
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	Notting Hill Housing Trust	Reg. Number	14/AP/3843
Application Type Recommendation	Full Planning Permission Grant subject to Legal Agreement and GLA	Case Number	TP/H1059

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.

At: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17

In accordance with application received on 13/10/2014

and Applicant's Drawing Nos. Planning Documents

Design and Access Statement for the First Development Site V1 (and addendum V1), Landscape Strategy for the First Development Site V1 (and addendum V1), Arboricultural Impact Assessment September 2014, Tree Strategy V1 (and addendum V1), Environmental Statement Volumes 1-4 (and addendum February 2015), Townscape and Visual Impact Assessment Addendum, Affordable Housing Statement (February 2015), Planning Statement (February 2015), Energy Assessment and District Heating Study (February 2015), Statement of Community Involvement, Transport Assessment (and addendum January 2015), Site Wide Waste Management Strategy (and addendum February 2015), Flood Risk Assessment V1, Sustainability Statement V1.

Planning Drawings

Existing drawings

D01-001A, D01-002, D01-003A, D01-005

Site wide

HTA-L-D01-X-XX-2900A, D01-004A, D01-100A, D01-101A, D01-102A, D1-106A, D01-130A, D01-131B, D01-132A, D01-133B, D01-134A, D01-135B, D01-136A, D01-137A, D01-138A, D01-139A.

Block 1

1305-NHH-AES-S01-100A, 1305-NHH-AES-S01-102A, 1305-NHH-AES-S01-104A, 1305-NHH-AES-S01-106A, 1305-NHH-AES-S01-110A, 1305-NHH-AES-S01-120A, 1305-NHH-AES-S01-121A, 1305-NHH-AES-S01-122A, 1305-NHH-AES-S01-123A, 1305-NHH-AES-S01-124A, 1305-NHH-AES-S01-125A, 1305-NHH-AES-S01-126A, 1305-NHH-AES-S01-130A, 1305-NHH-AES-S01-131A, 1305-NHH-AES-S01-132A, 1305-NHH-AES-S01-300A.

Block 2

S02-101A, S02-102A, S02-103A, S02-130A, S02-131A, S02-132A, S02-140A, S02-141, S02-300A.

Block 3

S03-101A, S03-102A, S03-103A, S03-104A, S03-130A, S03-131A, S03-132A, S03-140A, S03-141A.

Block 4

NHH-AES-S04-100A, NHH-AES-S04-101A, NHH-AES-S04-102A, NHH-AES-S04-103A, NHH-AES-S04-104A, NHH-AES-S04-105A, NHH-AES-S04-106A, NHH-AES-S04-107A, NHH-AES-S04-108A, NHH-AES-S04-109A,

NHH-AES-S04-110A, NHH-AES-S04-111A, NHH-AES-S04-112A, NHH-AES-S04-122A, NHH-AES-S04-130A, NHH-AES-S04-131A, NHH-AES-S04-132A, NHH-AES-S04-133A, NHH-AES-S04-134A, NHH-AES-S04-135A, NHH-AES-S04-136A, NHH-AES-S04-137A, NHH-AES-S04-138A, NHH-AES-S04-139A, NHH-AES-S04-140A, NHH-AES-S04-141A, NHH-AES-S04-150A, NHH-AES-S04-151A, NHH-AES-S04-152A, NHH-AES-S04-300A, NHH-AES-S04-301A, NHH-AES-S04-302A.

Block 5

S05-101A, S05-102A, S05-103B, S05-104B, S05-105B, S05-106B, S05-107B, S05-108B, S05-109B, S05-110B, S05-111A, S05-112A, S05-113A, S05-120A, S05-130A, S05-131A, S05-133B, S05-134A, S05-135B, S05-136A, S05-137A, S05-138B, S05-140A, S05-142A, S05-143A, S05-144A, S05-145A, S05-146A, S05-147A, S05-300A, S05-301A, S05-302A.

Block 6

S06-101A, S06-101A, S06-102A, S06-103B, S06-104B, S06-105B, S06-106C, S06-107C, S06-108C, S06-109C, S06-110C, S06-111B, S06-112A, S06-130B, S06-131A, S06-132A, S06-133B, S06-134A, S06-135A, S06-136B, S06-137B, S06-138A, S06-140A, S06-141A, S06-142A, S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202A, HTA-L-D01-X-XX-2203A, HTA-L-D01-X-XX-2204A, HTA-L-D01-X-XX-2205A, HTA-L-D01-X-XX-2206, HTA-L-D01-X-XX-2207A, HTA-L-D01-X-XX-2208, HTA-L-D01-X-XX-2902A, HTA-L-D01-X-XX-2903A, HTA-L-D01-X-XX-2904A, HTA-L-D01-X-XX-2905A, HTA-L-D01-X-XX-2906, HTA-L-D01-X-XX-2907A, HTA-L-D01-X-XX-2908, HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B, 0304-ATR-004A, 0304-GA-007D, 0304-RP-001C, 0304-RP-002C

Subject to the following forty-one 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:

Site wide

HTA-L-D01-X-XX-2900A, D01-004A, D01-100A, D01-101A, D01-102A, D1-106A, D01-130A, D01-131B, D01-132A, D01-133B, D01-134A, D01-135B, D01-136A, D01-137A, D01-138A, D01-139A.

