

Recommendation

DECISION NOTICE

LBS Reg. No.: 23/AP/0948

Date of Issue of Decision:

Applicant BL Whiteley Limited

Pending legal agreement & referral to GLA WITH LEGAL AGREEMENT for the following development:

Demolition of existing buildings and structures on the site and redevelopment to provide an up to four storey building to accommodate industrial and logistics (Use Class B2, B8 and Class E(g)) plus part ground floor flexible Ea and/or Eb together with plant, landscaping, the formation of new accesses and alterations to existing accesses, associated vehicle and cycle parking and other associated works (as revised on 29.02.2024 and 29.04.2024).

At
6-12 VERNEY ROAD, LONDON, SOUTHWARK SE16 3DH

In accordance with the valid application received on 9 May 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/>

Definitions:

"Above-Grade" means any works of construction above the ground level at the time the works are carried out;

"Development" means the Development permitted by this Planning Permission (ref: 23/AP/0948);

"Excluded Works" means any of the following works:

- a) demolition or removal of existing buildings and structures/boundary walls (excluding the removal of any underground structures);

- b) installation of temporary hoarding;
- c) termination or diversion of existing utility services where not undertaken by a statutory provider under their statutory powers;
- d) Surveys/site investigations as necessary;
- e) Setup site/welfare; and
- f) temporary construction works

"Occupation" means the use or occupation of the Development or any part thereof for the purposes permitted and does not include occupation by personnel engaged in construction, fitting out or decoration, commissioning or occupation for marketing or display or operations in relation to security operations and the phrases "Occupy" and "Occupied" and cognate expressions shall be construed accordingly.

Conditions

Permission is subject to the following Approved Plans Condition:

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

Reference no./Plan or document name/Rev.	Received on:
VER-BDP-ZZ-00-DR-L-100002 General Arrangement Plan - Terraces and Roof level P02	04/09/2024
VER-BDP-ZZ-00-DR-L-100001 General Arrangement Plan - Ground Floor P02	04/09/2024
0284-INSIG-RP-MEP-11-(07) Verney Road Energy Statement 2 August 2024	06/09/2024
18189 - THP-XX-XX-DR-A-(00)26_P02 - Facade Bay Detail 01	29/04/2024
18189 - THP-XX-XX-DR-A-(00)27_P02 - Facade Bay Detail 02	29/04/2024
18189 - THP-XX-XX-DR-A-(00)28_P02 - Facade Bay Detail 03	29/04/2024
18189 - THP-XX-XX-DR-A-(00)29_P02 - Facade Bay Detail 04	29/04/2024
18189 - THP-XX-XX-DR-A-(00)30_P02 - Facade Bay Detail 05	29/04/2024
18189 - THP-XX-XX-DR-A-(00)31_P02 - Facade Bay Detail 06	29/04/2024
18189 - THP-XX-XX-DR-A-(00)32_P02 - Facade Bay Detail 07	29/04/2024

18189 - THP-XX-XX-DR-A-(00)33_P02 - Facade Bay Detail 08	29/04/2024
18189 - THP-XX-XX-DR-A-(00)34_P02 - Facade Bay Detail 09	29/04/2024
18189 - THP-XX-XX-DR-A-(00)40_P01 - Proposed Corner Studies 01	29/04/2024
18189 - THP-XX-XX-DR-A-(00)41_P01 - Proposed Corner Studies 02	29/04/2024
18189-132C - PROPOSED ELEVATIONS 01	29/04/2024
18189-133C - PROPOSED ELEVATIONS 02	29/04/2024
18189-134C - PROPOSED ELEVATIONS 03	29/04/2024
18189-140C - PROPOSED BAY STUDY 01	29/04/2024
18189-141C - PROPOSED BAY STUDY 02	29/04/2024
18189-142C - PROPOSED BAY STUDY 03	29/04/2024
18189-143C - PROPOSED BAY STUDY 04	29/04/2024
18189-144C - PROPOSED BAY STUDY 05	29/04/2024
18189-145C - PROPOSED BAY STUDY 06	29/04/2024
Verney Road Daylight and Sunlight Addendum - 26.04.2024 Final	29/04/2024
240429 Statement of Community Involvement - Verney Road Logistics Hub - Addendum	29/04/2024
Verney Road heritage and townscape assessment Addendum 230424 FINAL	25/04/2024

