

RECOMMENDATION LDD MONITORING FORM REQUIRED

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

Applicant	Ms Lauren Sharkey Southwark Council	Reg. Number 15/AP/4337
Application Type	Council's Own Development - Reg. 3	
Recommendation	Grant permission	Case Number TP/2732-82

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Creation of a new public square between Peckham Rye Station and Rye Lane following demolition of the arcade buildings currently located between the north and south railway viaducts; refurbishment of the railway arches facing onto the new square and refurbishment and erection of a two storey extension to the building at 2-10 Blenheim Grove / 82 Rye Lane, to provide A1 (retail), A2 (financial and professional), A3 (restaurant / cafe), A5 (hot food takeaway), B1a (offices) and D1 (non-residential institution) uses, together with hard landscaping, public WC and other associated works.

At: 74-82 RYE LANE IN FRONT OF PECKHAM RYE STATION AND 2-10 BLENHEIM GROVE, LONDON, SE15 4RY

In accordance with application received on 26/10/2015

and Applicant's Drawing Nos.

A-620-001		Location Plan
A-620-010	00	Station Square - Existing Ground Level Plan
A-620-011	00	Station Square - Existing First Floor Plan
A-620-012	00	Station Square - Existing Roof Level Plan
A-620-013	00	Existing Elevations - Towards Peckham Rye Station + Blenheim Grove
A-620-014	00	Existing Sections - Rye Lane Towards Peckham Rye Station + Blenheim Grove Towards Peckham Rye Station
A-620-015	00	Existing Elevations - Towards Arcade
A-620-DM-020	0	Overall Square Proposed Demolition Plan
A-620-020	02	Station Square - Proposed Ground Floor Plan
A-620-021	00	Station Square - Proposed First Floor Plan
A-620-022	00	Station Square - Proposed Second Floor Plan
A-620-023	00	Station Square - Proposed Third Floor Plan
A-620-024	00	Station Square - Proposed Roof Plan
A-620-025	01	Proposed Elevations - Towards Peckham Rye Station + Blenheim Grove Towards Peckham Rye Station
A-620-026	01	Proposed Sections - Towards Peckham Rye Station 1 & 2
A-620-027	00	Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-028	01	Proposed Elevations - West Elevation
A-620-BG-020	00	Blenheim Grove - Proposed Ground Floor Plan
A-620-BG-021	00	Blenheim Grove - Proposed First Floor Plan
A-620-BG-022	00	Blenheim Grove - Proposed Second Floor Plan

A-620-BG-023	00	Blenheim Grove - Proposed Third Floor Plan
A-620-BG-024	00	Blenheim Grove - Proposed Roof Plan
A-620-BG-030	01	Blenheim Grove Proposed Elevations - Towards Peckham Rye Station
A-620-BG-031	01	Blenheim Grove Proposed Elevations - Rye Lane Towards Peckham Rye Station + Southern Viaduct Towards Blenheim Grove
A-620-BG-032	01	Blenheim Grove Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-BG-032b	01	Blenheim Grove Proposed Sections - Section CC
A-620-BG-033	00	Blenheim Grove Proposed Sections - Section AA + Section BB
A-620-BG-035	01	Blenheim Grove Proposed Details - Sections
A-620-BG-036	01	Blenheim Grove Proposed Details - Elevations
A-620-LA-020	01	Station Square Proposed Landscape Plan

Design and access statement October 2015, Energy statement for planning - 19th October 2015, BREEAM pre-assessment dated 20th October 2015, Additional information relating to achieving BREEAM 'excellent', Preliminary Risk Assessment (28117 R01 (00)), Statement of community involvement October 2015, Equality impact assesment, Sustainability assessment dated 23rd October 2015, Addendum to sustainability assessment, Anticipated phasing plan, Noise survey report 442243-01 (00), Transport statement dated October 2015, Heritage Statement dated October 15, Design and Access Statement Addendum dated 08/01/2016, Design and Access Statement Addendum station square landscape update 08/02/2016, planning statement, transport statement, bat assessment of Peckham Rye Station Square site, Air quality assessment.

Subject to the following twenty-one conditions:

Time limit for implementing this permission and the approved plans

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

A-620-DM-020	0	Overall Square Proposed Demolition Plan
A-620-020	02	Station Square - Proposed Ground Floor Plan
A-620-021	00	Station Square - Proposed First Floor Plan
A-620-022	00	Station Square - Proposed Second Floor Plan
A-620-023	00	Station Square - Proposed Third Floor Plan
A-620-024	00	Station Square - Proposed Roof Plan
A-620-025	01	Proposed Elevations - Towards Peckham Rye Station + Blenheim Grove Towards Peckham Rye Station
A-620-026	01	Proposed Sections - Towards Peckham Rye Station 1 & 2
A-620-027	00	Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-028	01	Proposed Elevations - West Elevation
A-620-BG-020	00	Blenheim Grove - Proposed Ground Floor Plan
A-620-BG-021	00	Blenheim Grove - Proposed First Floor Plan
A-620-BG-022	00	Blenheim Grove - Proposed Second Floor Plan
A-620-BG-023	00	Blenheim Grove - Proposed Third Floor Plan
A-620-BG-024	00	Blenheim Grove - Proposed Roof Plan
A-620-BG-030	01	Blenheim Grove Proposed Elevations - Towards Peckham Rye Station
A-620-BG-031	01	Blenheim Grove Proposed Elevations - Rye Lane Towards Peckham Rye Station + Southern Viaduct Towards Blenheim Grove
A-620-BG-032	01	Blenheim Grove Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-BG-032b	01	Blenheim Grove Proposed Sections - Section CC
A-620-BG-033	00	Blenheim Grove Proposed Sections - Section AA + Section BB
A-620-BG-035	01	Blenheim Grove Proposed Details - Sections
A-620-BG-036	01	Blenheim Grove Proposed Details - Elevations
A-620-LA-020	01	Station Square Proposed Landscape Plan

Reason:

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

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

Reason

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

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 Prior to the commencement of development, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Details of the timeframe for purchase negotiations to take place between leaseholders affected by proposed works and the Council;
- Details of marketing and advertising support to be given to existing leaseholders which would need to relocate as a result of the proposed works, focussing on how to inform existing and new customers of any planned relocations

The development shall be carried out in accordance with the details thereby approved.

Reason

To minimise the impact of the proposed development on existing leaseholders.

4 Scale 1:5, 1:10 or 1:20 section detailed-drawings of the following elements shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development; the development shall not be carried out otherwise than in accordance with any such approval given.

- a) elevations and sections of feature brick panels;
- b) parapets and roof terraces;
- c) heads, cills, reveals and jambs of all openings;
- d) balconies including balustrades;
- e) window frames;
- f) soffits;
- g) structural glazing systems.
- h) entrance lobbies; and
- i) roof edges and parapets;

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design, 3.16 'Conservation areas' and 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of The Southwark Plan (2007).

5 No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, that achieves a reduction in surface water run-off rates from the site to 50% of existing runoff rates during a 1% Annual Exceedance Probability (AEP) event has been submitted to (2 copies) and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

6 No development shall take place, including any works of demolition, until a Construction Method Statement 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 Statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

wheel washing facilities;
measures to control the emission of dust and dirt during construction;
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

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.

- 7 Prior to the commencement of development, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

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.

- 8 Details of security measures 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 seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 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.

- 9 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme (including trees within planters and at grade) and showing the treatment of all parts of the site not covered by buildings (including cross sections, 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 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.

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.

- 10 Within 3 months of the first occupation of a unit and the refurbished / extended building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that at least BREEAM 'very good'

has 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.

- 11 Details of public bins within the new square 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 prior to the first use of the square.

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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 12 Before the first occupation of the development the cycle storage facilities shall be provided in accordance with the approved plans and thereafter such facilities shall be retained and the space used for no other purpose.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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.

- 13 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 and 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 neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from 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).

- 14 Before the first occupation of any of the units hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with 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.

- 15 Prior to the commencement of any A3 (cafe / restaurant) or A5 (hot food takeaway) uses within the development, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level for that particular unit, 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 ensure 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 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.

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.

- 16 The development hereby permitted shall be carried out in accordance with the energy statement by Meinhardt

dated 19th October 2015.

Reason

To reduce carbon dioxide emissions as required by the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

- 17 The travel plan framework submitted with the application shall be implemented.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 18 Any A3 (cafe / restaurant) or A5 (hot food takeaway) uses within the scheme shall only be permitted to open during the following hours:

Monday to Thursday - 7am-midnight

Friday - 7am-1am

Saturdays - 8am-1am

Sundays - 9am to 10:30pm on Sundays.

The roof terrace to the B class floorspace and community roof garden shall only be permitted to open between 7am-10:30pm daily.

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.

- 19 Noise levels within the flexible retail, business and community floorspace shall be designed to achieve levels of insulation in accordance with BS8233: 2014.

Reason:

To ensure that the occupiers and users of the premises are not unduly affected by noise, in accordance with saved policy 3.2 of the Southwark Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

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).

- 20 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 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 development groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

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

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, 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.

Statement of positive and proactive action in dealing with the application

The plans were amended during the course of the application to ensure that appropriate materials were used and trees included in the new public square.

Informatives

Thames Water comments:

Waste Comments - Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your 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 recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the application.

Water Comments - Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Thames Water recommend the following informative be attached to this planning permission. 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.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the planning application.

You are advised that prior to the commencement of works you must obtain the approval of the Council for any changes, alterations or other works to the highway or footway. A s278 agreement under the Highways Act (1980) will be required. Please contact Iaan Smuts for further information (iaan.smuts@southwark.gov.uk 020752135)

You are advised to avoid carrying out demolition works during the bird nesting season (March-August). Bird nests are protected under the Wildlife and Countryside Act (1981) and a licence from Natural England would be required to remove any birds nests.