
RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	London School of Economics and Political Science	Reg. Number	11-AP-2566
Application Type	Full Planning Permission	Case Number	TP/1547-A
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of eighth floor and mezzanine in order to construct a three floor extension to provide an additional 104 student rooms, associated minor facade alterations, access, landscape, public realm works and cycle storage.

At: BANKSIDE HOUSE, 24 SUMNER STREET, LONDON, SE1 9JA

**In accordance with application received on 02/08/2011
and revisions/amendments received on 28/10/2011**

and Applicant's Drawing Nos. D 0001 Rev P2, D0099 P8, D0100 P6, D0108 P13, D0109 P15, D0110 P13, D0111 P8, D0200 P4, D0201 P5, D0202 P5, D0203 P2, D0300 P3, D0301 P3, D1099 P2, D1100 P2, D1111 P2, D1108 P2, D1109 P2, D1110 P2, D1200 P2, D1201 P2, D1202 P2, D1203 P2, D1300 P2, D1301 P2, 047530-SK01G, 047530-SK02

Design & Access Statement, Planning Statement, Visual Impact Assessment, Sequential Test Report, Transport Statement, Sustainability Report, Energy Statement, Air Quality Assessment, Noise Report, Flood Risk Assessment, Landscape Report, Ecological Assessment, Ecological Management Plan, Daylight & Sunlight Report, Student Accommodation Management Plan, Student Accommodation Market Report

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

a) Core Strategy 2011

Strategic Targets Policy 2 - Improving places: Development will improve the places we live and work and enable a better quality of life for Southwark's diverse population. The vision for the Bankside and Borough Opportunity Area advises that the area will continue to be home to a mix of uses providing high quality office accommodation alongside worldclass retail, tourism, culture and entertainment facilities and public spaces.

Strategic Policy 2 - Sustainable transport: We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 8 - Student homes: Development will meet the needs of universities and colleges for new student housing whilst balancing the building of student homes with other types of housing such as affordable and family housing.

Strategic Policy 10 - Jobs and businesses: We will increase the number of jobs in Southwark and create an environment in which businesses can thrive. We will also try to ensure that local people and businesses benefit from opportunities which are generated from development.

Strategic Policy 12 - Design and conservation: Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

Strategic Policy 13 - High environmental standards: Development will help us live and work in a way that respects the limit's of the planet's natural resources, reduces pollution and damage to the environment and helps us to adapt to climate change.

b] Saved Policies of the Southwark Plan 2007

Policy 2.5 (Planning obligations): seeks to ensure that any adverse effects arising from a development is taken into account and mitigated and contributions towards infrastructure and the environment to support the development are secured, where relevant in accordance with Circular 05/2005 and other relevant guidance.

Policy 3.1 (Environmental effects): seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 (Protection of amenity): advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.4 (Energy efficiency): advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air quality): advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.9 (Water) advises that all developments should incorporate measures to reduce demand and for rain water recycling.

Policy 3.12 (Quality in design): requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban design) seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 3.14 (Designing Out Crime) seeks to ensure that development is designed to improve community safety and crime prevention.

Policy 4.7 (Non Self Contained Housing for Identified User groups) advises that appropriate new development which provide non self contained accommodation will normally be approved where need can be supported, where there is no significant loss of amenity, there is adequate infrastructure and a satisfactory standard of accommodation.

Policy 5.1 (Locating Developments) seeks to ensure that the location is appropriate to the size and trip generating characteristics of the development

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and Cycling) requires developments to have adequate provision for pedestrians and cyclists, that there is good location and access arrangements and the development creates or contributes towards more direct, safe and secure walking and cycling routes.

c] London Plan 2011

Policy 2.10 Central Activities Zone - Strategic Priorities, Policy 2.12 Central Activities Zone - Predominantly Local Activities, Policy 2.15 Town Centres, Policy 3.3 Increasing Housing Supply, Policy 3.8 Housing Choice, Policy 3.9 Mixed and Balanced Communities, Policy 5.1 Climate Change Mitigation, Policy 5.2 Minimising Carbon Dioxide Emissions, Policy 5.3 Sustainable Design and Construction, Policy 5.6 Decentralising Energy in Development Proposals, Policy 5.7 Renewable Energy, Policy 6.1 Strategic Approach, Policy 6.3 Assessing Effects of Development on Transport Capacity, Policy 7.1 Building London's Neighbourhood and Communities, Policy 7.2 An Inclusive Environment, Policy 7.3 Designing Out Crime, Policy 7.4 Local Character, Policy 7.5 Public Realm, Policy 7.6 Architecture, Policy 8.2 Planning Obligations

Particular regard was had to the principle of the extension of student accommodation that would result from the proposed development but it was considered that the additional units to the existing London School of Economics facility would not result in any significant adverse impacts. The need for student accommodation, both London-wide and within Southwark, has been demonstrated and the site is appropriately located within a town centre with excellent public transport accessibility. It is recognised that the site is an existing student housing development with there being other schemes under construction in the vicinity, but the proposed development would not result in significant harm to the local character of the area.

The provision of additional student housing to the existing facility is not, on balance, considered to generate a requirement for affordable housing under Core Strategy policy SP8. The development involves a roof extension

to an existing building and is therefore not considered a 'new student accommodation' proposal.