0284-INSIG-RP-MEP-15-(P5) Verney Road Sustainability Statement	18/04/2024
0284-INSIG-RP-MEP-14-(P10) Verney Road Circular Economy Statement	30/05/2024
332410749 - Verney Road - Operational Waste Strategy - UPDATED MAY 2024	30/05/2024
0284-INSIG-RP-MEP-11-(06) Verney Road Energy Statement	18/04/2024
0284-INSIG-RP-MEP-12-(P6) WLC Assessment Verney Road	18/04/2024
2023-09-11_Verney Road - Bat Survey Report	02/04/2024
2024-03-07_Verney_UGF Technical Note Rev C	09/03/2024
2024-03-08_Verney Road_BIA Technical Note Rev A	09/03/2024
FRA and SUDs report addendum	07/03/2024
Air Quality Report addendum	07/03/2024
Utilities Report	07/03/2024
Updated Cover Letter	29/02/2024
18189-DESIGN & ACCESS ADDENDUM - VERNEY ROAD - LBS	29/02/2024
Verney Road Daylight and Sunlight Addendum - 29.02.2024 Planning Issue	29/02/2024
18189-120A - PROPOSED BLOCK PLAN - VERNEY ROAD - LBS	29/02/2024
18189-121B - PROPOSED SITE PLAN - VERNEY ROAD - LBS	29/02/2024

18189-122C - PROPOSED GROUND FLOOR PLAN - VERNEY ROAD - LBS	29/02/2024
18189-123B - PROPOSED MEZZANINE PLAN - VERNEY ROAD - LBS	29/02/2024
18189-124C - PROPOSED FIRST FLOOR PLAN - VERNEY ROAD - LBS	29/02/2024
18189-125C - PROPOSED SECOND FLOOR PLAN - VERNEY ROAD - LBS	29/02/2024
18189-126C - PROPOSED THIRD FLOOR PLAN - VERNEY ROAD - LBS	29/02/2024
18189-127B - PROPOSED ROOF LEVEL PLAN - VERNEY ROAD - LBS	29/02/2024
18189-129B - PROPOSED SECTIONS 01 - VERNEY ROAD - LBS	29/02/2024
18189-130B - PROPOSED SECTIONS 02 - VERNEY ROAD - LBS	29/02/2024
18189-137B - PROPOSED BOUNDARY TREATMENT - VERNEY ROAD - LBS	29/02/2024
18189-150A - PROPOSED FIRST FLOOR MEZZANINE PLAN - VERNEY ROAD - LBS	29/02/2024
18189-AR-100_REV_B PROPOSED AREA SCHEDULE - VERNEY ROAD - LBS	29/02/2024
0284-INSIG-RP-MEP-07-(P6) External Lighting Assessment addendum	29/02/2024
240229-R01-GL22084-Verney Road Fire Statement-CIC	29/02/2024
22491-R03-C Verney Road, acoustic report for planning	29/02/2024

LBS Schedule of Development Form (Verney Road)	29/02/2024
240301 Statement of Community Involvement Addendum	29/02/2024
Verney Road Transport Assessment Addendum	29/02/2024
TVIA - Verney Road 2024 Updates v2	29/02/2024
Verney Road - Updated CIL Form 1	29/02/2024
Verney Road - Planning Statement (March 2023)	04/04/2023
18189 - Design & Access Statement-Verney Road-LBS Submission (March 2023)	04/04/2023
18189-100 - SITE LOCATION PLAN - VERNEY ROAD - LBS	04/04/2023
18189-115 - PROPOSED DEMOLITION PLAN- VERNEY ROAD - LBS (March 2023)	04/04/2023
TVIA - Verney Road 220323 (March 2023)	04/04/2023
Outline CEMP (March 2023)	04/04/2023
Construction Logistics Plan - Verney Road (March 2023)	04/04/2023
Transport Assessment - Verney Road – Rev B (March 2023)	04/04/2023
Travel Plan (March 2023)	04/04/2023
External Lighting Assessment (March 2023)	04/04/2023
Verney Road - Daylight and Sunlight Report March 23 - Planning Issue V2 (March 2023)	04/04/2023
Noise Impact Assessment (March 2023)	04/04/2023
2902 - Verney Road - FRA and SuDS Strategy Report - 22-03-21 (March 2023)	04/04/2023

