

Town and Country Planning Act 1990 (as amended)

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

RECOMMENDATION (DRAFT DECISION NOTICE)

LBS Reg. No.: 23/AP/0387

Date of Issue of Decision: N/A

Applicant Wittington Investments (Properties) Ltd

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

Redevelopment of the site to provide two separate buildings comprising large scale purpose built shared living units, conventional residential dwellings, flexible commercial floorspace, a not-for-profit café community use, children's playspace, public realm improvements, landscaping and other associated works.

At: 79-161 Ilderton Road London Southwark SE16 3JZ

In accordance with the valid application received on 23 February 2023 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 plans and documents submitted with the planning application.

Permission is subject to the following Time Limit and Scope of Works Condition:

2. TIME LIMIT AND SCOPE OF WORKS

Permission is hereby granted for two separate buildings, one of 27 storeys plus additional rooftop plant (90.53 metres above ground level, 91.73 metres above Ordnance Datum) and the other of 15 storeys plus additional rooftop plant (53.88 metres above ground level, 55.08 metres above Ordnance Datum), with each building containing a single storey basement and in their totality comprising:

- 605 Large-scale Purpose-built Shared Living units;
- 120 affordable conventional residential dwellings;
- 823 square metres GIA of flexible commercial/employment floorspace (Class E), of which a portion would be affordable;
- 123 square metres GIA of not-for-profit café community use (Class E/F);
- children's playspace and 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-Commencement Conditions:

3. TREE PLANTING WORKS

Prior to the commencement of any development hereby consented (including any works of demolition, soft strip and site clearance), full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority, to include:

- tree pit cross sections;
- planting and maintenance specifications;
- use of guards or other protective measures; and
- confirmation of location, species, sizes, nursery stock type, supplier and defect period.

All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984).

Advanced Nursery stock trees shall conform to BS 5236 'Recommendations for Cultivation and Planting of Trees in Advanced Nursery Stock Category' and BS 4428 'Code of Practice for General Landscaping Operations'.

If within a period of five years from the date of the planting of any tree that

tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the Local Planning Authority gives its written consent to any variation.

REASON:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with: the National Planning Policy Framework 2023; 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 2012; and Policies P13 (Design of places), P14 (Design quality), P56 (Protection of Amenity) and P60 (Biodiversity) of the Southwark Plan 2022.

4. SITE CONTAMINATION

a) Prior to the commencement of any development hereby consented (including any works of demolition, soft strip 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 the 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 2023; and Policy P64 (Contaminated Land and Hazardous Substances) of the Southwark Plan 2022.

5. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of any development hereby consented (including any works of demolition, soft strip and site clearance), 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 demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures including boundary limits and respite periods where exceedance of boundary limits is unavoidable;
- site perimeter continuous automated noise, dust and vibration monitoring and arrangements for provision of access to live data feeds to the Local Planning Authority;
- 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 demolition and/or 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 higher standard as stipulated by the Mayor of London for Opportunity Areas .

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'; and
- 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/>)

All demolition and 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 2023; 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), P56 (Protection of Amenity); P62 (Reducing Waste), P65 (improving Air Quality), P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

6. CONSTRUCTION LOGISTICS PLAN

Prior to the commencement of any development hereby consented

(including any works of demolition, soft strip and site clearance), 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 main construction works phase of the development;
- make firm commitments 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 2023; 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.

7. ARCHAEOLOGICAL EVALUATION

Prior to the commencement of any development hereby consented (with the exception of demolition to slab level and site investigation works), a Programme of Archaeological Evaluation Works shall be secured 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 necessary archaeological information is supplied, in the interests of ensuring suitable mitigation measures and/or foundation design proposals are presented, in accordance with: the National Planning Policy Framework 2023; and Policy P23 (Archaeology) of the Southwark Plan 2022.

8. ARCHAEOLOGICAL FOUNDATION AND BASEMENT DESIGN

Prior to the commencement of any development hereby consented (with the exception of demolition to slab 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 2023; and Policy P23 (Archaeology) of the Southwark Plan 2022.