The height, bulk and massing of the development was considered acceptable in its context and the design was considered satisfactory at this stage although the detailed design and quality of materials will need to be secured by condition to ensure a high quality scheme is delivered. The provision of a raised pedestrian crossing in Sumner Street and financial contribution to the Bankside Urban Forest is welcome. The impacts on neighbouring amenity and transport matters have been assessed and were found to be acceptable. It is therefore considered appropriate to grant planning permission having regard to the policies considered and all other material considerations.

Subject to the following condition:

1 Time period

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

2 Plant noise

(a) Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the local planning authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

(b) Within one month of the installation of the plant and equipment, a further acoustic report to demonstrate compliance with the requirements approved at (a) shall be submitted to and approved in writing by the Local Planning Authority, and the report shall include:

- i) A schedule of all plant and equipment installed;
- ii) Location of the plant, associated ducting, attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Location of the most affected noise sensitive receptor locations and most affected windows;
- v) Distance between plant, equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location/s;
- vi) The lowest existing $L_{A90, T}$ measurement as already established;
- vii) Noise monitoring data, measurement evidence, calculations demonstrating compliance with this condition.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and PPG24 Planning and Noise.

3 Residential - internal noise

(a) All residential premises shall be designed in accordance with BS8233:1999 'Sound insulation and noise reduction for buildings- Code of Practice' to attain the following internal noise levels:

Bedrooms- 30dB $L_{Aeq, T}^*$ and 45dB $L_{Afm}ax$

Living rooms- 30dB $L_{Aeq, D}^*$

*T- Night-time 8 hours between 23:00-07:00

*D- Daytime 16 hours between 07:00-23:00.

(b) After completion of works but prior to occupation or use, a test shall be carried out to show the above criterion has been met and the results 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.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved Policies 3.1 Environmental Effects and 3.2 Protection of Amenity of the Southwark Plan 2007 and PPG 24 Planning and Noise.

4 **Condition - Noise creep from noise and/or vibration generation – plant, extract ventilation & ducting etc.**

The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient L_{Aeq, T^*} at the site boundary. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- v) The lowest existing $L_{Aeq, T}$ measurement as already established.
- vi) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

* $L_{Aeq, T}$. $T = 1$ hr between 07:00 and 23:00 and 5min between 23:00 and 07:00

Reason

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Policy 3.1 'Environmental Effects' of the Southwark Plan 2007.

5 **Environmental Management Plan**

The development shall not commence until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of The Southwark Plan 2007.

6 **Material samples**

A mock-up of the proposed new extension, comprising of at least one window section and one back-painted glazed panel and indicating all jointing/framing conditions, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

7 **Section detail-drawings**

Section detail-drawings at a scale of 1:5 through all principal elements to the proposal, including:

- principal features on the facades;
- parapets;
- roof edges;
- junctions with the existing building; and
- heads, sills and jambs of all openings,

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

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

8 Restrictions- no roof plant/ equipment

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 building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

9 Landscaping

Before any work hereby authorised begins, detailed drawings using scales of 1:50, 1:10 and 1:5 as appropriate of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given. 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 similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with Strategic Policy 11 – Open spaces and wildlife and Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007

10 Green / brown roofs

Before any work hereby authorised begins, details of the green and/or brown roofs (including a specification and maintenance plan) and to be used in the carrying out of this permission 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.

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, it in accordance with Strategic Policy 11 – Open spaces and wildlife and Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

11 Details of external lighting and security

Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

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 safety and security of persons using the area and the amenity and privacy of

adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

12 Cycle storage

Before the any work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles (including 450mm spacing between stands) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise 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 Strategic Policy 2 - Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

13 Service Management Plan

No development shall take place until a Delivery and Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

14 BREEAM

- (a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve an 'Excellent' rating 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) Before 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 Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

15 Energy renewables

Before any work hereby authorised begins, a detailed report identifying how the development will achieve a reduction in carbon dioxide emissions from on-site renewable energy generation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be provided in accordance with the approved details prior to the occupation of the development and thereafter retained for so long as the development remains in existence.

Reason

To ensure that the development complies with Policy 5.7 Renewable Energy of the London Plan 2011 and Strategic Policy 13 - High environmental standards of the Core Strategy 2011.

16 Wheelchair accessible units

Prior to their occupation the wheelchair accessible units as shown on the drawings hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with strategic Policy 12 Design and conservation of the Core Strategy 2011 and Saved Policy Quality in design and Policy 3.13 Urban design of the Southwark Plan 2007.

- 18** Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [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 without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with saved policy 3.2 of the Southwark Plan 2007.

- 19 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

D 0001 Rev P2, D0099 P8, D0100 P6, D0108 P13, D0109 P15, D0110 P13, D0111 P8, D0200 P4, D0201 P5, D0202 P5, D0203 P2, D0300 P3, D0301 P3, D1099 P2, D1100 P2, D1111 P2, D1108 P2, D1109 P2, D1110 P2, D1200 P2, D1201 P2, D1202 P2, D1203 P2, D1300 P2, D1301 P2, 047530-SK01G, 047530-SK02

Reason:

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

Informative

The development hereby permitted includes alterations and amendments to areas of the public highway which will need to be funded by the owner/developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509) at least 4 months prior to any works commencing on the public highway.