
RECOMMENDATION

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	Deco Design & Build Co. Ltd	Reg. Number	11/AP/4364
Application Type	Full Planning Permission		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/147-E

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and erection of a 6 storey plus basement building to include 13 residential units and 2 levels of commercial accommodation A1 (shops), A2 (financial and professional), A3 (restaurant/cafe), A4 (drinking establishment), B1 (business) at ground and basement levels together with ancillary refuse and cycle parking.

At: VALENTINE AND ORSON, 171 LONG LANE, LONDON, SE1 4PN

In accordance with application received on 23/12/2011

and Applicant's Drawing Nos. 229 EX(01)01 Rev B, 229 EX(01)02 B, 229 EX(03) 01 B, 229 GA(01)01 H, 229 GA(01)02 G, 229 GA(01)03 G, 229 GA(01)04 G, 229 GA(02)01 D, 229 GA(03)01 F, 229 GA(03)02 F, 229 GA(03)03 F, 229 GA(03)04 E, Planning Statement, Design & Access Statement, Archaeological Desk Based Assessment, Sunlight, Daylight & Shadowing Report, Sustainable Energy Statement, Air Quality Assessment, Flood Risk Assessment, Transportation Statement, Servicing Management Plan "Framework", Travel Plan Framework, Parking Survey Report, PPG24 Survey & Assessment.

Photomontages: 229 GA (03) 05A, 06A, 07A

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

- Strategic Policy 1 - Sustainable development states that development will improve the places we live and work and enable a better quality of life for Southwark's diverse population.
- Strategic Policy 2 - Strategic transport encourages walking, cycling and the use of public transport rather than travel by car.
- Strategic Policy 3 - Shopping, leisure and entertainment seeks to maintain a network of successful town centres which have a wide range of shops, services and facilities.
- Strategic Policy 5 - Providing new homes aims to ensure the Council meet the housing requirements of the Borough.
- Strategic Policy 6 - Homes for people on different incomes aims to ensure a sufficient supply of affordable housing.
- Strategic Policy 7 - Family homes seeks to provide decent family sized homes for families in Southwark
- Strategic Policy 10 - Jobs and businesses seeks to increase the number of jobs in Southwark and create an environment in which businesses can thrive.
- Strategic Policy 12 - Design and conservation states that 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 states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.
- Strategic Policy 14 - Implementation and delivery seeks to ensure that our strategic vision and objectives for further protecting, enhancing and regenerating Southwark are implemented.

Saved policies of the Southwark Plan 2007

- Policy 1.10 - Small scale shops and services outside the town and local centres and protected shopping frontages seeks to protect the provision of shops and services in local areas.
- Policy 2.5 - Planning obligations - aims to secure financial contributions to mitigate the adverse impacts of development.
- Policy 3.1 - Environmental effects - this policy seeks to minimise environmental impacts of developments.
- Policy 3.2 - Protection of amenity - seeks to protect and enhance amenity standards throughout the borough.
- Policy 3.4 - Energy efficiency - seeks to ensure that all developments are energy efficient.

- Policy 3.5 - Renewable energy - secures appropriate levels of renewable energy to be provided by new developments.
- Policy 3.6 - Air quality - aims to improve and protect air quality levels throughout the borough.
- Policy 3.7 -Waste reduction - seeks to reduce waste from new developments.
- Policy 3.9 -Water - seeks to ensure developments reduce demand for water and recycle water.
- Policy 3.11 - Efficient use of land - aims to ensure appropriate levels of development on application/development sites.
- Policy 3.12 - Quality in Design - promoted good design for all developments.
- Policy 3.13 - Urban design - seeks to secure a high standard of urban design from all developments.
- Policy 3.14 - Designing out crime - aims to reduce crime and the potential for crime through design.
- Policy 3.28 - Biodiversity - seeks to enhance and protect biodiversity in all developments.
- Policy 3.31 - Flood defences - seeks to ensure development takes place safely in the context of flood risk with flood mitigation measures.
- Policy 4.2 - Quality of residential accommodation - promotes a high standard of living accommodation from all developments.
- Policy 4.3 - Mix of dwellings - aims to secure an adequate mix of different dwelling types throughout the borough.
- Policy 4.4 - Affordable housing - seeks to provide good levels of affordable housing.
- Policy 4.5 - Wheelchair affordable housing - aims to provide wheelchair accessible housing in all developments.
- Policy 5.1 – Locating developments - seeks to locate developments in appropriate locations to minimise adverse impacts on local areas.
- Policy 5.2 - Transport impacts - aims to assess the likely impact of the development on the surrounding transport infrastructure.
- Policy 5.3 - Walking and cycling - seeks to promote walking and cycling in all developments.
- Policy 5.6 - Car parking - provides the maximum and minimum levels of parking for all developments.
- Policy 5.7 – Parking standards for disabled people and the mobility impaired - aims to ensure a sufficient supply of parking spaces to serve disabled users and those with mobility impairments.

