
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	Imperial War Museums	Reg. Number	18/AP/1577
Application Type	Full Planning Application	Case	TP/1357-A
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a three-storey building for Class D1 use (to provide offices and staff accommodation ancillary to the Imperial War Museum) within the rear yard, to incorporate rooftop plant and photovoltaics, together with the change of use of the existing All Saints Annexe building from Class D1 (ancillary to the museum) use to a mixed Class B1 (office) / Class D1 (ancillary to museum) use. The development will include hard and soft landscaping improvements, the provision of a cycle and refuse store, the provision of one accessible car parking space at the front of the All Saints Annexe building, the rebuilding of the site's boundary wall to Geraldine Mary Harmsworth Park, the realignment of the access road into the site from the Park, demolition of the portakabins and other associated works.

At: ALL SAINTS ANNEXE (IMPERIAL WAR MUSEUM) AND LAND TO THE REAR, AUSTRAL STREET, LONDON, SE11 4SJ

In accordance with application received on 03/05/2018

and Applicant's Drawing Nos.Existing plans

- 2740-JW-00-ZZ-DR-A-0002 - 'Block Plan'
- 2740-JW-00-ZZ-DR-A-0001 - 'Location Plan'
- AS-BP-FL-4-001 - 'Floor Layout'
- AS-BP-FL-3-001 - 'Floor Layout'
- AS-BP-FL-2-001 - 'Floor Layout'
- AS-BP-FL-1-001 - 'Floor Layout'
- AS-BP-FL-0-001 - 'Floor Layout'

Proposed plans, elevations and sections

- 2740-JW-00-ZZ-DR-A-4003 - 'Proposed Section C-C'
- 2740-JW-00-ZZ-DR-A-4002 - 'Proposed Section B-B'
- 2740-JW-00-ZZ-DR-A-4001 - 'Proposed Section A-A'
- 2740-JW-00-ZZ-DR-A-4000 - 'Proposed Site Sections'
- 2740-JW-00-ZZ-DR-A-3008 - 'Boundary Wall and Gates Proposed and Existing'
- 2740-JW-00-ZZ-DR-A-3007 - 'Proposed West Elevation Typical Bay'
- 2740-JW-00-ZZ-DR-A-3006 - 'Proposed South Elevation Typical Bay'
- 2740-JW-00-ZZ-DR-A-3005 - 'Proposed North Elevation Typical Bay'
- 2740-JW-00-ZZ-DR-A-3004 - 'Proposed East Elevation'
- 2740-JW-00-ZZ-DR-A-3003 - 'Proposed South Elevation'
- 2740-JW-00-ZZ-DR-A-3002 - 'Proposed West Elevation'
- 2740-JW-00-ZZ-DR-A-3001 - 'Proposed North Elevation'
- 2740-JW-00-ZZ-DR-A-3000 - 'Proposed Site Elevations'
- 2740-JW-00-03-DR-A-1003 - 'Proposed Roof Plan'
- 2740-JW-00-ZZ-DR-A-1002 - 'Proposed Second Floor Plan'
- 2740-JW-00-ZZ-DR-A-1001 - 'Proposed First Floor Plan'
- 2740-JW-00-ZZ-DR-A-1000 - 'Proposed Ground Floor Plan'
- 2740-JW-00-ZZ-DR-A-0003 - 'Proposed Site Plan'
- EDC22-DT-201 - Rev C - 'Wall & Gate Details'
- EDC22-GA-205 - Rev A - 'Biodiversity Green Roof Details'
- EDC22-DT-202 - Rev B - 'Bin Store & Cycle Store Details'
- 2876-SK-141 - Rev P01 - 'Typical Bay Elevation External Materials'
- 2876-SK-142 - Rev P01 - 'Typical Bay Elevation Pavilion External Materials'

- EDCC22-GA-100 - Rev M - 'General Arrangement Plan'
- 201 - S2.B - Rev B - 'Structural Details'
- 101 - S2.B - Rev B - 'Foundation GA'

