (as amended)

would be met in respect of the student accommodation units listed below.

Unless otherwise agreed in writing with the Local Planning Authority, the student bedrooms constructed as M4(3)(2)(a) 'wheelchair adaptable' equivalent shall be:

- Level 16: Unit RK.121
- Level 17: Unit RK.121
- Level 18: Unit RK.121
- Level 19: Unit RK.121
- Level 20: Unit RK.121

Unless otherwise agreed in writing with the Local Planning Authority, the student bedrooms constructed as M4(3)(2)(b) 'wheelchair accessible' equivalent shall be:

- Level 08: Unit RK.121
- Level 09: Unit RK.121
- Level 10: Unit RK.121
- Level 11: Unit RK.121
- Level 12: Unit RK.121
- Level 13: Unit RK.121
- Level 14: Unit RK.121
- Level 15: Unit RK.121

The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

REASON:

In order to ensure the development complies with: the National Planning Policy Framework; Policy D7 (Accessible Housing) of the London Plan 2021; and Policy P5 (Student Homes) of the Southwark Plan 2022.

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

22. FINAL EXTERNAL LIGHTING AND SECURITY SURVEILLANCE EQUIPMENT STRATEGY

Before the first occupation of any part of the development hereby consented, a Final External Lighting and Security Surveillance Equipment Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall provide details of:

- all external lighting (including design, power and position of luminaries, and any dim-down and turn-off times); and
- the security surveillance equipment to be installed on the building and within all external areas at all levels of the building.

All the external lighting proposed by the Final External Lighting and Security Surveillance Equipment Strategy shall demonstrate compliance with the Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

The development shall not be carried out other than in accordance with the approved Final External Lighting and Security Surveillance Equipment Strategy.

REASON:

In order that the Local Planning Authority may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with: the National Planning Policy Framework 2021; Policies D3 (Optimising Site Capacity Through the Design-led Approach), D4 (Delivering Good Design), D8 (Public Realm), D9 (Tall Buildings), D14 (Designing Out Crime) and D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policies P13 (Design of Places), P56 (Protection of Amenity) and P16 (Designing Out Crime) of the Southwark Plan 2022.

23. DRAINAGE VERIFICATION REPORT

Before the first occupation of any part of the development hereby consented, a Drainage Verification Report prepared by a suitably qualified engineer shall be submitted to and approved in writing by the Local Planning Authority.

The Drainage Verification Report shall provide evidence that:

- the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the application-stage strategy (ref: Flood Risk Assessment and Drainage Strategy V2 - 2021007-S-REP002 - Rev P6 - Dated 24.05.2022 - Produced by CRE8 Structures LLP);
- include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls; and
- include details of maintenance tasks for each drainage/ Sustainable Drainage Systems feature and state the responsible management company.

REASON:

To minimise the potential for the site to contribute to surface water flooding, in accordance with: the National Planning Policy Framework 2021; Policy S113 (Sustainable Drainage) of the London Plan 2021; and Southwark's Strategic Flood Risk Assessment 2017.

24. FLOOD WARNING AND EVACUATION PLAN

Before the first occupation of any part of the development hereby consented, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Flood Warning and Evacuation Plan shall:

- state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services;
- state how occupants will be made aware the plan itself;
- provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood;
- state the measures that will be implemented to provide appropriate refuge, as well as safe and efficient evacuation for occupiers, in a flood event; and
- provide details of any flood mitigation and resilience measures designed into the scheme post-permission additional to those secured at planning application approval stage.

The approved Flood Warning and Evacuation Plan shall be implemented on first occupation of the premises hereby approved and carried out in accordance with the approved details for the lifetime of the development.

REASON:

To ensure that a strategy is in place that will reduce the risk to occupiers in the event of a flood, given that part of the site is at risk of surface water flooding, in accordance with: the National Planning Policy Framework 2021; Policy SI12 (Flood Risk Management) of the London Plan 2021; P68 (Reducing Flood Risk) of the Southwark Plan 2022; and Southwark's Strategic Flood Risk Assessment 2017.

25. ELECTRIC VEHICLE CHARGING POINT

Before the first occupation of any part of the development hereby consented, details of the installation (including location and type) of the one electric vehicle charger point to serve the on-street Blue Badge parking space shall be submitted to and approved in writing by the Local Planning Authority.

The approved electric vehicle charger point shall be installed prior to occupation of any part of the development, and shall not be carried out other than in accordance with the approval given.