Block 1

1305-NHH-AES-S01-100A, 1305-NHH-AES-S01-102A, 1305-NHH-AES-S01-104A, 1305-NHH-AES-S01-106A, 1305-NHH-AES-S01-110A, 1305-NHH-AES-S01-120A, 1305-NHH-AES-S01-121A, 1305-NHH-AES-S01-122A, 1305-NHH-AES-S01-123A, 1305-NHH-AES-S01-124A, 1305-NHH-AES-S01-125A, 1305-NHH-AES-S01-126A, 1305-NHH-AES-S01-130A, 1305-NHH-AES-S01-131A, 1305-NHH-AES-S01-132A, 1305-NHH-AES-S01-300A.

Block 2

S02-101A, S02-102A, S02-103A, S02-130A, S02-131A, S02-132A, S02-140A, S02-141, S02-300A.

Block 3

S03-101A, S03-102A, S03-103A, S03-104A, S03-130A, S03-131A, S03-132A, S03-140A, S03-141A.

Block 4

NHH-AES-S04-100A, NHH-AES-S04-101A, NHH-AES-S04-102A, NHH-AES-S04-103A, NHH-AES-S04-104A, NHH-AES-S04-105A, NHH-AES-S04-106A, NHH-AES-S04-107A, NHH-AES-S04-108A, NHH-AES-S04-109A, NHH-AES-S04-110A, NHH-AES-S04-111A, NHH-AES-S04-112A, NHH-AES-

S04-122A, NHH-AES-S04-130A, NHH-AES-S04-131A, NHH-AES-S04-132A, NHH-AES-S04-133A, NHH-AES-S04-134A, NHH-AES-S04-135A, NHH-AES-S04-136A, NHH-AES-S04-137A, NHH-AES-S04-138A, NHH-AES-S04-139A, NHH-AES-S04-140A, NHH-AES-S04-141A, NHH-AES-S04-150A, NHH-AES-S04-151A, NHH-AES-S04-152A, NHH-AES-S04-300A, NHH-AES-S04-301A, NHH-AES-S04-302A.

Block 5

S05-101A, S05-102A, S05-103B, S05-104B, S05-105B, S05-106B, S05-107B, S05-108B, S05-109B, S05-110B, S05-111A, S05-112A, S05-113A, S05-120A, S05-130A, S05-131A, S05-133B, S05-134A, S05-135B, S05-136A, S05-137A, S05-138B, S05-140A, S05-142A, S05-143A, S05-144A, S05-145A, S05-146A, S05-147A, S05-300A, S05-301A, S05-302A.

Block 6

S06-101A, S06-101A, S06-102A, S06-103B, S06-104B, S06-105B, S06-106C, S06-107C, S06-108C, S06-109C, S06-110C, S06-111B, S06-112A, S06-130B, S06-131A, S06-132A, S06-133B, S06-134A, S06-135A, S06-136B, S06-137B, S06-138A, S06-140A, S06-141A, S06-142A, S06X-DR_300_U2A.

Sections

HTA-L-D01-X-XX-2202A, HTA-L-D01-X-XX-2203A, HTA-L-D01-X-XX-2204A, HTA-L-D01-X-XX-2205A, HTA-L-D01-X-XX-2206, HTA-L-D01-X-XX-2207A, HTA-L-D01-X-XX-2208, HTA-L-D01-X-XX-2902A, HTA-L-D01-X-XX-2903A, HTA-L-D01-X-XX-2904A, HTA-L-D01-X-XX-2905A, HTA-L-D01-X-XX-2906, HTA-L-D01-X-XX-2907A, HTA-L-D01-X-XX-2908, HTA-L-D01-X-XX-2909.

Highways

0304-ATR-003B, 0304-ATR-004A, 0304-GA-007D, 0304-RP-001C, 0304-RP-002C

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 Tree Protection

Prior to any works, including demolition, commencing on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

An Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

- i) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- ii) The Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- iii) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement.

Following the pre-commencement meeting 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.