Design, heritage, trees, landscaping and archaeological documentation

- 'Design and Access Statement' - Revision 1 [dated 03.05.2018, produced by Jestico and Whiles]
- 'Archaeological Desk-Based Assessment' [dated May 2018, produced by MOLA]
- 'Imperial War Museum - All Saints Site, Arboricultural Survey' - V.2.0 [dated 18.10.2017 and produced by The Ecology Consultancy]
- 'Arboricultural Impact Assessment' [dated May 2018, produced by the Ecology Consultancy]
- 'Tree Strategy' [dated May 2018, produced by Design ID]
- 'Landscaping Strategy' [dated May 2018, produced by Eden Development Consultants Ltd]
- EDCC22-GA-101 - Rev C - 'Hardworks Plan'
- EDCC22-GA-203 - Rev C - 'Hard & Soft Details'
- EDC22-GA-102 - Rev C - 'Softworks Plan'
- EDC22-SP01 - Rev D - 'Outline Landscape Specification' [dated 21/09/2018, produced by Eden Development Consultants Ltd]
- 2876-SK-139 - Rev P02 - 'Distances to surrounding buildings and heights'

Environmental and sustainability information

- 'Daylight and Sunlight Report' [dated May 2018, produced by CPMC Surveying]
- 'Energy Statement' [dated May 2018, produced by Delap and Waller]
- 'Ground Investigation Report' [dated May 2018, produced by Land Science]
- 'Noise Survey and Impact Assessment' [dated May 2018, produced by dbX Acoustics]
- 'Waste Management Strategy' [dated May 2018, produced by IWM]
- PURY-EP900YSLM-A1 - 'Heat Recovery Outdoor Unit' [Air Conditioning Specification by Mitsubishi Electric]

Flood risk and drainage documentation

- 'Flood Risk Assessment' [dated May 2018, produced by Carson Consulting]
- 'Site Drainage Strategy' [dated May 2018, produced by Design ID]

Transport documentation

- 'Imperial War Museum, Parkside, Construction Traffic Management Plan' [undated, produced by Local Transport Projects]
- 'Construction and Environmental Management Plan' - Rev D [dated 15/08/2018, produced by REDS10]
- 'Delivery and Servicing Plan' [dated May 2018, produced by Local Transport Projects]
- 'Transport Assessment' [dated May 2018, produced by Local Transport Projects]
- 'Travel Plan' [dated May 2018, produced by Local Transport Projects]
- 'Modal Split Derivation' [undated, produced by Local Transport Projects]

Other documentation

- 'Planning Statement' [revised and received 01/08/2018, produced by The Planning Lab]
- 'IWM Park Side | response to public comments (ap ref: 18/AP/1577)' [dated 26.07.2018, produced by the Planning Lab]

Other items

'Photograph of the material samples' [received 13/09/2018]

Subject to the following thirty-two 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:

- 2740-JW-00-ZZ-DR-A-4003 - 'Proposed Section C-C'
- 2740-JW-00-ZZ-DR-A-4002 - 'Proposed Section B-B'
- 2740-JW-00-ZZ-DR-A-4001 - 'Proposed Section A-A'
- 2740-JW-00-ZZ-DR-A-4000 - 'Proposed Site Sections'
- 2740-JW-00-ZZ-DR-A-3008 - 'Boundary Wall and Gates Proposed and Existing'
- 2740-JW-00-ZZ-DR-A-3007 - 'Proposed West Elevation Typical Bay'
- 2740-JW-00-ZZ-DR-A-3006 - 'Proposed South Elevation Typical Bay'
- 2740-JW-00-ZZ-DR-A-3005 - 'Proposed North Elevation Typical Bay'
- 2740-JW-00-ZZ-DR-A-3004 - 'Proposed East Elevation'
- 2740-JW-00-ZZ-DR-A-3003 - 'Proposed South Elevation'

2740-JW-00-ZZ-DR-A-3002 - 'Proposed West Elevation'
 2740-JW-00-ZZ-DR-A-3001 - 'Proposed North Elevation'
 2740-JW-00-ZZ-DR-A-3000 - 'Proposed Site Elevations'
 2740-JW-00-03-DR-A-1003 - 'Proposed Roof Plan'
 2740-JW-00-ZZ-DR-A-1002 - 'Proposed Second Floor Plan'
 2740-JW-00-ZZ-DR-A-1001 - 'Proposed First Floor Plan'
 2740-JW-00-ZZ-DR-A-1000 - Proposed Ground Floor Plan
 2740-JW-00-ZZ-DR-A-0003 - Proposed Site Plan
 EDC22-DT-201 - Rev C - 'Wall & Gate Details'
 EDC22-GA-205 - Rev A - 'Biodiversity Green Roof Details'
 EDC22-DT-202 - Rev B - 'Bin Store & Cycle Store Details'
 201 - S2.B - Rev B - 'Structural Details'
 2876-SK-141 - Rev P01 - 'Typical Bay Elevation External Materials'
 2876-SK-142 - Rev P01 - 'Typical Bay Elevation Pavilion External Materials'