Supplementary Planning Documents

- Affordable Housing
- Residential Design Standards
- Section 106 Agreements
- Sustainable Design and Construction

Policies of the London Plan 2011

- Policy 2.10 - Central Activities Zone – strategic priorities
- Policy 3.3 - Increasing housing supply
- Policy 3.4 - Optimising housing potential
- Policy 3.5 - Quality and design of housing developments
- Policy 3.7 - Large residential developments
- Policy 3.8 - Housing choice
- Policy 3.9 - Mixed and balanced communities
- Policy 3.10 - Definition of affordable housing
- Policy 3.11 - Affordable housing targets
- Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 - Affordable housing thresholds
- Policy 4.3 - Mixed use development and offices
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.7 - Renewable energy
- Policy 5.12 - Flood risk management
- Policy 6.5 - Funding Crossrail and other strategically important transport infrastructure
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing traffic flow and tackling congestion
- Policy 8.1 - Implementation
- Policy 8.2 - Planning obligations
- Policy 8.3 - Community infrastructure levy

National Planning Policy Framework 2012

- 1. Building a strong competitive economy
- 4. Promoting sustainable transport
- 6. Delivering a wide choice of high quality homes

- 7. Requiring good design.
- 10. Meeting the challenge of climate change, flooding and coastal change
- 12. Conserving and enhancing the historic environment

Planning permission was granted as the proposed development is located in a sustainable location within the CAZ with a high standard of residential accommodation and retained commercial use of a long vacant site. The proposed design was considered to be acceptable for the location and would not lead to harm to nearby heritage assets. Whilst there would be some noticeable impacts on sun and daylighting for existing neighbours, these were insufficient to support refusal, given the other benefits arising from the development. The proposal was considered to be sustainable development that complied with the NPPF.

Subject to the following conditions:

- 1 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 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 229 GA(01)01 H, 229 GA(01)02 G, 229 GA(01)03 G, 229 GA(01)04 G, 229 GA(02)01 D, 229 GA(03)01 F, 229 GA(03)02 F, 229 GA(03)03 F, 229 GA(03)04 E

Reason:

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

- 3 Material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be submitted to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given. The brickwork shall be presented on-site as sample panels (at least 1mx1m) with proposed mortar and pointing.

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 Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 4 Detailed section drawings at a scale of 1:10 or 1:20 through:

- the ground-level piers;
- all junctions of materials;
- balconies/terraces;
- parapets;
- roof edges; and
- heads, cills and jambs of all openings.

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 5 An annotated ground floor plan at 1:50, to include details at a scale of at least 1:10 around the side entrance, cycle and refuse store shall be submitted to and approved by Southwark Council as local planning authority before any work is commenced on site. These shall show all material details for doors and glazing and shall show heavy glazed doors for the cycle and refuse store rather than roller shutters. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason

To ensure that the proposal provides an appropriate design solution for the context of the site in accordance with Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 6 Detailed drawings showing a revised design for the west elevation and roof (including plant) of the proposed building shall be submitted to (4 copies) and approved in writing by the local planning authority before any work is commenced on the site: This part of the development shall be completed only in accordance with the alterations thus approved.

