
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.

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|-------------------------|----------------------------------|--------------------|-------------|
| Applicant | Goldcrest | Reg. Number | 14/AP/0833 |
| Application Type | Full Planning Permission | | |
| Recommendation | Grant subject to Legal Agreement | Case Number | TP/1065-237 |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of two buildings, one a 5 storey building plus lower ground floor and part basement plant room to provide student accommodation (143 bedspaces) and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 4 dwelling houses and 3 dwellings (Class C3), the provision of four disabled car parking spaces, cycle parking and associated landscaping works

At: 237 WALWORTH ROAD, LONDON SE17 1RL

In accordance with application received on 18/03/2014 08:04:55

and Applicant's Drawing Nos. Drawing number 5353 P09/00, 5353 P09/00A, 5353 P09/01F, 5353 P09/02F, 5353 P09/03G, 5353 P09/04 E, 5353 P09/05E, 5353 P09/06D, 5353 P09/07 C, 5353 P09/08 E, 5353 P09/10 D, 5353 P09/11 D, 5353 P09/12 D, 5353 P09/13 C, 5353 P09/14 C, 5353 P09/15 C, 5353 P09/17 B, 5353 P09/18 C, 5353 P09/19 A, 5353 P09/20 E, 5353 P09/21 B, 5353 P09/22 B, 5353 P09/23 B, 5353 P09/24 B, 5353 P09/25, 5353 P09/26 A, 5353 P09/27, 5353 P09/28 B, 5353 P09/31, 5353 P09/32,

Drawing No. 1357/18, 1357/18A, 1357/18 B and BA17210713_01 Rev B.

Planning Statement, Design and Access Statement, Surface Water Drainage Strategy Rev A (dated 30th May 2014) prepared by RPS, Air Quality Assessment prepared by RPS, A Historic Environment Archeological Appraisal prepared by RPS, Phase 1 Habitat Report prepared by RPS, Construction Management Plan dated March 2014), Student Accommodation Needs Assessment Report prepared by Knight Frank, Student Accommodation Management Plan prepared by Knight Frank, Statement of Community Involvement Report prepared by Your Shout, Waste Management Strategy (August 2014) prepared by Cottee Transport Planning, Daylight and Sunlight Report prepared by GVA Schatunoski Brooks dated July 2014 and February 2014, Flood Risk Assessment prepared by RPS, Additional Phase2 Environmental and Geotechnical Site Investigation Report prepared by RPS, Energy Statement prepared by ICENI Projects, Noise Assessment prepared by MoirHands, Arboricultural Report prepared by Tim Moya Associates, Transport Assessment (August 2014) prepared by Cottee Transport Planning, Sustainability Statement prepared by by ICENI Projects, Marketing Report prepared by Field & Sons dated 14th March 2014. Lanscape Planning Report (August 2014) Prepared by SPACE HUB.

Letter from applicant dated 20th August 2014

Subject to the following thirty-four conditions:

Time limit for implementing this permission and the approved plans

- 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:

Drawing number 5353 P09/00, 5353 P09/00A, 5353 P09/01F, 5353 P09/02F, 5353 P09/03G, 5353 P09/04 E, 5353 P09/05E, 5353 P09/06D, 5353 P09/07 C, 5353 P09/08 E, 5353 P09/10 D, 5353 P09/11 D, 5353 P09/12 D, 5353 P09/13 C, 5353 P09/14 C, 5353 P09/15 C, 5353 P09/17 B, 5353 P09/18 C, 5353 P09/19 A, 5353 P09/20 E, 5353 P09/21 B, 5353 P09/22 B, 5353 P09/23 B, 5353 P09/24 B, 5353 P09/25, 5353 P09/26 A, 5353 P09/27, 5353 P09/28 B, 5353 P09/31, 5353 P09/32,

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 No impact piling shall take place until a piling method statement (detailing the 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 damage to subsurface sewerage 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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 4 No development shall take place, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Plan shall include:

-A commitment to implement Southwark's Environmental Code of Construction and GLA Best Practice Guidance; -details on routes for construction vehicles, the types of vehicles expected, their frequency, their time of arrival and departure, cycle awareness training for drivers and any temporary traffic measures which might be required during the course of construction.