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 ARCHAEOLOGICAL WATCHING BRIEF

Before commencement of any work hereby authorised other than the change-of-use of the existing All Saints Annexe, the applicant shall secure the implementation of a programme of archaeological watching brief works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

The watching brief should have the capacity to include full archaeological excavation if important archaeological remains are encountered during the works. The written scheme of investigation for the watching brief should include additional background analysis to inform the evidence base, in the absence of a DBA.

Reason:

In order that the details of the programme of works for the archaeological mitigation works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with: the National Planning Policy Framework 2018; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

- 4 Before any work hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012) and National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

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.

- 5 Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey 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.

6 BREEAM CERTIFICATION

Before commencement of any above ground work relating to the Class D1 building within the rear yard, an independently verified BREEAM report to achieve a minimum BREEAM 'Excellent' rating in accordance with the requirements of the BREEAM Guide (or such national measure of sustainability that replaces that scheme) 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 first occupation of the development 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 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.

7 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.

8 ELECTRIC VEHICLE CHARGING POINT AND PARKING SCHEME DETAILS

Before the first occupation of the Class D1 building within the rear yard hereby approved, details of the installation (including location and type) of one electric vehicle charger point to serve the proposed disabled parking space adjacent to the Austral Street entrance to the rear yard, together with a parking scheme, shall be submitted to and approved in writing by the Local Planning Authority.

The electric vehicle charger point shall be installed and made available for use prior to occupation of the Class D1 building within the rear yard, and shall thereafter be maintained as such in perpetuity.

Reason:

To encourage more sustainable travel in accordance with: The National Planning Policy Framework 2018; Policy 6.13 (Parking) of the London Plan 2016; 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.

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.

9 COMPLIANCE WITH DELIVERY AND SERVICING PLAN

All measures detailed in the Delivery and Servicing Plan [dated May 2018, produced by Local Transport Projects] submitted with the application, including all vehicle routing and refuse collection arrangements, shall be implemented at the relevant stage(s) of the development and, where applicable, shall be adhered to throughout the lifetime of the development unless otherwise approved in writing by the local planning authority.

Reason:

In order to minimise the impact on the local highway network in accordance with: The National Planning Policy Framework 2018; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

10 COMPLIANCE WITH TRAVEL PLAN

All measures detailed in the Travel Plan [dated May 2018, produced by Local Transport Projects] submitted with the application, including the appointment of an appropriately experienced and qualified Travel Plan Coordinator (TPC), shall be implemented at the relevant stage(s) of the development and, where applicable, shall be upheld throughout the lifetime of the development unless otherwise approved in writing by the local planning authority.

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.

11 RESTRICTION ON USE WITHIN D1 USE CLASS: THE ALL SAINTS ANNEXE

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the Class D1 element of the 'mixed' Class D1/B1 use hereby permitted in respect of the All Saints Annexe shall not include any Class D1 use other than ancillary-to-museum.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with: the National Planning Policy Framework 2018; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

12 RESTRICTION ON USE WITHIN D1 USE CLASS: THE BUILDING WITHIN THE REAR YARD

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the Class D1 use hereby permitted in respect of the building in the rear yard shall not include any Class D1 use other than ancillary-to-museum.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with: the National Planning Policy Framework 2018; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

13 COMPLIANCE WITH FOUNDATION DETAILS

The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority and as described on the following drawings:

101 - S2.B - Rev B - 'Foundation GA'
201 - S2.B - Rev B - 'Structural Details'

Reason:

As to construct the foundations in any other manner or to any other design would have the potential to affect groundwater, root protection zones and/or ground gas, the effect of which would be a failure to comply with: the National Planning Policy Framework 2018; 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 COMPLIANCE WITH CONSTRUCTION DETAILS