4 Site Contamination

Prior to the commencement of any development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Part One - A site investigation and risk assessment shall 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.

i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

Part Two - In the event that contamination is present, 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 (if one is required) 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.

Part Three - Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

Part Four - 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, in accordance with Part One - Part Three above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with 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

5 Demolition Environmental Management Plan (DEMP)
No demolition works shall take place for

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a DEMP for each block has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- Engineering measures to eliminate or mitigate specific environmental impacts
- Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and arrangements for regular public access information meetings to discuss the progress of and issues with the demolition;
- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;
- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;
- Safe routing, holding and access for site traffic;
- Waste storage, separation and disposal;
- A demolition logistics plan (prepared to TfL CLP Standards and subject to approval by TfL);
- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All demolition and construction work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with 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.

6 Ecological management plan
Prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements: Management of Biodiverse Green roofs, Nest boxes, Rain gardens, Native planting and hedges.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an

mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity. a requirement is to produce a Landscape and Habitat Management Plan.

7 Environment Agency - Groundwater contamination
Prior to the commencement of development (excluding demolition) on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

The following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Environment Agency:

- i) A site investigation scheme, based on submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
- ii) The results of the site investigation and detailed risk assessment referred to in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iii) A verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

For the protection of controlled waters. The site is located over a Secondary Aquifer and it is possible that the site may be affected by historic contamination.

8 Environment Agency - Further contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out on that development block until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

9 Thames Water - Drainage

Prior to commencement of any construction works, excluding demolition, on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A drainage strategy for that block, detailing any on and/or off site drainage works should be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the

drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

10 Thames Water - Impact piling
For each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

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

Reason

The proposed works will be in close proximity to underground sewerage and water 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 0800 009 3921 to discuss the details of the piling method statement.

11 Thames Water - Water Supply

Development (excluding demolition) should not be commenced until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand.

12 Highways Infrastructure Plan

Notwithstanding drawing number 0304-GA-007D, an updated Highways Infrastructure Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (excluding demolition) in consultation with the Highways Authority in order to finalise details of street design and treatment, lighting, planting access and visibility. The development shall then be implemented in accordance with any consent given.

Reason

In the interest of amenity and to secure a high standard of street design.

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.

13 Landscaping

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4

- e) Block 5
- f) Block 6

Detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the relevant block not covered by buildings (including cross sections, podium gardens, roof gardens, 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. The submission should include details of native planting with a minimum of 30% of native plants of local provenance. 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme 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.

14 Green/Brown Roofs

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens, terraces and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ living walls/ vertical gardens; terraces and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters, details of irrigation shall be provided such that water is available for the maintenance by mains, grey water or other sustainable drainage specification such as attenuation tanks and automated irrigation systems.

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 The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife, 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; 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

15 BREEAM

Before any fit out works to the community space in Block 1 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 a minimum 'Very Good' 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;
Before the community space in Block 1 is brought into use, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in

writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

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

16 Car Club Bays

Before any above grade work is carried out, including landscaping works, details of the positioning of the three car club bays 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 car club bays shall remain for as long as the development is occupied.

Reason

To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

17 Designing Out Crime

Before any above grade work hereby authorised begins on

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of security measures for that block shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

18 CHP Plant Pre approval

Before any above grade works take place on any part of the site, the developer will provide a report advising of the full particulars and details of the CHP plant including final location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted and approved in writing by the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment are cohesive, adequate and effective, to ensure the proposal minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

19 Construction Environmental Management Plan (CEMP)

No above grade works shall take place on;

- a) Block 1

- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Until a CEMP for that block has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during construction. The CEMP will include the following:

- A detailed specification of construction works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- The specification shall include details of foundation piling
- Engineering measures to eliminate or mitigate specific environmental impacts
 - Arrangements for direct and responsive contact for the public with the contractor/site management during demolition and/or construction and arrangements for regular public access information meetings to discuss the progress of and issues with the development;
- A commitment to adopt and implement the ICE Demolition Protocol, Southwark's Considerate Contractor Scheme and GLA Best Practice Guidance;
- To follow all current best construction practice with regard to the management of outputs regarding noise and emission to air;
- Safe routing, holding and access for site traffic;
- Waste storage, separation and disposal;
- A Construction and Logistics Plan in line with TfL guidance (all construction access routes and access details also need to be approved by TfL);
- Details of cycle awareness training for all drivers and installation of skirts on all lorries.

All construction work shall then be undertaken in strict accordance with the approved CEMP, unless otherwise agreed in advance, in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with 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.