Biodiversity Survey & EclA (March 2023)	04/04/2023
Archaeological Assessment (March 2023)	04/04/2023
AQA - Verney Road (March 2023)	04/04/2023
Heritage Statement (March 2023)	04/04/2023
Statement of Community Involvement - Verney Road - LBS (March 2023)	04/04/2023
Ground Investigation Report STU5865-G01 (March 2023)	04/04/2023

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

Permission is subject to the following Time Limit:

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended.

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

3. **Archaeological Evaluation**

Before any work hereby authorised begins, (excluding demolition to slab level and site investigation works), 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 applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with the National Planning Policy Framework (2023); Policy P23 (Archaeology) of the Southwark Plan (2022).

4. **Archaeological Mitigation**

Before any work hereby authorised begins, [excluding archaeological evaluation, demolition to slab level, and site investigation 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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

5. **Archaeological Pre-commencement Foundation and Basement Design Condition**

Before any work, hereby authorised, [excluding demolition to slab level, archaeological evaluation and site investigation works], begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that 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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2023.

6. **Construction Environmental Management Plan Required**

Prior to the commencement of development (other than Excluded Works), the updated Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The updated CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use reasonable 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;

- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. 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; and
- 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 <https://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 Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://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); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

7. Piling Method Statement Required

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure adequate protection of water utility infrastructure in accordance with Policy P67 (Reducing water use) of the Southwark Plan (2022). The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other

structures:

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

8. **Drainage details**

Prior to the commencement of development (other than Excluded Works) full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment & SuDS Strategy Report prepared by Heyne Tillet Steel (dated 29 February 2024 – Revision 07). The total impermeable area must be accounted for in the drainage calculations (0.696ha). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed in accordance with the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

9. **LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN**

Prior to the commencement of development a Landscape 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. The Landscape Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

- The roof
- Soft landscaping
- Ecological features to include swift boxes, bat boxes and invertebrate habitats.
- Trees: For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

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. Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site, to ensure the management of the public realm and that the Council may be satisfied with the details of the landscaping scheme, in accordance with Chapters 8, 12, 15 and 16 of the National Planning Policy Framework (2023); Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage); G1 (Green infrastructure), G5 (Urban greening), G6 (Biodiversity and access to nature), G7 (Trees and Woodlands) and D8 (Public realm) of the London Plan (2021); 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).

Permission is subject to the following Above Grade Condition(s)

10. Fire Strategy

Prior to the commencement of Above Grade works (other than Excluded Works) final details regarding construction methods and materials contained within a Fire Strategy are to be submitted to and agreed in writing by the Local Planning Authority and such details to be fully implemented and maintained thereafter.

Reason: In order to ensure that the fire safety of the proposed development has been duly considered, as required by Policy D12 'Fire safety' of the London Plan (2021).

11. Details of Fire Appliances

Prior to the commencement of above grade works (other than Excluded Works) details of access for fire appliances as required by part 5B of the Building Regulations and details of adequate water supplies for firefighting

purposes shall be submitted to and approved in writing by the Local Planning Authority and such details of access for fire appliances and adequate water supplies for firefighting purposes shall be implemented and secured in perpetuity on completion of the scheme.