Unless the prior written consent of the local planning authority has been obtained for any proposed change or variation, the development shall be constructed in accordance with the arrangements and construction details described on the following drawings:

2740-JW-00-ZZ-DR-A-3007 - 'Proposed West Elevation Typical Bay'
2740-JW-00-ZZ-DR-A-3006 - 'Proposed South Elevation Typical Bay'
2740-JW-00-ZZ-DR-A-3005 - 'Proposed North Elevation Typical Bay'
EDC22-DT-201 - Rev C - 'Wall & Gate Details'
2876-SK-141 - Rev P01 - 'Typical Bay Elevation External Materials'
2876-SK-142 - Rev P01 - 'Typical Bay Elevation Pavilion External Materials'

Reason:

To ensure that the new works achieve a suitably high quality of design in accordance with: the National Planning Policy Framework 2018; 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.

15 COMPLIANCE WITH MATERIALS SPECIFICATION AND SAMPLES

Unless the prior written consent of the local planning authority has been obtained for any proposed change or variation, the materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved. The materials, as depicted on 'Photograph of the material samples' [received 13/09/2018], are:

a grey-yellow mottled facing brick
a chocolate brown facing brick with grey fleck
light grey mortar
bronze metallic finish aluminium window frames, gates and louvres
ceramic-backed glass
neutrally-coloured solar-control glass
a dark brown paving brick

Reason:

To ensure that the new works achieve a suitably high quality of design in accordance with: the National Planning Policy Framework 2018; 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 AIR CONDITIONING SPECIFICATION

The air conditioning equipment to be installed shall, unless otherwise approved by the local planning authority, comply with the following specification:

PURY-EP900YSLM-A1 - 'Heat Recovery Outdoor Unit' [Air Conditioning Specification by Mitsubishi Electric]

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 2018; 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 RESTRICTION ON THE INSTALLATION OF ROOF PLANT AND OTHER ROOF STRUCTURES

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 the Class D1 building hereby approved as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of said building.

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 2018; 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.

18 RESTRICTION ON THE INSTATEMENT OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of the Class D1 building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: The National Planning Policy Framework 2018; 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.

19 RESTRICTION ON THE INSTALLATION OF APPURTENANCES

No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the Class D1 building within the rear yard.

Reason:

To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2018; 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.

20 HOURS OF USE OF THE OUTDOOR DINING / 'SPILL OUT' SPACE ASSOCIATED WITH THE ANCILLARY CANTEEN/CAFE

Any tables and chairs placed within any part of the external space shall be brought inside the premises or otherwise made unusable no later than 18:00hrs (6pm) each day, and shall be brought back outside or otherwise made usable no earlier than 08:00hrs (8am) the following day.

Reason:

In order to protect nearby residential occupiers from noise or disturbance from any activities associated with the use or mis-use of this furniture during the late evening and night-time in accordance with: the National Planning Policy Framework 2018; Policy 7.15 (Reducing and Managing Noise, etc) of the London Plan 2016; Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

21 PLANT NOISE COMPLIANCE

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014 .

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 2018; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

22 SERVICING HOURS

Any deliveries, unloading and loading to the Class D1 building within the rear yard shall only take place between 08:00hrs (8am) and 18:00hrs (6pm) Monday to Friday. No deliveries, unloading or loading shall take place on Saturdays, Sundays and Bank Holidays.

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 2011, and; Saved Policy 3.2 (Protection of Amenity) of The Southwark Plan 2007.

23 COMPLIANCE WITH ENERGY STATEMENT

The development hereby permitted shall be carried out in accordance with the 'Energy Statement' [dated May 2018, produced by Delap and Waller], unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To reduce carbon dioxide emissions as required by: the National Planning Policy Framework 2018; Policy 5.15 (Minimising Carbon Dioxide Emissions) of the London Plan 2016; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.3 (Sustainability and Energy Efficiency) of the Southwark Plan.

24 COMPLIANCE WITH CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN AND CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The implementation of the developments hereby approved shall, unless otherwise approved in writing by the local planning authority, be carried out in strict accordance with the strategies, measures and relevant codes of practice detailed in the following documents:

'Imperial War Museum, Parkside, Construction Traffic Management Plan' [undated, produced by Local Transport Projects]

'Construction and Environmental Management Plan' - Rev D [dated 15/08/2018, produced by REDS10]

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, to ensure minimised impact on the local highway network, and to ensure construction activities have a minimised impact on local air quality, all of which is in accordance with: the National Planning Policy Framework 2018; Policy 7.14 (Improving Air Quality) of the London Plan 2016; Strategic Policies 13 (High Environmental Standards) and 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

25 BIRD AND BAT SUPPORT FEATURES

Prior to first occupation of the Class D1 building within the rear yard, a total of no less than three bird boxes, one bird feeder, three bat boxes and one bird bath shall be provided in the the exact location and to the specification and design shown on the following drawings and documents:

EDCC22-GA-100 - Rev M - 'General Arrangement Plan'

EDC22-SP01 - Rev D - 'Outline Landscape Specification' [dated 21/09/2018, produced by Eden Development Consultants Ltd]

The bird and bat support features shall be installed strictly in accordance with these details 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 (Urban Greening) and 7.19 (Biodiversity and Access to Nature) of the London Plan 2016; Strategic Policy 11 (Open Spaces and Wildlife) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

26 BIODIVERSE ROOF

Prior to first use of the Class D1 building within the rear yard, the biodiverse roof shall be constructed, laid out and

planted/seeded strictly in accordance with the details set out in the following documents:
EDC22-SP01 - Rev D - 'Outline Landscape Specification' [dated 21/09/2018, produced by Eden Development Consultants Ltd]
EDC22-GA-205 - Rev A - 'Biodiversity Green Roof Details'
2740-JW-00-03-DR-A-1003 - 'Proposed Roof Plan'

The biodiverse roof shall be maintained as such thereafter.

The biodiverse 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 (Green Infrastructure), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening), and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Open Spaces and Wildlife) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

27 PREVIOUSLY UNIDENTIFIED CONTAMINATION: VERIFICATION OF REMEDIATION

If during each phase of development being brought into use, previously unidentified contamination is encountered, a verification report demonstrating the completion of works dealing with any unexpected contamination and the effectiveness of the remediation of this, 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 remediation of unexpected contamination criteria have been met.

Reason:

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in line with paragraph 109 of the National Planning Policy Framework 2018.

28 PREVIOUSLY UNIDENTIFIED CONTAMINATION: REMEDIATION

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 a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason:

To ensure that the development does not contribute to, or is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework 2018.

29 COMPLIANCE WITH DRAINAGE STRATEGY

The development hereby approved shall be carried out in accordance with the 'Site Drainage Strategy' [dated May 2018, produced by Design ID].

Reason:

To ensure the development is designed safely in reference to flood risk and sustainable urban drainage in accordance with: The National Planning Policy Framework 2018; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.9 (Water) of the Southwark Plan 2007.

30 PROVISION OF CYCLE STORAGE FACILITIES

Before the first use of the Class D1 building within the rear yard hereby approved, the cycle storage facilities as shown on drawings

2740-JW-00-ZZ-DR-A-0003 - 'Proposed Site Plan'
EDC22-DT-202 - Rev B - 'Bin Store & Cycle Store Details'

shall be provided, to the specification and in the locations shown on the drawings. Thereafter, the 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 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 2018; Strategic Policy 2 (Sustainable

Transport) of The Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) 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).

31 DETAILS OF EXTERNAL LIGHTING AND SECURITY SURVEILLANCE EQUIPMENT

Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment on/of (whichever the case may be) the Class D1 building and 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.

Notwithstanding the indicative details provided within the application documentation, the details to be submitted and approved by the local planning authority shall propose a lighting scheme which provides low-level illumination only (i.e. of the exterior of the Class D1 building at ground floor level and of the external space surrounding the building). None of the proposed fixtures shall, either through their orientation/positioning or level of illuminance, illuminate the first and second floor levels of the exterior of the Class D1 building.

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 2018; 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.

32 ARCHAEOLOGY REPORTING SITE WORK

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 details of the programme of works for the archaeological mitigation works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with: the National Planning Policy Framework 2018; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

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 to a large extent.

The application was validated promptly.

The application was subject to an Extension of Time to account for the inability to determine it within the statutory 13-week time frame.

Informatives

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 or Hernan.castano@southwark.gov.uk to arrange.

The applicant will be expected to repair any damages to the highway within the vicinity of the development as a result of the construction works.