REASON:

To encourage more sustainable travel, in accordance with: the National Planning Policy Framework 2021; Policy T6 (Car Parking) of the London Plan 2021; and Policy P54 (Car Parking) of the Southwark Plan 2022.

26. FINAL DELIVERY AND SERVICING MANAGEMENT PLAN

Before the first occupation of any part of the development hereby approved, a Final Delivery and Servicing Management Plan (DSP) detailing how all parts of the site are to be serviced shall be submitted to

and approved in writing by the Local Planning Authority. The Final DSP shall be based on the principles set out in the Draft Delivery and Servicing Management Plan (ref: Draft Delivery and Servicing Plan - Dated March 2022 - Produced by Caneparo Associates).

Consolidation of deliveries through this development's facilities management and/or off-site consolidation centres plus 'just in time' deliveries, in accordance with Transport for London's guidance, is encouraged.

The development shall not be carried out other than in accordance with the approval given.

REASON:

To ensure compliance with: the National Planning Policy Framework 2021; Policies T6 (Assessing and Mitigating Transport Impacts) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P50 (Servicing), P62 (Reducing Waste) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

27. TRAVEL PLAN AND TRANSPORT METHODS SURVEY

a) Before the first occupation of any part of the development hereby approved, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out the measures to be taken to encourage the use of modes of transport other than the car by all users of the building, and shall give particular focus to active travel measures. The Final Travel Plan shall be based on the principles set out in the Draft Travel Plan (ref: Draft Student Travel Plan - Dated March 2022 - Produced by Caneparo Associates).

b) At the start of the second year of operation of the approved Final Travel Plan, a detailed Transport Methods Survey showing:

- the methods of transport used by all those users of the development to and from the site;
- how those results compares with the methods envisaged in the Final Travel Plan; and
- any additional measures to be taken to encourage the use of public transport, walking and cycling to the site;

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

REASON:

In order that the use of non-car based travel is encouraged in accordance with: the National Planning Policy Framework 2021; Policies GG3 (Creating a Healthy City), T4 (Assessing and Mitigating Transport Impacts) of the London Plan 2021, and; Policies P45 (Healthy

Developments), P50 (Highways Impacts), P51 (Walking) and P53 (Cycling) of the Southwark Plan 2022.

28. BREEAM CERTIFICATION

a) Before the first occupation of any part of the development hereby consented, an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor shall be submitted to and approved in writing by the Local Planning Authority. 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 'Excellent' BREEAM Standards.

b) Within 12 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 'Excellent' BREEAM standards have been met.

REASON:

To ensure the proposal complies with: the National Planning Policy Framework 2021; Policy SI2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policies SP6 (Climate Emergency) and P69 (Sustainability Standards) of the Southwark Plan 2022.

29. URBAN GREENING CERTIFICATION

a) Before the first occupation of any part of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the Local Planning Authority. 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 UGF score of 0.18.

b) Within six months of first occupation of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (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 UGF score of 0.18 has been met.

REASON:

To ensure the proposal complies delivers the agreed UGF score, in accordance with: the National Planning Policy Framework 2021; Policy G5 (Urban Greening) of the London Plan 2021; and Policies SP6 (Climate

Emergency), P13 (Design of Places), P59 (Green Infrastructure), P60 (Biodiversity) and P65 (Improving Air Quality) of the Southwark Plan 2022.

30. THAMES WATER: ACCOMMODATION OF ADDITIONAL WATER FLOWS (COMBINED WASTE WATER INFRASTRUCTURE)

Before the first occupation of any part of the development hereby consented, the following shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water):

- evidence that combined waste water capacity exists off site to serve the development; or
- a 'Development and Infrastructure Phasing Plan'.

Where a Development and Infrastructure Phasing Plan is agreed, no occupation shall take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

REASON:

To ensure monitoring is in place to avoid sewage flooding and/or potential pollution incidents arising from any network reinforcement works necessary to accommodate the proposed development, in accordance with: the National Planning Policy Framework 2021; Policy SI5 (Water Infrastructure) of the London Plan 2021; and Policies SP6 (Climate Emergency), P64 (Contaminated Land and Hazardous Substances) and IP1 (infrastructure) of the Southwark Plan 2022.

31. THAMES WATER: ACCOMMODATION OF ADDITIONAL WATER FLOWS (POTABLE WATER INFRASTRUCTURE)

Before the first occupation of any part of the development hereby consented, the following shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water):

- evidence that all water network upgrades required to accommodate the additional demand to serve the development have been completed;
- a 'Development and Infrastructure Phasing Plan'.