Reason: To meet the requirements for fire safety set out in policy D12 of the London Plan 2021

12. **Details of bird and/or bat nesting boxes / bricks**

Prior to the commencement of Above Grade works (other than Excluded Works), details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority to include roof, soft landscaping and ecological features and there shall be no less than 3 bat tubes and 6 Swift boxes across the development as a whole.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, and Strategic Policy SP6 'Climate emergency', and Policy P60 'Biodiversity' of the Southwark Plan 2022

13. **Full-scale mock-up**

Prior to the commencement of Above Grade works (other than Excluded Works), a full-scale (1:1) mock-ups of the facades to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The façade areas to be mocked up should be agreed with the Local Planning Authority prior to the construction of the mocked-up facades.

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the National Planning Policy Framework 2023, Policy D9 Tall Buildings of the London Plan 2021, and Policies: P14 Quality in design; and P17 Tall buildings of The Southwark Plan 2022.

14. **Secured by Design**

Prior to the commencement of Above Grade works (other than Excluded Works), details of security measures which accord with the principles and objectives of Secured by Design shall be submitted to and approved in writing by the Local Planning Authority and any such approved security measures shall be implemented prior to Occupation in accordance with the

approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

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, and Policy P16 Designing out crime of the Southwark Plan 2022.

15. **Blue/ green/ brown roof(s)**

Prior to the commencement of Above Grade works (other than Excluded Works), details of the blue/ green/ brown roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity blue/ green/ brown roof(s) shall be:

- * blue roof(s) with vegetation layer over structure.
- * laid out in accordance with agreed roof plans; and
- * planted/seeded or covered with a vegetation mat with an agreed mix of species within the first planting season following the practical completion of the building works.

The biodiversity blue/ green/ brown 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 blue/ green/ brown roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The Local Planning Authority shall discharge this condition on receiving and agreeing the details of the blue/green/brown roof(s) Details approved shall thereby be carried out in accordance with the approved plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies G1 (Green Infrastructure) and G5 (Urban Greening) and of the London Plan 2021; and Strategic Policy SP6 'Climate emergency', and Policies P59 'Green infrastructure'; and P60 'Biodiversity'; of the Southwark Plan 2022

16. **Full particulars of the sprinkler system**

Prior to the commencement of Above Grade works (other than Excluded Works), full particulars of the sprinkler system to be used within the Development shall be submitted to and approved by the Local Planning

Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason:

To ensure that there is an adequate level of fire safety within the approved development.

17. Detailed lighting strategy and design

Prior to the installation of any lighting, a detailed lighting strategy and design for all internal and external lighting, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved in writing by the Local Planning Authority. If mitigation is required to avoid harmful light pollution or light spillage it shall be implemented prior to the first use of the building and retained as such thereafter.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2023, Strategic Policy 12 Design and Conservation and Policies P56 'Protection of amenity' and P16 'Designing out crime' of the Southwark Plan 2022.

18. Hard and soft landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- 4) typical cross sections;

- 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and
- 7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting 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 equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 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; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

19. Invertebrate habitats

Prior to the commencement of Above Grade works (other than Excluded Works), details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority.

Not less than 6 Bee bricks and/or invertebrate hotels shall be provided, and

the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed within the Development prior to Occupation.

The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the invertebrate features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the invertebrate features are installed in full in accordance with the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, P59 and P60 of the Southwark Plan 2022

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

20. Bat friendly lighting

Prior to Occupation of the Development, a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

If required a 3D plan of the illumination level should be supplied so the Local Planning Authority can assess potential impact on protected species.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site

21. Digital connectivity infrastructure

Prior to Occupation of the Development, 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, and Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan 2021.