9. ARCHAEOLOGICAL MITIGATION

Prior to the commencement of any development hereby consented (with the exception of demolition to slab level, archaeological evaluation and site investigation works), the implementation of a Programme of Archaeological Mitigation Works shall be secured 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 2023; and Policy P23 (Archaeology) of the Southwark Plan 2022.

10. DIGITAL CONNECTIVITY INFRASTRUCTURE STRATEGY

Prior to the commencement of any development hereby consented (with the exception of demolition to slab level, archaeological evaluation, site investigation works 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 2023; Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan 2021; and Policy P44 (Broadband and Digital Infrastructure) of the Southwark Plan 2022.

11. FINAL GROUND PLANE SPOT LEVELS PLAN

Prior to the commencement of any development hereby consented (with the

exception of demolition to slab level, archaeological evaluation, site investigation works and site clearance), a detailed Final Ground Plane Spot Levels Plan shall be submitted to and approved in writing by the Local Planning Authority showing:

- the proposed finished floor levels in each of the ground floor rooms within the proposed development, including any stepped or raised areas;
- the gradients and falls of any sloped or ramped parts of the ground floor rooms within the proposed development;
- regular proposed spot levels across all external areas of the site, adjacent footway and adjacent highways; and
- level access thresholds (wherever feasible) from external areas into the interior spaces.

REASON:

To ensure a high quality and accessible public realm that relates to the internal ground floor environment and adjacent highway/footway network in a safe and rational way, in accordance with: the National Planning Policy Framework 2023; Policies Policy D4 (Delivering Good Design) and D5 (Inclusive Design), D8 (Public Realm) and T2 (Healthy Streets) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P50 (Highways impacts), P51 (Walking), P53 (Cycling) of the Southwark Plan 2022.

12. 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 2023; and Policy SI5 (Water Infrastructure) of the London Plan 2021.

Permission is subject to the following Above Grade Works Conditions:

13. SIGNAGE STRATEGY

Before any above grade work hereby consented begins (with the exception of demolition), a Signage Strategy detailing the design code(s) for the proposed frontages of the flexible commercial units, business/employment units and community café unit shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all installed signage (including any new/replacement signage) shall be implemented in accordance with the approved Signage Strategy.

The design code(s) shall include details of:

- dimensions and locations of the advertisement zones;
- materials;
- awnings;
- mode and level of any illumination; and
- any ways in which the proposed signage designs differ from those in the planning application stage drawings.

REASON:

To ensure that high quality, consistent and coordinated signage is installed across all non-residential frontages within the development hereby approved, in accordance with: the National Planning Policy Framework 2023; Policies D4 (Delivering Good Design), D8 (Public Realm) and D9 (Tall Buildings of the London Plan 2021; and Policies P14 (Design Quality) and P43 (Outdoor Advertisements and Signage) of the Southwark Plan 2022.

14. 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:

To ensure that the details of the landscaping scheme are satisfactory, 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 2023; 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.

15. ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby consented begins (with the exception of demolition), an Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, and for the lifetime of the development, the landscaped areas shall be retained, managed and maintained as set out within the approved Ecological Management Plan.

REASON:

To ensure the protection of wildlife and habitats, and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies SP6 (Climate Emergency), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

16. BIODIVERSITY ROOFS

Before any above grade work hereby consented begins (with the exception of 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 2023; 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.

17. METHOD STATEMENT FOR CONTROL OF JAPANESE KNOTWEED

Before any above grade work hereby consented begins (with the exception of demolition), a detailed Method Statement for the removal or long-term management /eradication of Japanese Knotweed on the site shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include:

- measures to prevent the spread of Japanese Knotweed during any operations such as mowing, strimming or soil movement; and
- measures to ensure that any soils brought to the site are free of the seeds, root and/or stem (whichever the case may be) of any invasive plant covered under the Wildlife and Countryside Act 1981.

Development shall proceed in accordance with the approved Method Statement.