-a detailed specification of construction works (including foundation piling) for each phase of development including consideration of environmental impacts and remedial measures;

-a scheme for recycling / disposing of waste resulting from demolition and construction work;
-details of the parking of vehicles of site operatives and visitors;
-details of loading and unloading of plant and materials and the storage of plant and materials used in constructing the development;
-details of the any maintenance of security hoarding that may be erected including decorative displays and and arrangements for publicity and promotion during the scheme construction;
-measures to control the emission of dust and dirt during construction and details of acoustic screening and sound insulation measures ; and
-where appropriate wheel washing facilities.

Reason:

In the interests of residential amenity to ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity of the Southwark Plan (2007)', and the National Planning Policy Framework 2012.

- 5 a) Prior to the commencement of any development, a Stage 2 Detailed Quantitative Risk Assessment based on the Phase 1 findings and Stage 2 investigation reports prepared by RPS shall be completed and submitted to the Local Planning Authority for approval in writing prior to the commencement of any work or remediation.
b) A detailed remediation strategy 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 shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall 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. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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 saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall not commence until an Arboricultural Method Statement has been submitted and approved in writing by the Local Planning Authority for T1, T2, and T3 as identified in the

Arboricultural Report prepared by Tim Moya Associates (February 2014). The Arboricultural Method Statement shall provide details of a scheme for arboricultural supervision whenever construction and development activity is to take place within or within or adjacent to any root protection area in accordance with BS: 5837 (2012) Trees in relation to design, demolition and construction sections 6.1, 6.3 and 8.8.4.1 All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 8 Before any work hereby authorised begins, 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 9 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 10 Before any work hereby authorised begins, the applicant shall submit details of the Traffic Management System (including specification, location, position of traffic lights and any associated signage) to be 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 that access to site is safe and convenient for vehicles, cyclists and pedestrians in accordance with saved policy 5.2 and 5.3 of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 11 1m x 1m sample panels of all proposed external facing materials and glazing, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 12 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme, including the provision for the proposed green walls (including maintenance and specification) and shrubs showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any 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. 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. The planting, seeding and/or turfing 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.

Reason

So that the Council may be satisfied with the details of the landscaping in the interest of improving the environment at the application site and achieving a high standard of development in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

- 13 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 above grade works commence 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.

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 Policy 5.3 - Walking and Cycling of The Southwark Plan (UDP) July 2007, SP2 - Sustainable Transport of the Core Strategy 2011, Policy 6.9 - Cycling of The London Plan 2011 and Section 4 - Promoting Sustainable Transport of The National Planning Policy Framework 2012.

- 14 Prior to any above grade works, details of a scheme of mechanical ventilation for both the residential and student component of the development, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, 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 approval given and shall be carried out before the use hereby permitted is commenced.

Reason

In order to ensure that internal air quality is adequate for future occupiers and is protected from environmental noise and pollution and will not detract from the appearance of the proposed buildings in the interest of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

To ensure that the proposed CHP plant will perform efficiently and that future occupiers are protected from environmental noise and in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 15 Before any above grade work hereby authorised begins, full details of the 39 new trees to be planted shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 16 Before any above grade works begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. As the buildings have been demolished the written scheme of investigation will need to include an examination of all archive material held by the developer, a survey of any fabric/ boundary walls surviving on site and an examination of suitable archive repositories to obtain information.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 17 The student and residential accommodation hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms - 30dB LAeq, T **

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

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

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) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 18 Prior to the occupation of the student housing or residential accommodation, details of the means of preventing occupiers (other than those with disabilities) from bringing cars to the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the student housing element would remain 'car-free' as detailed in the application, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 19 Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment for external areas within the development 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.

- 20 A Post Construction Review Certificate (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, before the first occupation of the student accommodation confirming that an 'Excellent' BREEAM standard has been met for the student accommodation hereby permitted.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, 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.

- 21 Prior to occupation of the student accommodation, details of a strategy for the management of the move-in and move-out of student occupiers of the development detailing how disruption to the highway network and disturbance to neighbouring occupiers would be minimised shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that the servicing of the development would not result in any adverse highway effects or undue disturbance to neighbouring occupiers, in accordance with The National Planning Policy Framework 2012, Strategic Policies 2 'Sustainable Transport' and 13 'High environmental standards' of The Core Strategy 2011 and Saved Policies 3.2 'Protection of amenity' and 5.2 'Transport Impacts' of the Southwark Plan 2007.