22. Commercial Refuse Storage

Prior to Occupation of the Development, details of the arrangements for the storing of commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the Occupiers. The facilities shall thereafter be retained and shall not be used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2023, and Policies P56 'Protection of amenity' and P62 'Reducing waste' of The Southwark Plan 2022

23. Fire Evacuation lift

Prior to Occupation of the Development, details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of one lift per core will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The Development shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason:

In order to ensure that the proposed development complies with the requirements of the London Fire Brigade and Policy D12 Fire Safety of the London Plan 2021

24. Drainage verification report

Prior to Occupation of the Development a drainage verification report as prepared by a suitably qualified engineer shall be submitted to and approved in writing by the Local Planning Authority. The 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 Flood Risk Assessment & SuDS Strategy Report prepared by Heyne Tillett Steel (dated February 2024 - Revision: 07) and shall 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. The report shall also include details of the responsible management company.

Reason:

To ensure that the surface water drainage complies with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

25. Circular Economy Post Completion Report

Prior to Occupation of the Development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant 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 Statement Guidance.

The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, the Local Planning Authority.

Reason:

In the interests of sustainable waste management and in order to maximise the re-use of materials.

26. Whole Life Carbon Assessment

Prior to Occupation of the Development the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, the Local Planning Authority, prior to Occupation of the Development.

Reason:

In order to comply with London Plan Policy SI 2 and Policy P70 of the Southwark Local Plan, 2022.

27. Flood Risk and Evacuation Plan

Prior to the Occupation of the Development, a Flood Risk and Evacuation Plan should be submitted to and approved in writing by the Local Planning Authority in conjunction with Southwark's Emergency Planning team. The plan should state how Occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan should provide details of how Occupants should respond in the event that they receive a flood warning or become aware of a flood.

Reason:

In order to comply with Policy SI 5 of the London Plan, 2021

28. **BREEAM**

(a) Before the commencement of any fit out works to the Development, an independently verified BREEAM Design Stage report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating (unless otherwise agreed by the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority and the Development shall not be carried out otherwise than in accordance with any such approval given;

(b) Within 6 months of the first occupation of the building 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 standards at (a) have been met.

Reason:

To ensure the proposal complies with the National Planning Policy Framework, 2023; Policy P69 ('Sustainability standards') of the Southwark Local Plan, 2022 and Policy SI2 ('Minimising greenhouse gas emissions') of the London Plan 2021.

29. **Ecological Monitoring**

Prior to the Development being Occupied, a scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. This shall include: Annual protected species surveys of created features, botanical/bird/invertebrate surveys of created habitats and use of bird or bat boxes); and for monitoring to be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 30 years and for surveys to be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30. Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

Reason:

To comply with the Biodiversity Net Gain requirements of the Environment Act 2021. To measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits. This will help refine the design of net gain/mitigation schemes to ensure effective measures are delivered in future developments.

30. **Operational Management Plan**

Prior to the Occupation of the Development, an operational management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details must include but shall not be limited to the following:

- (i) A strategy to manage vehicles (including cargo bikes) servicing and delivering from the site;
- (ii) Anticipated Frequency and timings of deliveries to and from the site;
- (iii) The management of loading and unloading of vehicles delivering to and from the site;

The use of the Development shall thereafter be carried on in accordance with the approved operational management plan.

Reason:

To ensure highway safety and to protect the amenities of neighbouring occupiers.

Permission is subject to the following Compliance Condition(s)

31. **Background, Rating and Specific Sound levels**

The rated sound level from any plant forming part of the Development together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2023, and Policy P56 'Protection of Amenity' of the Southwark Local Plan 2022.

32. **Parking permit restriction**

No employer or employee of any part of the Development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any future controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with Strategic Policy 6 'Climate emergency' of the Southwark Plan 2022.

33. **Cycle parking facilities**

The cycle parking facilities shall be provided prior to the Occupation of the Development and thereafter shall be retained and the space used for no other purpose and the Development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework 2023; Policy T5 of the London Plan 2021; Strategic Policy 6 'Climate emergency' and Policy P53 'Cycling' of the Southwark Plan 2022.

34. **Blue Badge Parking**

Provision of one Blue Badge Parking bay as identified on drawing '18189-121B - PROPOSED SITE PLAN – VERNEY ROAD - REV B, shall be provided in accordance with BS8300 requirements prior to the Occupation of the Development and retained thereafter unless as otherwise agreed in writing by the Local Planning Authority.