REASON:

Japanese Knotweed is an invasive plant whose spread is prohibited under the Wildlife and Countryside Act 1981, and thus 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, in accordance with: the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies P56 (Protection of Amenity), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

18. INVERTEBRATE HABITATS

- a) Before any above grade work hereby consented begins (with the exception of demolition), details of no fewer than 6 bee bricks and/or invertebrate hotels 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.

Prior to the first occupation of the building to which they form part, the habitat features shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the habitats shall be maintained in accordance with the approved details.

b) No later than six weeks subsequent to first occupation of the building to which the habitat features form part or the first use of the space in which they are contained, a post completion assessment (details/evidence of the installed habitat features and mapped locations) shall be submitted to the Local Planning Authority, and this condition shall not have been discharged until written approval has been given by the Local Planning Authority.

The approved habitat features shall from first installation and for the lifetime of the development be maintained in accordance with the approved details.

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 2023; Policy G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

19. BAT ROOSTING FEATURES

a) Before any above grade work hereby consented begins (with the exception of demolition), details of no fewer than six bat bricks/tubes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location (all bricks/tube should be oriented to face east, towards the adjacent Site of Importance for Nature Conservation), specification and design of the habitats.

Prior to the first occupation of the building to which they form part, the bricks/tubes shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the bricks/tubes shall be maintained in accordance with the approved details.

b) No later than six weeks subsequent to the installation of the bricks/tubes approved under part a) of this condition, a post completion assessment shall be submitted to the Local Planning Authority confirming the bricks/tubes have been installed to the agreed specification, and this condition shall not have been discharged until written approval has been given by the Local Planning Authority.

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 2023; 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.

20. SWIFT NESTING FEATURES

a) Before any above grade work hereby consented begins (with the exception of demolition), details of no fewer than eighteen 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 of the nesting bricks.

Prior to the first occupation of the building, the nesting bricks shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the nesting bricks shall be maintained in accordance with the approved details.

b) Within six weeks of installation of the nesting bricks approved under part a) of this condition, a post completion assessment shall be submitted to the Local Planning Authority confirming the features have been installed to the agreed specification, and this condition shall not have been discharged until written approval has been given by the Local Planning Authority.

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 2023; Policy G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policy P60 (Biodiversity) and P69 (Sustainable Standards) of the Southwark Plan 2022.

21. 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;
 - 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 units and the Large-scale Purpose-built Shared Living foyer;
- 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 2023; 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.

22. MATERIALS SCHEDULE AND ON-SITE PRESENTATION OF MOCK-UP PANELS

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) full-scale mock-ups of the facades shall be presented on site (or near to the site) and approved in writing by the Local Planning Authority (the detailed scope of mock up requirements to have been agreed with the Local Planning Authority in advance of them being constructed and presented on site).

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 2023; 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.

23. 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 2023; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policy P16 (Designing Out Crime) of the Southwark Plan 2022

24. SPRINKLER SYSTEM

Before any above grade work hereby consented begins (with the exception of demolition), full particulars of the sprinkler system to be used within the commercial units shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with any approval given.

REASON:

To ensure that there is an adequate level of fire safety within this mixed use development, in accordance with: the National Planning Policy Framework 2023; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021.

25. RESISTANCE TO VERTICAL SOUND TRANSMISSION BETWEEN COMMERCIAL AND RESIDENTIAL USES

a) Before any above grade work hereby authorised 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 (Purpose-Built Shared Living Units and conventional Class C3 dwellings) sharing a party ceiling/floor element with commercial premises shall provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period.

b) The development shall be carried out 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 noise nuisance and other excess noise from activities within the commercial premises in accordance with: the

National Planning Policy Framework 2023; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

26. RESISTANCE TO ENTERTAINMENT NOISE LEVELS

a) Before any above grade work hereby authorised 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 to ensure that habitable rooms (Purpose-Built Shared Living Units and conventional Class C3 dwellings) are not exposed to entertainment noise in excess of 27dB LAeq across any 5 minute period

b) The development shall be carried out 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 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 2023; 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 Pre-Occupation Conditions:

27. FINAL EXTERNAL LIGHTING STRATEGY

Before the first occupation of any part of the development hereby consented, a Final External Lighting Strategy providing details of all external lighting (including design, power and position of luminaries, and any dim-down and turn-off times) shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall

- (i) demonstrate compliance with the details given at 5.2.12 of the Preliminary Ecological Appraisal submitted with the planning application;
- (ii) demonstrate compliance with the Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'; and
- (iii) confirm that the recommended lighting specification would:
 - use LED's at 3 lux;
 - achieve the recommended spectrum of 80% amber and 20% white with a

clear view and no UV;

- achieve horizontal light spread ideally less than 70 degrees; and
- include a timer.

REASON:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended), and 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 2023; Policies D3 (Optimising Site Capacity Through the Design-led Approach), D4 (Delivering Good Design), D8 (Public Realm), D9 (Tall Buildings), D14 (Designing Out Crime), D11 (Safety, Security and Resilience to Emergency), G1 (Green Infrastructure) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P13 (Design of Places), P16 (Designing Out Crime), P56 (Protection of Amenity), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

28. FINAL SECURITY SURVEILLANCE EQUIPMENT STRATEGY

Before the first occupation of any part of the development hereby consented, a Final Security Surveillance Equipment Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall provide details of the security surveillance equipment to be installed on the building and within all external areas at all levels of the building.

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 2023; 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.

29. BIODIVERSITY MITIGATION AND ENHANCEMENT MONITORING SCHEME

- a) Before the first occupation of any part of the development hereby consented, a 'Biodiversity Mitigation and Enhancement Monitoring Scheme' shall be submitted to and approved by the Local Planning Authority. The Scheme shall include (but not necessarily be limited to):
- annual protected species surveys of created, retained or receptor habitats;
 - botanical/bird/invertebrate surveys of created or retained habitats; and
 - use of bird or bat boxes.

b) Following approval of the Scheme referred to in part a) of this condition, and following first occupation of the development, the monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years. Surveys shall be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30, and the evidence submitted to the Council for discharge in those nine stages.

Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

REASON:

In order to: comply with the Biodiversity Net Gain requirements of the Environment Act 2021, measure the effectiveness of biodiversity mitigation and/or enhancement measures, ascertain whether the measures achieve the expected biodiversity benefits, and assist with biodiversity monitoring in the interests of helping to inform and refine the design of net gain/mitigation schemes to ensure effective measures are delivered in future developments, all in accordance with: the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies SP6 (Climate Emergency), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

30. ELECTRIC VEHICLE CHARGING POINTS

Before the first occupation of any part of the development hereby consented, details of the installation (including location and type) of the two electric vehicle charger points to serve the wheelchair parking spaces 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 and minimise the effect of the development on local air quality within the designated Air Quality Management Area, as well as to encourage the uptake of electric and hybrid vehicles, in accordance with: the National Planning Policy Framework 2023; Policy T6 (Car Parking) of the London Plan 2021; and Policies P54 (Car Parking) and P70 (Energy) of the Southwark Plan 2022.

31. 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 commercial elements of the development hereby approved will, once completed, achieve the agreed 'Excellent' 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 'Excellent' BREEAM standards have been met.

REASON:

To ensure the proposal achieves high environmental standards and plays its role in reducing the extent of man-made climate change, in accordance with: the National Planning Policy Framework 2023; 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.

32. OFF-SITE WATER INFRASTRUCTURE NETWORK CAPACITY UPGRADES

Before the first occupation of any part of the development hereby consented, evidence to confirm that either:

- a) all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
- b) a Development and Infrastructure Phasing Plan has been agreed with Thames Water to enable the development to be occupied; shall be submitted to and approved in writing by the Local Planning Authority (in liaison with Thames Water).