Where a Development and Infrastructure Phasing Plan is agreed, no occupation shall take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

REASON:

To ensure that sufficient capacity is made available to accommodate the additional demand generated by the new development (network reinforcement works are anticipated to be necessary to avoid no / low water pressure), in accordance with: the National Planning Policy Framework 2021; Policy SI5 (Water Infrastructure) of the London Plan 2021; and Policies SP6 (Climate Emergency) and IP1 (infrastructure) of

the Southwark Plan 2022.

32. INTERNAL NOISE LEVELS FOR THE RESIDENTIAL UNITS

The student accommodation hereby permitted 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 #

[* refers to night time - 8 hours between 23:00-07:00; # refers to day time - 16 hours between 07:00-23:00]

When assessing mitigation measures to ensure the above standards are met, the tenth highest individual LAMax event measured shall be used not a time-averaged LAMax.

Following completion of the development and before the first occupation of any part of the development, a Validation Test shall be carried out on a relevant sample of premises (10% of the dwellings, unless otherwise agreed with the Local Planning Authority), and the Validation Test shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be permanently maintained as such thereafter.

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: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

33. 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 plant Specific 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 in full accordance with the methodology of 'BS4142:2014 +A1:2019'.

Following the installation of the plant and its mitigating measures, a Validation Test shall be carried out to ensure that the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. The results shall be submitted to the Local Planning Authority for approval in writing. The plant and equipment shall be installed and constructed, 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, and that the local environment does not suffer from noise creep due to plant and machinery, in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

34. EXTRACTION AND VENTILATION SCHEME FOR COMMERCIAL KITCHEN (CLASS E[c]) USES

Before commencement of any Class E[c] (restaurant or cafe) use, full particulars and details of a scheme for the extraction and ventilation of any commercial kitchen use shall be submitted to and approved by the Local Planning Authority, demonstrating that that fumes and odours from the kitchen would not affect public health or residential amenity. The scheme shall include:

- details of extraction rate and efflux velocity of extracted air;
- full details of grease, particle and odour abatement plant;
- the location and orientation of the extraction ductwork and discharge terminal; and
- a Management and Servicing Plan for maintenance of the extraction system.

Once approved, the scheme shall be implemented in full and permanently maintained thereafter.

REASON:

In order to ensure that that any installed ventilation, ducting and/or ancillary equipment is in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2021; Policies Policy D4 (Delivering Good Design) and SI 1 (Improving Air Quality) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan 2022.

Permission is subject to the following Compliance Condition(s)

35. HOURS OF OPERATION: FLEXIBLE COMMERCIAL UNIT

The flexible commercial unit hereby consented (and which is denoted as "Kiosk" on approved plan ROCK-MLA-XX-00-DR-A-ZZ_310000 - Rev PL3), shall not be carried on outside of the following hours:

- 07:00hrs to 23:00hrs on Mondays to Saturdays (including Bank Holidays);
- 08:00hrs to 22:00hrs on Sundays.

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 2021; Policy D14 (Noise) of the London Plan 2021; P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

36. RESTRICTION: SITING AND HOURS OF USE OF OUTDOOR FURNITURE ASSOCIATED WITH THE FLEXIBLE COMMERCIAL UNIT

Any tables, chairs and/or other outdoor furniture used in connection with the flexible commercial unit shall at all times be sited fully within the designated external dining area, as demarcated by the dashed green line on the following approved drawing:

- ROCK-MLA-XX-00-DR-A-312000 - Rev P009.07

The tables, chairs and/or other outdoor furniture used within the designated external dining area associated shall be vacated outside of the following hours:

- 08:00-22:00 on Mondays to Saturdays (including Bank Holidays); and
- 09:00-22:00 on Sundays.

REASON:

In order to keep a reasonable width of the Low Line public realm clear of obstruction in the interests of facilitating comfortable and safe pedestrian movement, and to protect the amenity of nearby residential occupiers from noise or disturbance from any activities associated with the use or mis-use of this furniture during the late evening and night-time, in accordance with: the National Planning Policy Framework 2021; Policies D8 (Public Realm) and D14 (Noise) of the London Plan 2022; and Policies P13 (Design of Places), P14 (Design Quality), P52 (Low Line Routes) and P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

37. SERVICING HOURS

All deliveries or collections to the development hereby approved shall not be outside of the following hours:

- 09:00 to 20:00 on Monday to Fridays;
- 09:00 to 18:00 on Saturdays; and
- 10:00 to 16:00 on Sundays and Bank Holidays.