Reason:

To encourage more sustainable travel in accordance with the National Planning Policy Framework, 2023 and Policy P54 Car Parking of the

Southwark Plan, 2022.

35. Electric Vehicle Charging Points

Electric Vehicle Charging Points (EVCPs) are required to London Plan standards, which as of 2023 are 20% active and 80% passive provision, considering all parking spaces, and should be maintained in perpetuity.

Reason:

To encourage more sustainable travel in accordance with the National Planning Policy Framework, 2023 and Policy P54, Car Parking of the Southwark Plan, 2022.

36. Restriction on external telecommunications equipment

Notwithstanding the provisions of Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as may be 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 without express planning permission from the Local Planning Authority first being obtained (including as may be shown on the plans approved pursuant to this planning permission)..

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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); and Policies P13 'Design of places', and P56 'Protection of amenity' of the Southwark Plan, 2022.

37. Restriction on additional Mezzanine Level

No mezzanine level, unless otherwise agreed in writing by the local planning authority, is to be inserted on the ground floor apart from that shown on the hereby approved plans.

Reason:

To retain the 4 metres floor to ceiling height of the ground floor in line with the requirements of the draft Old Kent Road Area Action Plan (2020).

38. No roof plant, equipment or other structures

No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this

permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted unless as otherwise agreed in writing by the Local Planning Authority.

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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); and Policies P13 'Design of places', and P56 'Protection of amenity' of the Southwark Plan 2022.

39. **Boxes, flues, vents or pipes**

No 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 street elevation of the building.

Reason:

To ensure such works do not detract from the appearance of the building (s) in accordance with Chapter 12 (Achieving well-designed places) of 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.

40. **Roof Terrace Opening Hours**

The roof terrace shall not be used outside the hours of 09.00 - 19.00 Monday to Friday, and shall not be used at all on weekends except in cases of essential maintenance or repair or escape in case of emergency.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment in accordance with policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022, and the National Planning Policy Framework 2023.

41. **Acoustic mitigation**

The Development shall be implemented and carried out in accordance with the submitted Sandy Brown Acoustic Report (reference 22491-R03-C dated

26 February 2024). Acoustic mitigations 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 due to commercial or industrial noise in accordance with Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan, 2022 and the National Planning Policy Framework 2023.

Permission is subject to the following Special Condition(s)

42. 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 Policy P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2023.

43. Site Contamination

A) The development hereby approved shall be carried out in accordance with the remediation strategy, prepared by Soiltechnics (dated March 2023 document reference STU5865-G01 Rev B).

B) Following the completion of the works and measures identified in the remediation strategy hereby approved, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

C) In the event that potential contamination is found at any time when carrying out the Development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a

scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to and approved in writing the Local Planning Authority for approval in writing, in accordance with a-b of this condition.

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 Policy P56 'Protection of amenity' of the Southwark Plan 2022, and the National Planning Policy Framework 2023.

Signed: *Stephen Platts*

Director of Planning and Growth

Informative Notes to Applicant Relating to the Proposed Development

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

3. We recommend that the requirements of the National Planning Policy Framework and National Planning Policy Guidance (NPPG) are followed. This means that all risks to groundwater and surface waters from contamination need to be identified so that appropriate remedial action can be taken. This should be in addition to the risk to human health which should be considered by the Local Authority's environmental health department. We expect reports and risk assessments to be prepared in line with our groundwater protection guidance (previously covered by the GP3) and Land Contamination Risk Management principles (Model procedures for the management of land contamination). In order to protect groundwater quality from further deterioration:
 - o No infiltration-based sustainable drainage systems (SuDS) should be constructed on land affected by contamination, as contaminants can remobilise and cause groundwater pollution.
 - o Piling, or any other foundation designs using penetrative methods, must not cause preferential pathways for contaminants to migrate to groundwater and cause pollution. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".
 - o Investigative boreholes must be decommissioned to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies, in line with the National Planning Policy Framework.