Where a Development and Infrastructure Phasing Plan is required, occupation of the development shall not take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

REASON:

Additional demand will arise from the development hereby consented, which may result in low or no water pressures, and as such the provision of reinforcement works are anticipated to ensure there is sufficient capacity within the off-site water infrastructure network, in accordance with: the National Planning Policy Framework 2023; Policy SI5 (Water Infrastructure) of the London Plan 2021; and Policy P67 (Reducing Water Use) of the Southwark Plan 2022.

33. EXTRACTION AND VENTILATION SCHEME FOR COMMERCIAL KITCHEN (CLASS E) USES

Before commencement of any commercial (Class E) unit involving the cooking of food, 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 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 2023; Policies D4 (Delivering Good Design), D13 (Agent of Change) 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 Conditions:

34. INTERNAL NOISE LEVEL REQUIREMENTS FOR THE RESIDENTIAL UNITS

The residential units (Purpose-Built Shared Living Units and conventional Class C3 dwellings) 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: 35 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.

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 2023; 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.

35. RESISTANCE TO HORIZONTAL SOUND TRANSMISSION BETWEEN

RESIDENTIAL UNITS

The habitable rooms within the development (Purpose-Built Shared Living Units and conventional Class C3 dwellings) sharing a party wall element with any other residential or commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

REASON:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises in accordance with: the National Planning Policy Framework 2023; 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.

36. 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'.

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 2023; 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.

37. LIMITATION ON EXTERNAL NOISE LEVELS IN PRIVATE AND COMMUNAL EXTERNAL AMENITY AREAS

Private and communal external amenity areas shall be designed to attain 50dB(A) LAeq, 16hr * measured at head height, when seated.
[* refers to daytime - 16 hours between 07:00-23:00hrs]

REASON:

To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with: the National Planning Policy Framework 2023; 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.

38. CYCLE STORAGE COMPLIANCE

The development hereby approved shall not be carried out other than in accordance with the cycle parking facilities (spaces, stand types, layout and access arrangements) shown on the following approved documents:

- Ground floor General Arrangement Plan - Ref C_0_100 - Rev P29 - Dated 23.10.2023 - Produced by TP Bennett
- Basement General Arrangement Plan - C_0_099 - Rev P11 - Dated 23.10.2023 - Produced by TP Bennett

REASON:

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 2023; Policy T5 (Cycling) of the London Plan 2021; and P53 (Cycling) of the Southwark Plan 2022.

39. REFUSE STORAGE COMPLIANCE

The development hereby approved shall not be carried out other than in accordance with the refuse storage facilities (store rooms, layout and access arrangements) shown on the following approved documents:

- Ground floor General Arrangement Plan - Ref C_0_100 - Rev P29 - Dated 23.10.2023 - Produced by TP Bennett
- Basement General Arrangement Plan - C_0_099 - Rev P11 - Dated 23.10.2023 - Produced by TP Bennett

REASON:

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 2023; Policy T5 (Cycling) of the London Plan 2021; and P53 (Cycling) of the Southwark Plan 2022.

40. SERVICING HOURS

Notwithstanding the details contained in any delivery and servicing plans or documents approved as part of any condition attached to this decision notice, all deliveries or collections to the development hereby approved shall only be between the following hours:

- 06:00 to 22:00 Monday to Saturday; and
- 10:00 to 18:00 on Sundays and Bank Holidays.

REASON:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements

on the local road network during peak times, in accordance with: the National Planning Policy Framework 2023; Policy T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policy P50 (Highways Impacts) of the Southwark Plan 2022.

41. CAR FREE MARKETING

The materials/details used to market all of the for sale and rental properties hereby consented shall clearly identify the development as car free (excluding the permitted designated blue badge spaces).

REASON:

To encourage more sustainable travel and minimise the effect of the development on local air quality within the designated Air Quality Management Area, in accordance with: the National Planning Policy Framework 2023; Policy T6 (Car Parking) of the London Plan 2021; and Policies P54 (Car Parking) and P70 (Energy) of the Southwark Plan 2022.

