

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	Deco Design & Build Ltd	Reg. Number	16/AP/5180
Application Type	Full Planning Application	Case Number	TP/79-59
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site to create a 9 storey (plus single basement) office building (use class B1a) and associated works

At: 67-71 TANNER STREET, LONDON SE1 3PL

In accordance with application received on 22/12/2016

and Applicant's Drawing Nos. Existing Plans

1609-SP-01-DR-A-E-00-XX-01-01/RevP_1

Proposed Plans

1609-SP-01-DR-A-P-00-XX-03-01/RevP_2; 1609-SP-01-DR-A-P-20-B1-03-01/RevP_3, 1609-SP-01-DR-A-P-20-0G-03-01/RevP_2, 1609-SP-01-DR-A-P-20-01-03-01/RevP_2, 1609-SP-01-DR-A-P-20-02-03-01/RevP_2, 1609-SP-01-DR-A-P-20-03-03-01/RevP_2, 1609-SP-01-DR-A-P-20-04-03-01/RevP_2, 1609-SP-01-DR-A-P-20-05-02-01/RevP_3, 1609-SP-01-DR-A-P-20-06-02-01/RevP_3, 1609-SP-01-DR-A-P-20-07-02-01/RevP_3, 1609-SP-01-DR-A-P-20-08-02-01/RevP_3, 1609-SP-01-DR-A-P-20-0R-02-01/RevP_4; 1609-SP-01-DR-A-P-21-XX-03-01/RevP_2; 1609-SP-01-DR-A-P-25-XX-02-01/RevP_3, 1609-SP-01-DR-A-P-25-XX-02-02/RevP_3, 1609-SP-01-DR-A-P-25-XX-02-03/RevP_3; 1609-SP-01-DR-A-P-26-XX-02-01/RevP_3, 1609-SP-01-DR-A-P-26-XX-03-02/RevP_2.

Documents

Air quality assessment (RSK, December 2016)
 Archaeology desk based assessment (AOC Archaeology, December 2016)
 Archaeology evaluation (AOC Archaeology, December 2016)
 Area Schedule
 BREEAM Pre-Assessment (RevB)(CHB Sustainability, December 2016)
 Daylight and Sunlight Assessment (Dixon Payne, January 2017)
 Daylight and Sunlight Assessment (Dixon Payne, March 2017)
 Daylight and Sunlight Assessment - Supplementary Report (Dixon Payne, April 2017)
 Daylight and Sunlight Assessment (Dixon Payne, May 2017)
 Daylight and Sunlight Assessment (Point 2 Surveyors, June 2017)
 Delivery and servicing management plan (ADL Traffic, December 2016)
 Design and Access Statement (SPPARC, December 2016)
 Drainage Strategy (Rev2.0)(Stilwell Partnership, December 2016)
 Ecology Assessment
 Energy Statement (RevA)(CHB Sustainability, December 2016)
 Explosive Ordnance Survey
 Flood Risk Assessment (Stilwell Partnership, December 2016)
 Heritage Statement (Montagu Evans, December 2016)
 Noise Impact Assessment (Rev2)(RBA Acoustics, December 2016)
 Phase 1 - Site investigation report
 Phase 2 - Site investigation report
 Planning Statement
 Planning Obligations Statement
 Transport Assessment
 Statement of Community Involvement
 Ventilation Statement (Troup, Bywater & Anders, December 2016)
 Vibration Statement

Subject to the following nineteen 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:

1609-SP-01-DR-A-P-00-XX-03-01/RevP_2; 1609-SP-01-DR-A-P-20-B1-03-01/RevP_3, 1609-SP-01-DR-A-P-20-0G-03-01/RevP_2, 1609-SP-01-DR-A-P-20-01-03-01/RevP_2, 1609-SP-01-DR-A-P-20-02-03-01/RevP_2, 1609-SP-01-DR-A-P-20-03-03-01/RevP_2, 1609-SP-01-DR-A-P-20-04-03-01/RevP_2, 1609-SP-01-DR-A-P-20-05-02-01/RevP_3, 1609-SP-01-DR-A-P-20-06-02-01/RevP_3, 1609-SP-01-DR-A-P-20-07-02-01/RevP_3, 1609-SP-01-DR-A-P-20-08-02-01/RevP_3, 1609-SP-01-DR-A-P-20-0R-02-01/RevP_4; 1609-SP-01-DR-A-P-21-XX-03-01/RevP_2; 1609-SP-01-DR-A-P-25-XX-02-01/RevP_3, 1609-SP-01-DR-A-P-25-XX-02-02/RevP_3, 1609-SP-01-DR-A-P-25-XX-02-03/RevP_3; 1609-SP-01-DR-A-P-26-XX-02-01/RevP_3, 1609-SP-01-DR-A-P-26-XX-03-02/RevP_2.