- 22 Prior to the occupation of any part of the scheme hereby approved a Travel Plan which shall include objectives, targets (including the base modal share), measures to achieve those targets and program of monitoring shall be submitted and approved in writing by the Local Planning Authority.

Reason:

To safeguard residential and transport amenity in accordance with saved policies 3.2 'Protection of amenity', 5.2 'Transport impacts', 5.3 'Walking and cycling of the Southwark Plan 2007 and the Sustainable Transport SPD 2010.

- 23 A Post Construction Review Certificate (or other verification process agreed with the local planning authority in writing) shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the residential (Class C3) component of the development hereby permitted confirming that a Code for Sustainable Homes rating of 4 (or agreed equivalent) has been met for the residential accommodation.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, 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.

- 24 Before the first occupation of the development hereby permitted a Service Management Plan, detailing how all elements of the site are to be serviced (including the arrangements for waste collection and pick up and restrictions to servicing), shall be 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

In order that the Council may be satisfied that arrangements for servicing of the building would not adversely impact upon the highway and ensure that the collection and storage of refuse will be practical, accessible and to protect residential amenity including minimising noise impacts in accordance with saved policies 3.2 Protection of amenity, 3.7 Waste reduction and 5.2 Transport Impacts of the Southwark Plan (2007), Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.

- 25 Prior to the occupation of the development hereby approved, details of the method of screening and obscure glazing between dwelling units shall be submitted for approval in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In order to protect the privacy of future occupiers of the residential dwellings and student rooms in accordance

with saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 26 Prior to occupation of any part of the development a verification report demonstrating completion of the works set out in the approved Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). The report shall include results of sampling and monitoring carried out in accordance with the approved Remediation Strategy to demonstrate that the site remediation criteria have been met.

Reason

Should remediation be necessary, it needs to be demonstrated that any remedial measures have been undertaken as approved and the environmental risks have been satisfactorily managed so that the site is deemed suitable for its intended use, in accordance with saved Policy 3.2 'Protection of amenity' of the Southwark Plan 2007, and Strategic Policy 13' High environmental standards' of the Core Strategy 2011.

- 27 Before the first occupation of any dwelling full information regarding the proposed CHP / Boiler Plant, including a detailed specification, a Management Plan, details of its location, operation, maintenance, long term fuel supply, height of flue, and appropriate methodology for assessing the dispersion of emissions of noise and fume and proposed emission and noise mitigation equipment (which employs the best practicable options to mitigate and minimise emissions of NOx/kWh, particulate matter and noise) 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. The CHP / Boiler Plant shall be operated and maintained in accordance with the approved Management Plan for the time the development remains in existence.

Reason

To ensure the development minimises its impact on air quality and that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of nuisance in accordance with Strategic Policy 13 - High environmental standards and saved Policies 3.4 Energy efficiency, 3.6 Air quality and 3.2 Protection of amenity of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 28 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 is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

Reason

To ensure that occupiers of the development and nearby residential dwellings 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 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 29 No pipes, flues, vents or ductwork shall be fixed on the external faces of the existing and proposed building unless approved by this Local Planning Authority in writing.

Reason:

In order to ensure that the materials and details are in the interest of the visual appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.12 - Quality of design of The Southwark Plan 2007.

- 30 The refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the student accommodation and residential dwellings before they 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 on 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 Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of the Southwark Plan (2007).

- 31 No developer, owner or occupier 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 in the controlled parking zone in Southwark in

which the application site is situated.

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).

- 32 The space shown as a communal study room on the upper ground floor of drawing number 5353 P09/03 hereby approved shall be used as ancillary education space and shall not be used as communal living space or subdivided to provide further student living space unless otherwise agreed by the Local Planning Authority in writing.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case which were material considerations in determining the application. This is in accordance with the National Planning Policy Framework (2012) and the Southwark Core Strategy 2011.

- 33 In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

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 saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 34 The Combined Heat and Power plant, Photo-voltaic panels and Air Source Heat Pump as identified in the energy report (prepared by iceni projects dated February 2014) to achieve a carbon saving of no less than 40% relative to the Building Regulations 2010 shall be provided in the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In order to ensure a reduction in carbon emissions in the interests of sustainable development and in accordance saved policy 3.4 Energy efficiency of the Southwark Plan (2007) and Strategic policy 13 High Environmental Standards of the Core Strategy (2011)

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

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Informative

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.