REASON:

To safeguard the amenity of neighbouring residential properties in accordance with: the National Planning Policy Framework 2021; Policies D14 (Noise) of the London Plan 2021 and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

38. PROVISION AND RETENTION OF THE DISPLAY ROOM ON TIVERTON STREET

Before the first occupation of any part of the development hereby approved, the ground floor display room (as depicted on approved plan ROCK-MLA-XX-00-DR-A-ZZ_310000 - Rev PL3), the purpose of which is to display art or exhibits of cultural/public interest, shall be provided and made operational.

The display room shall thereafter be retained and the space used principally for the purposes of displaying works of art or exhibits of cultural/public interest. The display shall not be used for general storage purposes.

REASON:

To ensure the display room makes a positive contribution to the adjacent Tiverton Street public realm by providing a truly active and visually interesting frontage, in turn creating a positive pedestrian experience, and for these benefits to endure for the lifetime of the development, in accordance with: the National Planning Policy Framework 2021; Policies D3 (Optimising Site Capacity Through the Design-led Approach), D4 (Delivering Good Design), D8 (Public Realm) and D9 (Tall Buildings) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P17 (Tall Buildings) of the Southwark Plan 2022.

39. PROVISION AND RETENTION OF REFUSE STORAGE FACILITIES

Before the first occupation of any part of the development hereby approved, the refuse storage facilities (as denoted as "Bin Store and "Bulk Storage" on approved plan ROCK-MLA-XX-00-DR-A-ZZ_310000 - Rev PL3) shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

REASON:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2021; Policies SI7 (Reducing Waste and Supporting the Circular Economy) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P45 (Healthy Developments), P50 (Highways Impacts), P56 (Protection of Amenity) and P62 (Reducing Waste) of the Southwark Plan 2022.

40. RESTRICTION: NO INSTATEMENT OF APPURTENANCES

No meter boxes, flues, vents or pipes (other than rainwater pipes) or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved by the Local Planning Authority.

REASON:

To ensure such works do not detract from the appearance of the buildings in accordance with: the National Planning Policy Framework 2021; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

41. RESTRICTION: NO INSTATEMENT OF ROOF PLANT AND OTHER ROOF STRUCTURES

No roof plant, equipment or other structures (other than as shown on the drawings hereby approved or discharged under an 'approval of details', including any changes to the envelopes of the approved rooftop plant as long as such changes remain lower than the parapet line) application pursuant to this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure 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; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

42. RESTRICTION: NO INSTATEMENT OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Schedule 2, Part 16 of the Town & Country Planning (General Permitted Development) (England) 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 otherwise approved by the Local Planning Authority.

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 2021; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

43. RESTRICTION: USE OF THE FLEXIBLE RETAIL/SERVICE/DINING FLOORSPACE

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), and notwithstanding the other uses within Class E:

- the flexible retail/service/dining floorspace hereby approved shall be used for Use Class E[a], E[b] and/or E[c] (retail, professional services and/or

- dining) purposes only;

- the ancillary floorspace hereby approved shall be used for ancillary purposes to the above uses only;

unless otherwise agreed by way of a formal application for planning permission.

REASON:

In order to ensure that retail uses are delivered on this site within the Central Activities Zone, Opportunity Area and town centre in line with its assessment, and because the other Class E uses may have different impacts than those assessed within the application, all in accordance with: the National Planning Policy Framework 2021; Policies SD1 (Opportunity Areas), SD4 (The Central Activities Zone), SD5 (Offices and Other Strategic Functions and Residential Development in the CAZ) and SD6 (Town Centres and High Streets), of the London Plan (2021); and AV.09 Area Vision and Policy P35 (Town and Local Centres) of the Southwark Plan 2022.

44. RESTRICTION: NO OBSCURING TREATMENT OF THE GLAZED FRONTAGE OF THE STAFF ROOM

No part of the glazed frontages of the ground floor staff room (as denoted on approved plan ROCK-MLA-XX-00-DR-A-ZZ_310000 - Rev PL3) shall be painted, tinted, etched, have vinyl/film/translucent applied, or be in any other way obscured.

REASON:

To ensure that there is no obstruction which may restrict the visual transparency into and out of the glazing, in the interests of pedestrian security and to secure an appropriate street frontage and appearance, in accordance with: the National Planning Policy Framework

2021; Policies D3 (Optimising Site Capacity Through the Design-led Approach), D4 (Delivering Good Design), D8 (Public Realm) and D9 (Tall Buildings) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P17 (Tall Buildings) of the Southwark Plan 2022.