Reason

In the interests of visual amenity and to retain effective planning control in accordance with saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 7 Landscape layout plans showing the boundary details/features, materials and planting to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the existing building and the amenity spaces around it in accordance with Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 8 Details of the means by which the existing trees adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved in writing by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works. No trees on or adjacent to the application site shall be lopped, topped, felled or pruned without the prior written consent of the Council as Local Planning Authority.

Reason

In the interests of amenity and to retain effective planning control in compliance with saved policies 3.2 Protection of amenity, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007, SP11 - Open Spaces and Wildlife, SP12 - Design and Conservation and SP13 - High Environmental Standards of The Core Strategy 2011 and Section 11 - Conserving and Enhancing the Natural Environment of the National Planning Policy Framework 2012.

- 9 All residential premises shall be designed to attain the following internal noise levels:
Bedrooms- 30dB LAeq,T* and 45dB LAfmax
Living rooms- 35dB LAeq, T*
A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results submitted to the Local Planning Authority for approval.

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007, SP12 - Design and Conservation of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 10 Dwelling houses, flats and rooms for residential purposes sharing a party element with non-residential premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 is not exceeded in residential premises due to noise from the non-residential premises. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained 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 accordance with Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 11 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. 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) The location of all most affected noise sensitive receptor locations and the most affected windows;
- v) 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;
- vi) The lowest existing LA90, T measurement as already established.
- vii) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning 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 Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 12 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- 1 • human health,
 - 2 • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - 3 • adjoining land,
 - 4 • groundwaters and surface waters,
 - 5 • ecological systems,
 - 6 • archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the Soutwark Plan 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 13 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the Soutwark Plan 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 14 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.1 Environmental effects of the Soutwark Plan 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 15 The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures:

- 1). Based on the approved FRA all habitable rooms and sleeping accommodation to be provided at first floor and above;
- 2). Consider the implementation of appropriate flood resilient and resistant measures within the scheme where practical considerations allow using the guidance contained within Approved Document C of the Building Regulations and the publication 'Improving the flood performance of new buildings- Flood resilient construction' publication issued by the Department for Communities and Local Government in 2007;
- 3). The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates in line with Policy 5.13 of the London Plan.
- 4). Submit a Flood Response plan for approval by the local authority. This should set out provisions for safe refuge arrangements for ground floor occupants, details on safe access/egress routes in the event of an extreme event and procedures for residents to sign up to the Environment Agency Flood Warning system.

Reasons

To reduce the risk and impact of flooding on the proposed development and its future occupants and to

mitigate residual flood risk and ensure safety of the future occupants of the proposed development in accordance with saved policy 3.1 Environmental effects of the Southwark Plan 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 16 The use hereby permitted for A3 and A4 purposes shall not be carried on outside of the hours 09:00 to 23:00 on Monday to Saturday or 10:00 to 22:00 on Sundays and public holidays.

Reason

In the interests of amenity and to retain effective planning control in compliance with Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 17 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied 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 Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 18 The A1, A2, A3, A4 and B1 use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse have been submitted to (2 copies) and approved in writing by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 20 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved in writing by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made. the details submitted shall show segregated cycle parking facilities for the commercial and residential use.

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 saved policies 5.3 - Walking and Cycling of the Southwark Plan 2007, SP2 - Sustainable transport of The Core Strategy 2011 and Section 4. Promoting sustainable transport of the National Planning Policy Framework 2012.

- 21 A Construction Logistics Plan (CLP), as referred to in the London Freight Plan, should be provided. The CLP should provide details on routes for construction vehicles, the types of vehicles expected. their frequency, their time of arrival and departure and any temporary traffic measures which might be required during the course of construction.

Reason

As recommended by Transport for London in the interests of residential and transport amenity in accordance with Saved Policies: 3.2 Protection of Amenity of The Southwark Plan (UDP) July 2007, SP13 - High Environmental Standards of the Core Strategy 2011, Policy 3.5 - Quality and design of housing developments of The London Plan 2011 and Section 7 - Requiring good design of The National Planning Policy Framework 2012.

- 22 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 23 Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 24 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 26 The use for Class A3 or Class A4 purposes hereby permitted shall not be begun until full particulars and details (2 copies) of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with saved policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 13 High Environmental Standards of the Core Strategy.

- 27 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works 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: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007