20 Air Quality Assessment

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A site report detailing the proposed methods relevant to that block to minimise future occupiers exposure to air pollution 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 and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason

To ensure that end users of the development do not suffer a loss of amenity by reason of air pollution 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 NPPF 2012

21 Cycle Storage

Before any above grade work hereby authorised begins on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details (1:50 scale drawings) of the facilities to be provided in that block for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall also show layout, location and type of any on-street cycle parking. 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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

22 Biodiversity roofs

For each of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the biodiversity (green/brown) roofs for that block shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roofs shall be:

- i) biodiversity based with extensive substrate base (depth 80-150mm);
- ii) laid out in accordance with the Roof plans for blocks 1,4,5,and 6 hereby approved; and
- iii) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans, and once the green/brown roofs are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 511 of the London Plan 2014, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

23 Bat Tubes and boxes

Prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of bat tubes/ bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 10 Tubes/ bricks, (minimum of 3 Tubes) for each block, shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting Tubes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

24 Swift boxes

Prior to any above grade works on:

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of Swift nesting boxes / bricks for that block shall be submitted to and approved in writing by the Local Planning Authority. No less than 8 nesting boxes / bricks shall be provided for blocks 4, 5, and 6 and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

25 External Material Samples

For each of :

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block4
- e) Block 5
- f) Block 6

Material sample panels of all external facing materials, including glazing, brickwork (bond and pointing) and decorative metal screening for the relevant block shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with each block 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 demonstrates exemplary quality 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 saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy 2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

26 Design - Mock ups
Prior to any above grade works taking place on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A mock up of all external finishes including cladding, brickwork and masonry which includes a corner junctions with door and window reveals, cills, lintels and all ground level door types for the relevant block shall be constructed for inspection 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 that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy 2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

27 Design - detailed drawings
Prior to any above grade works on;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Section detail-drawings at a scale of 1:2 through:

- principal features on the facades;
- parapets (which shall be in brick or masonry);
- 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 that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy 2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; 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.

28 Plant Noise

The rated noise level from any plant including the proposed CHP scheme and energy centre, together with any associated ducting or fittings shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. A validation test shall be carried out prior to any plant being commissioned and the results shall be submitted to the Local Planning Authority for approval in writing prior to the occupation of any units within the relevant block.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise

nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 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 Electric Vehicle Charging Points
Before the first occupation of;

- a) Block 4
- b) Block 5

Details of the installation (including location and type) of electric vehicle charger points for that block shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

30 Service Management Plan
Prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A Service Management Plan for that block detailing how all elements of the site are to be serviced, including bin collection and deliveries, 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

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

31 Ecological monitoring
Prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A scheme for monitoring the effectiveness of the biodiversity mitigation and enhancement measures for that block, shall be submitted to and approved by the Local Planning Authority. This shall include:

- Use of bird or bat nesting and roosting features, Success of the brown roofs, hedges, parks and rain gardens to support wildlife.
- The monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed scheme for a period of 10 years.

Reason: to measure the effectiveness of biodiversity mitigation and/or enhancement measures, to see whether the measures achieve the expected biodiversity benefits. This will help refine the design of mitigation schemes to ensure effective measures are put into place in future developments.

32 Refuse Storage - Residential
Prior to occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

Details of the arrangements for the storing of domestic refuse in that block shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

33 Refuse storage - Community space

Details of the arrangements for the storing of refuse for the community centre in Block 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the community centre being brought into use and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

34 Environment Agency - Remediation verification
Prior to the occupation of;

- a) Block 1
- b) Block 2
- c) Block 3
- d) Block 4
- e) Block 5
- f) Block 6

A verification report for the relevant block demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

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.

35 Residential Internal Noise Levels

The dwellings 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 T *

Living rooms- 35dB 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.

36 Residential Noise & Sound transmission between properties

The habitable rooms within the development sharing a party wall element (wall/ceiling/floor) with a separate residence shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is a minimum of 5dB improvement over the Building Regulations standard set out in Approved Document E.

Reason

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

37 Residential Noise - Sound transmission between community uses and residential properties

Any party ceiling/floor element between a domestic and commercial/community use premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20, due to noise from the commercial/community premises, is not exceeded.

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 commercial premises 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.

38 Vibration

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 - 07.00hrs.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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.

39 CHP Management Plan Emissions standard

The CHP plant shall use natural gas and meet the relevant standard for its size stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 40 The use hereby permitted for D Class purposes shall not be carried on outside of the hours 7:00 to 23:00 on Monday to Saturday or 08:00 to 22:00 on Sundays and public holidays.

Reason:

To safeguard the amenities of neighbouring residential properties 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

- 41 Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouses hereby approved as part of Blocks 2 and 3.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards 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 of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

Informatives

The term 'above grade' here means any works above ground level, but excludes any works consisting solely of demolition.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.