42. COMMERCIAL KITCHEN EXTRACT VENTILATION MAINTENANCE

All components of the extraction system shall be cleaned, serviced, maintained and replaced at sufficient intervals to prevent degradation in performance of the system's components affecting surrounding amenity, and fully in accordance with manufacturer's recommendations. Suitable documentary evidence shall be kept and made available to the Local Planning Authority upon request.

REASON:

To ensure that that any installed kitchen extraction system will not cause a loss of amenity by reason of odour or fume, in accordance with: The National Planning Policy Framework 2023; Policies D13 (Agent of Change) and SI 1 (Improving Air Quality) of the London Plan 2021; and Policies P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan 2022.

43. 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 2023; Policy D4 (Delivering Good Design) of the London Plan 2023; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

44. 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' 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:

To ensure 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 2023; 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.

45. 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:

To ensure 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 2023; 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.

46. RESTRICTION: NO UNAUTHORISED PENETRATIVE GROUNDWORKS (BOREHOLES, PILING OR OTHER FOUNDATION DESIGNS)

Other than the piling specifically proposed and hereby approved, any piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority. Any such express written consent shall be given only for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Where soil contamination is present, any such application for piled or penetrative foundation designs shall be accompanied by a risk assessment carried out in accordance with the Environment Agency's guidance 'Piling into Contaminated Sites'. Piling activities will not be permitted on parts of a

site where an unacceptable risk is posed to Controlled Waters.

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

REASON:

Due to the underlying groundwater risks attendant with piling or other penetrative methods of foundation design, and in order to protect receptors (workers, neighbours, other off-site receptors and future users of the development) from potential risks arising from any such foundation works in particular unacceptable levels of water pollution caused by mobilised contaminants, in accordance with: the National Planning Policy Framework 2023; Policy G9 (Geodiversity) of the London Plan 2021; and Policies P56 (Protection of Amenity) and P64 (Contaminated Land and Hazardous Substances) of the Southwark Plan 2022.

47. BASEMENT IMPACT ASSESSMENT COMPLIANCE

The development hereby approved shall be carried out in accordance with the recommendations and conclusions contained at Part 4 of the approved Basement Impact Assessment, which comprises the following document(s):

- Basement Impact Assessment - Ref 1635-EXP-S-RP-0020 - Rev 2 - Dated 30.01.2023 - Produced by Expedition Structural and Civil Engineering

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 2023; Policy D10 (Basement Development) of the London Plan 2021; Policies P14 (Design Quality), P23 (Archaeology) and P68 (Reducing Flood Risk).

48. 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:

- 'London Plan Fire Statement - Ilderton Road' - Version 08 - Dated 12.06.2023 - Produced by BB7;
- 'Fire statement form' [Gateway One form] - Dated 11.10.2023 - Produced by BB7.

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 2023; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021.

49. ECOLOGICAL APPRAISAL COMPLIANCE

The development hereby approved shall not be carried out other than in accordance with the recommendations of the approved Preliminary Ecological Appraisal, which comprises the following document:
- 'Preliminary Ecological Appraisal' - Ref OXF9720 - Version A – Dated November 2022 – Produced by RPS

This shall include the sensitive habitat clearance of the site between the months of March and October (when reptiles and amphibians are active), in full accordance with the methodology given at Section 5 of the approved Preliminary Ecological Appraisal, with the process to be overseen by a suitably qualified ecologist.

REASON:

To ensure the protection of wildlife and habitats, and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies SP6 (Climate Emergency), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Special Conditions:

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 a 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 2023; 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 2023; 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 the 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 2023; 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.

Informatives

1. INFORMATIVE FROM THAMES WATER REGARDING POTABLE WATER: MINIMUM PRESSURE AND FLOW RATE

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

2. INFORMATIVE FROM THAMES WATER REGARDING WASTE WATER: WORKING NEAR OR DIVERTING PIPES

Please read the Thames Water guide 'Working Near Our Assets' to ensure any works carried out will be in line with the necessary processes if working above or near Thames Water pipes or other structures. This can be accessed from: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Should you require further information please contact Thames Water on: developer.services@thameswater.co.uk

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.