45. RESTRICTION: NO UNAUTHORISED PENETRATIVE GROUNDWORKS (PILING OR OTHER FOUNDATION DESIGNS)

Piling or any other foundation designs using penetrative methods other than those hereby approved shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

The development shall thereafter be carried out in accordance with the approved details.

REASON:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, in accordance with: the National Planning Policy Framework 2021; and Policy P64 (Contaminated Land and Hazardous Substances) of the Southwark Plan 2022.

46. RESTRICTION: NO INTO-GROUND SURFACE WATER INFILTRATION DRAINAGE SYSTEMS

No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

The development shall thereafter be carried out in accordance with the approved details.

REASON:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, and because infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater, in accordance with the National Planning Policy Framework 2021; and Policy P64 (Contaminated Land and Hazardous Substances) of the Southwark Plan 2022.

47. FLOOD RISK ASSESSMENT COMPLIANCE

The development hereby approved shall be carried out in accordance with the conclusions and recommendations set out at Parts 7.1.1 to 7.1.11 of the approved Flood Management Plan, which comprises the following document(s):

- Flood Risk Assessment and Drainage Strategy - Ref 2021007-S-REP002 - Rev P6 - Dated 24.05 2022 - Produced by CRE8 Structures LLP

REASON:

To minimise the risk to life and minimise building damage in a flood event, in accordance with: the National Planning Policy Framework 2021; Policy SI12 (Flood Risk Management) of the London Plan 2021; Policies SP6 (Climate Emergency) and P68 (Reducing Flood Risk) of the Southwark Plan 2022; and the Southwark Strategic Flood Risk Assessment 2017.

48. BASEMENT IMPACT ASSESSMENT COMPLIANCE

The development hereby approved shall be carried out in accordance with the recommendations and conclusions contained at Parts 9.1 to 9.3 of approved document Basement Impact Assessment, which comprises the following document(s):

- Basement Impact Assessment - Ref 2021007-S-REP003 - Rev P3
- Dated 02.03.2022 - Produced by CRE8 Structures LLP

REASON:

To ensure the basement is designed safely in reference to ground movement, flood risk, sustainable urban drainage and archaeology, in accordance with: the National Planning Policy Framework 2021; Policy D10 (Basement Development) of the London Plan 2021; Policies P14 (Design Quality), P23 (Archaeology) and P68 (Reducing Flood Risk).

49. FIRE SAFETY STRATEGY COMPLIANCE

The development hereby approved shall not be carried out other than in accordance with the approved Fire Safety Strategy, which comprises the following documents:

- 'PRE-PLANNING FIRE STRATEGY – RIBA Stage 2' - Ref OF-000292-OFS-01-E - Dated 14.10.2022 - Produced by Orion Fire Engineering;
- 'Fire statement form' [Gateway One form] - Dated 14.10.2022 - Produced by Orion Fire Engineering.

REASON:

To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2021; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021.

Permission is subject to the following Special Condition(s)

50. ARCHAEOLOGICAL REPORTING

Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

REASON:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with: the National Planning Policy Framework 2021; and Policy P23 (Archaeology) of the Southwark Plan 2022.

51. POST-CONSTRUCTION WHOLE LIFE-CYCLE CARBON REPORTING

Upon the completion of the as-built design and upon commencement of RIBA Stage 6, but prior to the building being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development shall submit the Post-Construction Whole Life-Cycle Carbon Assessment (Post-Construction WLCA) to the GLA.

The Post-Construction WLCA shall be submitted to ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's Whole Life-Cycle Carbon Assessments LPG.

The Post-Construction WLCA should provide an update of the information submitted at planning stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the GLA's Whole Life-Cycle Carbon Assessments LPG and should be received no later than three months post as-built design completion, unless otherwise agreed.

REASON:

To ensure whole life-cycle carbon is calculated and reduced, and to demonstrate compliance with: the National Planning Policy Framework 2021; and Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policy P70 (Energy) of the Southwark Plan 2022.

52. POST-COMPLETION CIRCULAR ECONOMY REPORTING

No later than three months following substantial completion of the development hereby consented:

a) a Post-Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the Planning Stage Circular Economy Statement shall be submitted to the GLA at CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statements LPG; and

b) confirmation of submission of the Post-Completion Circular Economy Report shall be submitted to the Local Planning Authority for approval in writing.

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; and Policy P62 (Reducing Waste) of the Southwark Plan 2022.

Signed:

Stephen Platts

Director of Planning and Growth

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:

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 (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.

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].

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.