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 No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved document shall be adhered to throughout the construction period and shall include as a minimum details of:

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;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;
site perimeter continuous automated noise, dust and vibration monitoring;
location of any cranes or scaffoldings;
arrangements for direct and responsive site management contact for nearby occupiers;
a commitment to adopt and implement the Considerate Contractor Scheme.

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.

- 4 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 (in consultation with Network Rail and Thames Water) 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 and to not compromise the integrity of any infrastructure and/or third party assets within or immediately adjacent to the 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.

- 5 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.

- 6 No development shall take place until 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 respond to the findings of the Phase 1 (Connaughts, April 2016) and Phase 2 (Terragen, December 2016) site investigation reports 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 demolition to slab level and 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.

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.

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 a-c 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 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.

- 7 Section detail-drawings at a scale of 1:5 through:
the facades;
parapets;
green wall(s);
balconies/balustrades; and
heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing prior to works above grade. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 8 Prior to the commencement of works above grade (excluding demolition) a 1m x 1m brick panel and samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and 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 the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.12 Quality in Design; and 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 9 Prior to the commencement of any above grade works (excluding demolition), details of a biodiversity roof and

green wall (at 5th floor level) shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed through the discharge of the condition, the biodiversity roof shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (no more than a maximum of 25% sedum coverage).

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The biodiversity 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.

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 5.11 of the London Plan 2015, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 Prior to occupation of the building hereby granted, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings and the detailed design of all terraced areas (including tree planting, boundary details, surfacing materials, access/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.

Any planting, seeding and/or turning 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.

- 11 Before first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority to confirm that the development achieves a BREEAM "Excellent" rating as outlined in the approved Pre-Assessment (ref: CHBS-MF-16021-1/RevB)(CHB Sustainability, Nov2016)

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.

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.

- 12 The outdoor terrace area at 5th floor level shall not be used, other than for maintenance or repair purposes or means of escape at any time and the outdoor terrace area at 8th floor level shall not be used between the hours of 21:00-08:00.

Reason

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

- 13 Any deliveries, unloading and loading to the commercial unit hereby approved shall only be between the following hours: Monday to Saturday - 08:00 to 20:00, Sundays/Bank Holidays 09:00 to 18:00.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise 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 of The Southwark Plan 2007.

- 14 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 1609-SP-01-DR-A-P-20-0G-03-01/RevP_2 shall be provided and made available for use by the occupiers of the development and the facilities provided 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

- 15 Before the first occupation of the building the cycle parking and shower facilities shown on approved drawing 1609-SP-01-DR-A-P-20-B1-03-01/RevP_3 shall be provided and thereafter such facilities 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

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.

- 16 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

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).

- 17 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 within 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.

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).

- 18 Within 3 months of the completion of archaeological works (or another appropriate timeframe agreed with the local planning authority), an surface water attenuation tank of Xsqm shall be installed on site in order to achieve a greenfield runoff rate of 5l/s as described in the drainage strategy hereby approved. The attenuation tank and associated drainage infrastructure shall be retained and maintained for the duration of the use hereby consented.

Reason

In order to reduce the risk of flooding as a result of surface water runoff in accordance with the recommendations of Southwark's Strategy Flood Risk Assessment, Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011), Saved Policies 3.1 'Environmental Effects' and 3.9 'Water' of the Southwark Plan (2007) and guidance in the National Planning Policy Framework (2012)

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

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with 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.

Statement of positive and proactive action in dealing with the application

The application has been determined within the time period agreed with the applicant and following negotiations which have resulted in amendments being made to the scheme at both the pre-application and application stages in order to ensure the proposed development complies with the relevant development plan policies.

Informative

The retaining walls of the basement are in close proximity to the public highway and as such detailed design and method statements (AIP) for foundations and basements structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority.