
**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 Sonia Hamilton London Borough of Southwark	Reg. Number	17/AP/1333
Application Type	Full Planning Application	Case Number	TP/H1017
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a 5-storey block adjoining Causton House and a 4-storey block located adjacent to Harford House to provide 6 x 1 bed, 6 x 2 bed and 5 x 3 bed residential units (17 units) together with associated landscaping

At: GOSCHEN ESTATE, BETHWIN ROAD, LONDON SE5

In accordance with application received on 03/04/2017

and Applicant's Drawing Nos.

Site Location Plan:

A1_P101

Existing Plans:

A1_P102, A1_P103, A1_P104, A1_P105, A1_P106, A1_P107, A1_P108 and Topographical Survey 01 14/1830K

Proposed Plans:

A1_P109 Rev A, A1_P110 Rev A, A1_P111 Rev B, A1_P112 Rev B, A1_P113 Rev B, A1_P114 Rev B, A1_P115 Rev B, A1_P116 Rev B, A1_P117 Rev B, A1_P118 Rev B, A1_P119 Rev B, A1_P120 Rev B, A1_P121 Rev B, A1_P122 Rev B, A1_P123 Rev B, A1_P124 Rev B, A1_P125 Rev B, A1_P126 Rev B, A1_P127 Rev B, A1_P128 Rev A, A1_P129 Rev A, A1_P130 Rev A, A1_P131 Rev A, A1_P132 Rev A, A1_P133 Rev A, A1_P134 Rev A, A1_P135 and 2601133-HL-ZZ-XX-DR-E-630-0001

Other Documents:

Design and Access Statement Revision A August 2017
 Flood Risk Assessment Issue 3 Rev 2 16 November 2016
 Energy and Sustainability Strategy REP-2601133-08-MV-20170331 Rev 2
 AIR QUALITY ASSESSMENT REF: AQ101478R3 22ND NOVEMBER 2016
 ECOLOGICAL ASSESSMENT Ref: 5278.001 version: 2.0 29/11/2016
 Daylight and Sunlight Assessment Issue 4 rev: 3 18th January 2017
 Financial Viability Statement March 2016
 REPORT ON GROUND INVESTIGATION 52441A June 2016
 Landscape Design - October 2016 Rev A 07.10.16
 NOISE AND VIBRATION ASSESSMENT Report 14081.NVA.01 4 July 2016
 Planning Statement Version 1.0
 Transport Statement BPAR/16/3106/TS01 December 2016
 Arboricultural Impact Assessment DFCP 3856 rev. A 23.02.2017
 MEP Engineering Stage 3 Report August 2016 Rev T1
 Structural and Civil Engineering Report - Stage 3 August 2016 rev P1
 Stage 1 Road Safety Audit November 2016 RW/SR/16/1314/GOSCHEN/RSA1
 Indicative Construction Management Plan 760.000/ Indicative CMP
 Unexploded Ordnance Desk Based Study with Risk Assessment JM5061-R8 20th April 2014
 Remediation Method Statement VT/vt/52441E/8487 5 July 2017

Subject to the following thirty 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:

A1_P109 Rev A, A1_P110 Rev A, A1_P111 Rev B, A1_P112 Rev B, A1_P113 Rev B, A1_P114 Rev B, A1_P115 Rev B, A1_P116 Rev B, A1_P117 Rev B, A1_P118 Rev B, A1_P119 Rev B, A1_P120 Rev B, A1_P121 Rev B, A1_P122 Rev B, A1_P123 Rev B, A1_P124 Rev B, A1_P125 Rev B, A1_P126 Rev B, A1_P127 Rev B, A1_P128 Rev A, A1_P129 Rev A, A1_P130 Rev A, A1_P131 Rev A, A1_P132 Rev A, A1_P133 Rev A, A1_P134 Rev A, A1_P135 and 2601133-HL-ZZ-XX-DR-E-630-0001

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 Before any work hereby authorised begins, the applicant shall submit an updated Air Quality Assessment with associated mitigation measures, which demonstrate how the development will achieve the required Air Quality Neutral standard. This should be submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with the approved details.

Reason

In accordance with policy 7.14 Improving Air Quality of the London Plan 2016 and the National Planning Policy Framework 2012.

4 Following the completion of the measures identified in the approved remediation strategy VT/vt/52441E/8487, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

In the event that 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 consultation with the Environment Agency.

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 (the site is located above a Secondary Aquifer), property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 '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.

5 Sustainable Urban Drainage

Before any work hereby authorised begins, details of a surface water drainage strategy, incorporating sustainable drainage principles, which achieves a reduction in surface water run-off rates as detailed in the Flood Risk Assessment (Herrington Consulting, November 2016) during a 1% Annual Exceedance Probability (AEP) event, incorporating 40% allowance for Climate Change, has been submitted to (2 copies) and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2011). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source. The site drainage must be constructed to the approved details.

No drainage systems for the infiltration of surface water drainage into the ground will be permitted unless it is demonstrated that there is no resultant unacceptable risk to Controlled Waters.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater, and 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 Before any work hereby authorised begins, details of the temporary relocation of the existing cycle storage lockers shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle lockers shall be provided and retained for the duration of the construction period, until such time as they can be installed in their permanent position.

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.

- 7 Bird and Bat Bricks/Boxes

Details of bird and bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 4 bat bricks and 8 nesting boxes/bricks (a range suitable for house sparrows, starlings and swifts) 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 boxes / bricks shall be installed strictly in accordance with the details so approved, and shall be maintained as such thereafter.

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.

- 8 Before any work hereby authorised begins, the existing refuse storage areas to be displaced as a result of this development shall be relocated, as shown on the approved plans A1_P110 rev A and A1_P135, and made available for use by the occupiers of the existing dwellings 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.

- 9 Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

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

- 10 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) 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.

b) A detailed 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.

c) 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.

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

11 Prior to any above grade works, section details at a scale of 1:5/1:10 shall be submitted to the local planning authority for approval in writing of the following elements of the building hereby granted:

- the facades, including specific brick detailing;
- parapets;
- roof edges;
- heads, cills and jambs of all openings and balconies;
- any signage incorporated within the building fabric.

The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied that the design quality presented in the approved plans can be delivered to the requisite quality in accordance with saved policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007, Strategic Policy 12: 'Design and Conservation' of the Core Strategy 2011 and guidance in the National Planning Policy Framework.

12 Before any above grade work hereby authorised begins, detailed drawings demonstrating a minimum of 80sqm of designated playspace for younger children (0-4 years) 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 shall be permanently maintained.

Reason

So that the Council may be satisfied with the details of the playspace in accordance with The National Planning Policy Framework 2012 and policies of The Core Strategy 2011: SP12 Design and conservation and Saved Policies of The Southwark Plan 2007: Policy 3.12 Quality in Design and Policy 3.13 Urban Design, and Policy 3.6 Children and young peoples play and informal recreation facilities of the London Plan 2016.

13 Before any above grade work hereby authorised begins, a detailed method statement for the removal or long-term

management/eradication of Japanese Knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reason:

Japanese Knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

14 Biodiversity Brown Roofs

Before any above grade work hereby authorised begins, details of Biodiversity Brown Roofs to be installed in combination with the proposed PV arrays, shall be submitted to and approved in writing by the Local Planning Authority.

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

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 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

15 Prior to above grade works commencing, 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.

16 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme 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), 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.

17 Before the first occupation of the building hereby authorised, details of a communal satellite (or other equivalent) system to be placed on the top of each of the buildings to serve all residents in that building shall be submitted to

and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations remain free from unsightly satellite dishes 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 of the Southwark Plan 2007.

- 18 Prior to their occupation the wheelchair accessible units as shown on the hereby approved drawings shall be constructed and fitted out to the South East London Wheelchair Design Guide.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 19 Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Access to and use of building standard M4(3a):

South Block - Units G.01, 1.01, 2.01, 2.02, 3.01, 3.02, 4.01 and 4.02

North Block - Units 1.02, 2.03, 2.04, 2.05, 3.03, 3.04, 3.05

Access to and use of building standard M4(2):

North Block - Units G.03 and G.02

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 20 Before the first occupation of the buildings hereby approved the following minimum cycle storage facilities, as shown on the approved drawings A1_P109 rev A, A1_P111 rev B and A1_P116 rev B, shall be provided:

- 8 external spaces adjacent to North Block.
- 16 internal spaces within North Block.
- 2 external spaces adjacent to South Block.
- 12 internal spaces within South Block.
- 7 relocated cycle lockers adjacent to South Block.
- 13 relocated cycle lockers adjacent to railway viaduct.

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.

- 21 Prior to occupation of the units hereby approved, 2 disabled parking spaces, as shown on approved plan A1_P109 rev A, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

- 22 Car Parking
Before the first occupation of the development the car parking as shown on the approved plan A1_P109 rev A, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for vehicles of residents of the development and the surrounding Goschen Estate, and no trade or business shall be carried out thereon.

Reason:

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 23 Before the first occupation of the building hereby approved, details of the installation (including location and type) of electric vehicle charger points for 20% of all of the spaces, a further 20% shall be designed as passive provision for electric vehicles in the future, 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.

- 24 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements as shown on the approved plans, referenced A1_P116 rev B and A1_P111 rev B, shall be provided and made available for use by the occupiers of the dwellings 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction 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.

- 25 Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with 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 (Water use and supplies).

- 26 Ventilation
Before first occupation of the development a filtered mechanical ventilation system to supply clean air to all residential units within both the northern and southern development blocks shall be installed and maintained for as long as the development is occupied.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of high pollutant concentrations 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.

- 27 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.

- 28 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
Living rooms - 30dB LAeq, T **

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

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

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 29 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design 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).

- 30 Environment Agency - Piling
Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. The Environment Agency recommend that where soil contamination is present, a risk assessment is carried out in accordance with their guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

Statement of positive and proactive action in dealing with the application

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

The pre-application service was used for this application and the advice given was followed.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

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