

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	Berkeley Homes (South East London) Ltd	Reg. Number	17/AP/2773
Application Type	Outline Planning Permission	Case Number	TP/2381-B
Recommendation	Grant subject to Legal Agrt, GLA and SoS		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Hybrid application comprising a full planning application for Phase 1 (the 'Detailed Component') and outline planning permission (the 'Outline Component') for Phases 2 & 3:

Detailed Component (Phase 1):

Full planning permission for the demolition of existing buildings and structures and redevelopment of the central area for the erection of a total of 4 buildings, two at 7 storeys (Buildings B9&B12), one at 15 storeys (Building B10), and one at 44 storeys (Building B4) (max height 147.12m AOD) to provide 420 homes, 1,197 sqm GEA of Class B1(c) floorspace and 785 sqm GEA of non-residential floor space within classes A1-A4 (retail), Class B1 (business) and Class D1 (public services) and D2 (entertainment and leisure) use, an energy centre (750 sqm) and new public open space and public realm with on street and basement car parking spaces and cycle spaces.

Outline Component (Phase 2 & 3):

Outline planning permission (scale, layout, landscaping, access and appearance reserved) for the demolition of existing buildings and structures and the erection of a seven buildings (B1, B2, B3, B5, B6, B7, B11) ranging in height from 5 to 39 storeys (max height 132.9m AOD) to provide up to 88,052sqm floorspace GEA, comprising up to 880 residential units, up to 3,316 sqm GEA of Class B1(c) floorspace and up to 1,702sqm GEA of non-residential floor space within Classes A1-A4 (retail), Class B1 (business), Class D1 (public services) and D2 (entertainment and leisure) use and car parking spaces at ground level and cycle spaces, with associated new open space, public realm, car parking and associated works.

Totals: Up to 1,300 homes and up to 7,000sqm commercial floorspace.

(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

At: MALT STREET REGENERATION SITE, LAND BOUNDED BY BIANCA ROAD, LATONA ROAD, HAYMERLE ROAD, FRENHAM STREET AND MALT STREET, LONDON SE1

In accordance with application received on 17/07/2017 16:00:31
and revisions/amendments received on 06/11/2018
23/10/2018

and Applicant's Drawing Nos.

Site Wide Drawings				
Existing				
T10P00	Site Location Plan	1:500	A1	P4
T10S01	Existing, Site Sections, Sections S01 and S02	1:500	A1	P3
T10S02	Existing, Site Sections, Sections S03 and S04	1:500	A1	P3
Parameter Plans				
T190P100	Parameter Plans - Proposed Development Zones and Access Points	1:500	A1	P4

T190P101	Parameter Plans - Proposed Ground Floor Levels (AOD)	1:500	A1	P4
T190P103	Parameter Plans - Public Realm and Landscape Plan	1:500	A1	P4
T190P104	Parameter Plans - Proposed Land Use Ground Floor Plan	1:500	A1	P4
T190P105	Parameter Plans - Proposed Land Use First Floor Plan	1:500	A1	P4
T190P106	Parameter Plans - Proposed Land Use Upper Floor Plan	1:500	A1	P4
T190P107	Parameter Plans – Development Maximum Heights	1:500	A1	P5
T190P109	Parameter Plans – Phasing Plan	1:500	A1	P6
T190P111	Parameter Plans – Demolition Plan	1:500	A1	P3
T190P112	Parameter Plans – Development Block, Ground Floor, Minimum / Maximum Alignments	1:500	A1	P4
T190P113	Parameter Plans – Development Block, Upper Floor, Minimum / Maximum Alignments	1:500	A1	P2
Site Wide Plans & Section / Elevations				
	Unumbered Building heights plan			
T220S01	Proposed Site Sections, Section S01	1:500	A1	P5
T220S02	Proposed Site Sections, Section S02	1:500	A1	P5
T220S03	Proposed Site Sections, Section S03	1:500	A1	P4
T220S04	Proposed Site Sections, Section S04	1:500	A1	P5
T220S05	Proposed Site Sections, Section S05	1:500	A1	P5
T220S06	Proposed Site Sections, Section S06	1:500	A1	P4
T220S07	Proposed Site Sections, Section S07	1:500	A1	P5
T220S08	Proposed Site Sections, Section S08	1:500	A1	P5

T220P-1	General Arrangement, Proposed Basement Plan	1:500	A1	P5
T220P00	General Arrangement, Proposed Ground Floor Plan	1:500	A1	P5
T220P01	General Arrangement, Proposed 1st Floor Plan	1:500	A1	P6
T220P02	General Arrangement, Proposed 2nd Floor Plan	1:500	A1	P6
T220P08	General Arrangement, Proposed 8th Floor Plan	1:500	A1	P6
T220P15	General Arrangement, Proposed 15th Floor Plan	1:500	A1	P3
T220P32	General Arrangement, Proposed 32nd Floor Plan	1:500	A1	P3
T220P44	General Arrangement, Proposed Roof Plan	1:500	A1	P3
Detailed Application Drawings				
T2B420P00	Block B4, Proposed Ground Floor Plan	1:100	A1	P5
T2B420P01	Block B4, Proposed 1st Floor Plan	1:100	A1	P5
T2B420P02	Block B4, Proposed 2nd Floor Plan	1:100	A1	P2
T2B420P03	Block B4, Proposed 3rd to 17th & 19th to 22nd Floor Plan	1:100	A1	P2
T2B420P18	Block B4, Proposed 18th Floor Plan	1:100	A1	P2
T2B420P23	Block B4, Proposed 23rd Floor Plan	1:100	A1	P3
T2B420P31	Block B4, Proposed 31st Floor Plan	1:100	A1	P3
T2B420P32	Block B4, Proposed 32nd Floor Plan	1:100	A1	P2
T2B420P33	Block B4, Proposed 33rd to 40th Floor Plan	1:100	A1	P2
T2B420P41	Block B4, Proposed 41st Floor Plan	1:100	A1	P4
T2B420P42	Block B4, Proposed 42nd Floor Plan	1:100	A1	P2
T2B420P43	Block B4, Proposed 43rd Floor Plan	1:100	A1	P2
T2B420P44	Block B4, Proposed Roof Plan	1:100	A1	P2
T2B420E01	Block B4, Proposed South Elevation	1:250	A1	P5
T2B420E02	Block B4, Proposed East Elevation	1:250	A1	P5
T2B420E03	Block B4, Proposed North Elevation	1:250	A1	P5
T2B420E04	Block B4, Proposed West Elevation	1:250	A1	P5
T2B420D01	Block B4, Detail Bay Study 01	1:50	A1	P4
T2B420D02	Block B4, Detail Bay Study 02	1:50	A1	P4
T2B420D03	Block B4, Detail Bay Study 03	1:50	A1	P2
T2B920P00	Block B9, Proposed Ground Floor Plan	1:100	A1	P5
T2B920P01	Block B9, Proposed 1st Floor Plan	1:100	A1	P5
T2B920P07	Block B9, Proposed 7th Floor Plan	1:100	A1	P3
T2B920P08	Block B9, Proposed Roof Plan	1:100	A1	P1
T2B920E01	Block B9, Proposed North Elevation	1:100	A1	P6
T2B920E02	Block B9, Proposed West Elevation	1:100	A1	P6
T2B920E03	Block B9, Proposed South Elevation	1:100	A1	P6
T2B920E04	Block B9, Proposed East Elevation	1:100	A1	P6
T2B920D01	Block B9, Detail Bay Study 01	1:50	A1	P4

T2B1020P00	Block B10 , Proposed Ground Floor Plan	1:100	A1	P5
T2B1020P00M	Block B10 , Proposed Mezzanine Floor Plan	1:100	A1	P4
T2B1020P01	Block B10 , Proposed 1 st Floor Plan	1:100	A1	P4
T2B1020P02	Block B10 , Proposed 2 nd Floor Plan	1:100	A1	P4
T2B1020P03	Block B10 , Proposed 3 rd to 7 th Floor Plan	1:100	A1	P4
T2B1020P08	Block B10 , Proposed 8 th Floor Plan	1:100	A1	P5
T2B1020P09	Block B10 , Proposed 9 th Floor Plan	1:100	A1	P5
T2B1020P10	Block B10 , Proposed 10 th to 14 th Floor Plan	1:100	A1	P2
T2B1020P15	Block B10 , Proposed Roof Plan	1:100	A1	P4
T2B1020E01	Block B10, Proposed East Elevation	1:100	A1	P4
T2B1020E02	Block B10, Proposed North Elevation	1:100	A1	P4
T2B1020E03	Block B10, Proposed West Elevation	1:100	A1	P4
T2B1020E04	Block B10, Proposed South Elevation	1:100	A1	P4
T2B1020E05	Block B10, Proposed South Elevation & Section	1:100	A1	P3
T2B1020D01	Block B10, Detail Bay Study 01	1:50	A1	P3
T2B1020D02	Block B10, Detail Bay Study 02	1:50	A1	P3
T2B1220P-1	Block B12, Proposed Lower Ground Floor Plan & Ground Floor Plan	1:100	A1	P2
T2B1220P01	Block B12, Proposed 1 st to 5 th Floor Plans & Proposed Roof Plan	1:100	A1	P2
T2B1220E01	Block B12, Proposed North & West Elevations	1:100	A1	P2
T2B1220E02	Block B12, Proposed South & East Elevations	1:100	A1	P2
T2B1220D01	Block B12, Detail Bay Study 01	1:50	A1	P2

Planning documents (as amended)

Cover letter, Application Forms and Certificates, CIL Forms

Planning Statement

Design and Access Statement (including Schedule of Accommodation)

Transport Statement (including Delivery Service Plan Framework)

Framework Travel Plan

Statement of Community Involvement

Viability Appraisal and Viability Appraisal Summary

Design and Access Statement

Environmental Impact Assessment

Energy Statement

Sustainability Statement

Fire Strategy

Basement Impact Assessment

Draft CEMP

Ecology

Social Sustainability Report

Telecomms Impact Assessment

Waste Report

Daylight within

Car park management plan

Arboricultural Report

Subject to the following seventy-four conditions:

Time limit for implementing this permission and the approved plans

1 OUTLINE (PHASE 2 & 3)

The Outline Component shall be developed in accordance with the following drawings and documents:
Development Specification (March 2019) prepared by Rolfe Judd Planning
Design Principles Document (March 2019) prepared by Rolfe Judd Architecture
Parameter Plans (1:1000 @ A3) prepared by Rolfe Judd Architecture
Building heights plan prepared by Rolfe Judd Architecture
For the avoidance of doubt, the illustrative drawings submitted in support of the application are not approved.

Reason:

To ensure that the development is undertaken in accordance with the approved drawings and documents, the Environmental Statement and to protect the local amenity.

2 OUTLINE (PHASE 2 &3)

No Plot within the Development hereby approved in the Outline Component shall be Commenced unless and until details of the:

Scale;
Appearance;
Layout;
Access; and,
Landscaping

(Hereinafter referred to as the "Reserved Matters") in relation to that part of the Development have been submitted to and approved in writing by the Local Planning Authority.

Applications for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this Decision Notice.

Reason

As required by Section 92 of the Town and Country Planning Act 1990.

3 OUTLINE (PHASE 2&3) - Time Limit

Development of Phases 2 and 3 to which this permission relates must be begun not later than the expiration of Three YEARS from the approval of the final reserved matter(s) in respect of the relevant Development Plot unless otherwise agreed.

Reason

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

4 FULL - PHASE 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.

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

REFER TO DRAWINGS LISTED UNDER APPLICANTS DRAWING NOS

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.

6 FULL AND OUTLINE - DEMOLITION NOISE AND VIBRATION MANAGEMENT PLAN

Prior to the Early Works of the development details of a Demolition Noise and Vibration Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be demolished in accordance with the approved Demolition Noise and Vibration Management Plan.
Reason: To minimise noise effects from enabling works, demolition and construction and in accordance with the mitigation measures identified in the Environmental Impact Assessment. This condition is required prior to Early Works because the potential impacts to neighbouring amenity is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

7 OUTLINE (PHASE 2 & PHASE 3) - Construction Management Plan

No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority for Phase 2 of the development. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:
Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
S61 of Control of Pollution Act 1974,

The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites', BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting, Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or 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

8 FULL (PHASE 1) - Construction Management Plan

No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning

Authority for Phase 1 of the development. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;

Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;

Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>

S61 of Control of Pollution Act 1974,

The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites', BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting, Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or 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

9 FULL & OUTLINE - Archaeological Building Recording

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording 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 archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

10 FULL & OUTLINE - Archaeological Foundation Design

Before any work hereby authorised begins, excluding demolition, 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 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 in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark

Plan 2007

11 FULL & OUTLINE - Archaeological Reporting

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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

12 FULL & OUTLINE- Archaeological Evaluation

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

13 FULL & OUTLINE - Archaeological Mitigation

Before any work hereby authorised begins, excluding demolition, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

14 OUTLINE (PHASE 2 & 3) CONTAMINATION

- a) Prior to the commencement of any development other than above ground demolition works, an intrusive site investigation and associated risk assessment shall be completed to assess and fully categorise the nature and extent of any contamination of soils, including ground gases, and controlled waters on the site.
- b) In the event that contamination is present, a detailed remediation and/or mitigation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, buildings and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority. This shall provide evidence that all works or measures required by the remediation strategy have been completed and that the site is suitable and safe for its proposed uses and the wider environment.
- d) 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 and a remediation strategy shall be submitted to the Local Planning Authority for approval in writing. Any works arising through this shall be reported within the verification strategy required by section 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.

15 FULL (PHASE 1) CONTAMINATION

- a) Prior to the commencement of any development other than above ground demolition works, an intrusive site investigation and associated risk assessment shall be completed to assess and fully categorise the nature and extent of any contamination of soils, including ground gases, and controlled waters on the site.
- b) In the event that contamination is present, a detailed remediation and/or mitigation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, buildings and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority. This shall provide evidence that all works or measures required by the remediation strategy have been completed and that the site is suitable and safe for its proposed uses and the wider environment.
- d) 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 and a remediation strategy shall be submitted to the Local Planning Authority for approval in writing. Any works arising through this shall be reported within the verification strategy required by section 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.

16 OUTLINE (PHASE 2 & PHASE 3) TREE PLANTING

Prior to works commencing, full details of all proposed planting of a minimum 140 trees (across full and outline phases) 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.

17 FULL (PHASE 1) - Surface water drainage

No works shall commence until the applicant has submitted full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS), including detailed design, size and location of attenuation units and details of flow control measures shall be submitted to and approved in writing by the Local

Planning Authority. The proposals should demonstrate:

As a minimum, the strategy should achieve a reduction in surface water runoff rates and provide on site attenuation up to and including the 1% Annual Exceedance Probability (AEP) storm plus climate change allowance, as detailed in the submitted Drainage Strategy.

Opportunities for attenuation using green roofs should be maximised, as well as rain gardens to enhance biodiversity and public amenity, as outlined in the submitted documents.

The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017), Policy 5.13 of the London Plan (2015) and Policy AAP 11 of the Old Kent Road Area Action Plan.

18 FULL (PHASE 1) - Basement Impact Assessment (BIA)

No works shall commence until a full Basement Impact Assessment (BIA) and details of relevant investigations to determine the ground and groundwater conditions (including levels) have been submitted to and approved by the Local Planning Authority. The BIA should be based upon the findings of the Basement Impact Assessment Framework Note (Card Geotechnics Limited, October 2018) and should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. The should BIA assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. It should consider fluctuations in groundwater levels and the risks this can pose to the site. The BIA should include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site. This is to see if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures. Further guidance on preparing BIAs can be found in Appendix I of our Strategic Flood Risk Assessment: <https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2>

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2016).

19 FULL AND OUTLINE -MARKETING PARTICULARS

Prior to occupation, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as car free and that all new residents should sign acknowledgement of the permit free status of their new home.

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.

20 FULL AND OUTLINE - ELECTRIC VEHICLE CHARGING POINTS

Prior to first occupation, the applicant shall submit plans to show delivery of a minimum of 30% of the total number of car parking spaces as electric vehicle charging points with a further 10% allocated for passive provision. The development must be implemented in accordance with the approval given.

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2018, 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.

21 OUTLINE (PHASE 2 & PHASE 3) - ODOUR

Before any A3 use hereby permitted commences the detailed design of the kitchen extract system, including all emissions abatement equipment and flue, shall be submitted to the local planning authority for approval and installed as per any approval given.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of odour 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 FULL (PHASE 1) - ODOUR

Before any A3 use hereby permitted commences the detailed design of the kitchen extract system, including all emissions abatement equipment and flue, shall be submitted to the local planning authority for approval and installed as per any approval given.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of odour 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.

23 OUTLINE (PHASE 2 & PHASE 3) - BREEAM

Prior to any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' rating 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 occupation of the relevant commercial unit within 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 have been met.

To ensure the proposal complies with The National Planning Policy Framework 2018, 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

24 FULL (PHASE 1) - BREEAM

Prior to any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' rating 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 occupation of the relevant commercial unit within 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 have been met.

To ensure the proposal complies with The National Planning Policy Framework 2018, 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

25 FULL (PHASE 1) TREE PLANTING

Prior to works commencing, full details of all proposed planting of a minimum 140 trees (across full and outline phases) 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.

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.

26 FULL (PHASE 1) - Play

i) Before any above grade work hereby authorised begins within the public realm (excluding demolition), the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

ii) No later than 6 months prior to occupation of the development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2018 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation.

27 FULL (PHASE 1) - Hard and Soft Landscaping

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.

Officers are seeking additional green landscaping to be included.

The hard landscape materials must be natural stone with samples submitted to and approved in writing by the local planning authority.

The lighting design for the landscaped areas should also be submitted and approved in writing by the local planning authority.

Any lawned areas should be planted in a species rich grass, details of which shall be agreed in writing with the local planning authority.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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 2018 Chapters 8, 12, 15 & 16 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.

28 OUTLINE (PHASE 2 & PHASE 3) - Hard and Soft Landscaping

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.

Officers are seeking additional green landscaping to be included.

The hard landscape materials must be natural stone with samples submitted to and approved in writing by the local planning authority.

The lighting design for the landscaped areas should also be submitted and approved in writing by the local planning authority.

Any lawned areas should be planted in a species rich grass, details of which shall be agreed in writing with the local planning authority.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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 2018 Chapters 8, 12, 15 & 16 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.

29 OUTLINE (PHASE 2 & PHASE 3) - RETENTION OF HISTORICAL CHIMNEY

Prior to the superstructure works of the relevant Phase, a full conditions survey must be undertaken of the existing Chimney to ascertain whether its retention within the landscaping is possible. The Survey must be submitted to and approved by the Local Planning Authority. If the Chimney is to be retained, further details must be submitted in accordance with the Hard and Soft Landscaping Condition and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants seek to retain the heritage of the site where practical 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 2018.

30 OUTLINE (PHASE 2 & PHASE 3) - ECOLOGICAL LANDSCAPE PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: landscaping, nesting roosting features and roofs.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

31 FULL (PHASE 1) - ECOLOGICAL LANDSCAPE PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: landscaping, nesting roosting features and roofs.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

32 OUTLINE (PHASE 2 & PHASE 3) -Light Pollution

Prior to the commencement of works above grade (excluding demolition) of the development hereby permitted, a detailed lighting strategy and design for all internal and external lighting relating to that phase, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved by the Local Planning Authority in writing. If mitigation is required it shall be implemented prior to the first use of the building and retained as such thereafter.

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 amenity and privacy of adjoining occupiers, and their protection from light nuisance, 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.

33 FULL (PHASE 1) -Light Pollution

Prior to the commencement of works above grade (excluding demolition) of the development hereby permitted, a detailed lighting strategy and design for all internal and external lighting relating to that phase, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved by the Local Planning Authority in writing. If mitigation is required it shall be implemented prior to the first use of the building and retained as such thereafter.

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 amenity and privacy of adjoining occupiers, and their protection from light nuisance, 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.

34 FULL (PHASE 1) - BIRD BOXES, SWIFT BRICKS BAT TUBES

Details of bird and/or bat nesting tubes/ swift 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 6 nesting bird boxes, no less than 6 bat tubes and no less than 5 swift bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks/ tubes 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/ tubes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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

35 OUTLINE (PHASE 2 & PHASE 3) - BIRD BOXES, SWIFT BRICKS BAT TUBES

Details of bird and/or bat nesting tubes/ swift 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 6 nesting bird boxes, no less than 6 bat tubes and no less than 5 swift bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks/ tubes 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/ tubes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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

36 OUTLINE (PHASE 2 & PHASE 3) - GREEN ROOFS

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark

Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

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

37 FULL (PHASE 1) - Security measures

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

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

38 OUTLINE (PHASE 2 & PHASE 3) - GREEN ROOFS

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

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

39 OUTLINE (PHASE 2 & PHASE 3) EXTERNAL MATERIALS AND MOCK UPS

No Superstructure works shall be Commenced on any Plot unless and until details and materials samples of all external surfaces have been submitted to and approved in writing by the Local Planning Authority in relation to the relevant Plot. This shall include a physical mock up a typical elevation of the plot at 1:1 scale of a typical window bay showing full details of brickwork bond, mortar, window and reveal details which shall be erected on site and be approved in writing by the Local Planning Authority. The development shall only be constructed and retained in accordance with the approved details.

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 the

National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

40 FULL (PHASE 1) - EXTERNAL MATERIALS & MOCK UPS

No Superstructure works shall be Commenced on any Plot unless and until details and materials samples of all external surfaces have been submitted to and approved in writing by the Local Planning Authority in relation to the relevant Plot. This shall include a physical mock up a typical elevation of the plot at 1:1 scale of a typical window bay showing full details of brickwork bond, mortar, window and reveal details which shall be erected on site and be approved in writing by the Local Planning Authority. The development shall only be constructed and retained in accordance with the approved details.

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 the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

41 OUTLINE (PHASE 2& PHASE 3) - Security measures

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

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

42 FULL (PHASE 1) - Signage Strategy

Prior to any works above grade, a signage strategy for all commercial uses shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007).

43 OUTLINE (PHASE 2 & PHASE 3) - Signage Strategy

Prior to any works above grade, a signage strategy for all commercial uses shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007).

44 FULL (PHASE 1) - SEPARATE KITCHENS FOR SOCIAL RENTED UNITS

Notwithstanding the plans hereby approved, revised floor plans for Building B10 shall be submitted and approved by the local planning authority demonstrating the provision of a separate kitchen to the social rented family sized

units. The development shall be constructed in accordance with the approved details.

Reason:

To ensure that occupiers of the social rented units achieve a satisfactory standard of residential amenity, 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 2019.

45 OUTLINE (PHASE 2 & PHASE 3) - RETENTION OF STABLE BUILDING (Acorn wharf)

Prior to the superstructure works of the relevant Phase, a full conditions survey must be undertaken of the existing stable building to ascertain whether its retention within the landscaping is possible. The Survey must be submitted to and approved by the Local Planning Authority. If the stable is to be retained, further details must be submitted in accordance with the Hard and Soft Landscaping Condition and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants seek to retain the heritage of the site where practical 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 2018.

46 FULL AND OUTLINE - WHEELCHAIR UNITS

Prior to the commencement of of each phase of works above grade, 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.

M4 (Category 2) 'accessible and adaptable':- at least 90% PER PHASE

M4 (Category 3) 'wheelchair user dwellings':- at least 10% PER PHASE

Reason:

In order to ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2016 Policy 3.8 (Housing choice).

47 FULL AND OUTLINE - B1 C FIT OUT

Before any work above grade hereby approved begins on any phase of development, full particulars and details of a scheme for the fit out of the B1 c) premises to an appropriate level for B1 (c) use shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, the inclusion of sprinkler systems for fire safety purposes, the provision of goods lifts, and the provision of kitchen and toilet facilities. The development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1 fit out for each phase shall be at the same time, or before the practical completion of the residential component of the same phase.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

48 OUTLINE (PHASE 2 & PHASE 3) - ROAD DESIGN AND LAYOUT

Detailed designs of the internal roads, basement access, servicing areas including details of the kerb and upstand shall be submitted to and approved by the Local Planning Authority before the commencement of the relevant works in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to achieve a quality of design and detailing 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 and 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.

49 FULL (PHASE 1) - ROAD DESIGN AND LAYOUT

Detailed designs of the internal roads, basement access, servicing areas including details of the kerb and upstand shall be submitted to and approved by the Local Planning Authority before the commencement of the relevant works in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to achieve a quality of design and detailing 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 and 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.

50 FULL (PHASE 1) - Detail Drawings

Prior to commencement of works above grade (excluding demolition), detail drawings at a scale of 1:5 or 1:10 through:

- vi) all facade variations; and
- vii) shop fronts and residential entrances; and
- viii) all parapets and roof edges; and
- ix) all balcony details; and
- x) 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. 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 the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

51 OUTLINE (PHASE 2 & PHASE 3) - Detail Drawings

Prior to commencement of works above grade (excluding demolition), detail drawings at a scale of 1:5 or 1:10 through:

- vi) all facade variations; and
- vii) shop fronts and residential entrances; and
- viii) all parapets and roof edges; and
- ix) all balcony details; and
- x) 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. 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 the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

52 FULL (PHASE 1) - Cycle Storage

Before any above grade work hereby authorised begins (excluding demolition), the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles; and
- b) details of the any area within the development for publicly accessible cycle hire in the form of "a cycle hub".

Thereafter the cycle parking facilities and cycle hub provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007

53 OUTLINE (PHASE 2 & PHASE 3) - Cycle Storage

Before any above grade work hereby authorised begins (excluding demolition), the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles; and
- b) details of the any area within the development for publicly accessible cycle hire in the form of "a cycle hub".

Thereafter the cycle parking facilities and cycle hub provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007

54 OUTLINE (PHASE 2 & PHASE 3) - Play

i) Before any above grade work hereby authorised begins within the public realm (excluding demolition), the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

ii) No later than 6 months prior to occupation of the development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2018 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

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.

55 FULL AND OUTLINE - THAMES WATER

No properties shall be occupied until confirmation has been provided that either:- all combined water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.

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.

56 OUTLINE (PHASE 2 & 3) RESERVED MATTERS SPECIFICATION

Each application for the approval of Reserved Matters submitted shall contain such information set out in the Reserved Matters Specification as is relevant to the application.

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the development.

57 OUTLINE (PHASE 2 & 3) - QUANTUM

The total quantum of built floorspace across the Outline Component shall not exceed the figures specified below in GEA and sqm:

Residential C3 88,052 (up to 880 residential units)

Class B1C 3,316

Mixed use (A1-A4), B1, D1 and D2) 1,702

Reason: To ensure the development is carried out in accordance with the approved plans and other submitted details and to ensure the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the development.

58 OUTLINE (PHASE 2 & 3) - PHASING PLAN

The Reserved Matters details shall be submitted in accordance with the Phases as set out in Phasing Plan Ref. T190P109 showing the location of each Phase and the order in which the Phases will be Commenced. The Development shall only be carried out in accordance with the approved phasing plan.

Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for this condition to prevent Commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission

59 OUTLINE (PHASE 2 & 3) HOUSING MIX

Notwithstanding the details hereby approved, the Phase 2 and Phase 3 Outline Component housing mix shall be as follows:

- no more than 5% studio units;
- at least 60% 2 bedroom plus units;
- at least 20% 3 bedroom plus units;
- at least 10% suitable for wheelchair users.

Reason: To ensure compliance with Strategic Policy 7 Family Homes of the Core Strategy 2011 and draft Policy AAP 5 of the draft Old Kent Road Area Action Plan 2017.

60 OUTLINE (PHASE 3) BUILDING B6 DESIGN

Notwithstanding the indicative drawings submitted in Appendix 1 of the Design Principles document, the appearance of Building B6 is subject to the submission and approval of Reserved Matters on appearance and all images provided in the Outline application are illustrative and do not reflect an approved appearance.

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 the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

61 OUTLINE (PHASE 2) - NO WEST WINDOWS ON BUILDING B1

No habitable room windows shall be included on the west facing elevation of the Building B1 in Outline Component Phase 2.

Reason

In order to ensure that the redevelopment of the proposal does not prejudice the redevelopment of the adjoining LSE site in accordance with the requirements of 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.

62 FULL AND OUTLINE - PARKING PERMIT RESTRICTION

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, or future controlled parking zone in Southwark near to 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.

63 FULL AND OUTLINE - ENVIRONMENT AGENCY

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. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our 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.

64 FULL AND OUTLINE - ENVIRONMENT AGENCY

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are 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 Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

65 FULL AND OUTLINE - LAND USE

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 B1C use hereby permitted shall only be for Class B1(c) uses, with 4,513 sqm GEA to be delivered across the FULL and DETAILED phases.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

66 FULL AND OUTLINE - RESTRICTIONS ON RETAIL CLASS

At any time, no more than 25% of the retail area should be used for Class A4 (drinking establishments) of the Town and Country Planning Use Classes Order 1987 (as amended).

Reason:

In order that there is an acceptable mix of uses provided on the ground floor, and in the interests of protecting neighbouring residential amenity, in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

67 FULL AND OUTLINE - HOURS OF USE

a) The commercial uses (B1, D1, D2) hereby permitted shall not be carried on outside of the hours 07.00-23.00 (Monday - Saturday) and 09.00 - 19.00 (Sundays).

b) The retail uses (A1-A4) hereby permitted shall not be carried out outside of the hours of 06.00 - 23.00 (Monday - Thursday), 06.00 - 00.00 (Fri and Sat) and 07.00 - 23.00 (Sundays).

REASON:

To safeguard the amenities of neighbouring residential properties 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.

68 FULL AND OUTLINE - ENERGY

The development hereby permitted shall be constructed to include the energy efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied.

Reason:

Reason: To ensure the development complies with the National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2016.

69 FULL AND OUTLINE - ROOF PLANT

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.

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.

70 FULL AND OUTLINE - SERVICING HOURS

Any deliveries or collections to the commercial units shall only be between the following hours: 06.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays.

Reason:

To safeguard the amenity of neighbouring residential properties 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.

71 FULL AND OUTLINE - NOISE TRANSFER

Party walls, floors and ceilings between any commercial premises as well as any communal amenity spaces and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of BS EN ISO 140-4:1998. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason:

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

72 FULL AND OUTLINE - NOISE

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest existing noise sensitive premises. Furthermore, the Specific plant 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 fully in accordance with the methodology of BS4142:2014. A validation test shall be carried out within 6 months of completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

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).

73 FULL AND OUTLINE - RESIDENTIAL NOISE LEVELS

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are typically not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T**, 30 dB LAeq T*, 45dB LAFmax T ***

Living rooms- 35dB LAeq T **

Dining room - 40 dB LAeq T **

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

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

*** - Not more than 15 times per night in accordance with WHO guidance

Within 3 months of completion of each phase a validation test shall be carried out on 1% of the dwellings within

that phase with a façade facing the Old Kent Road. The dwellings tested will be split across different facade types. The results shall be submitted to the LPA for approval in writing.

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.

74 FULL AND OUTLINE Impact Piling

No impact piling shall take place unless a piling method statement for the relevant Plot detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works has been submitted to and approved in writing by the Local Planning Authority in relation to that Plot.

Any impact piling must be undertaken in accordance with the approved impact piling method statement.

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. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our 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 applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Informatives

PARTICULARS OF DECISION

The London Borough of Southwark hereby gives notice that PLANNING PERMISSION has been GRANTED for the carrying out of the development shown on the plans and documents submitted with the application, subject to conditions and reasons listed below and compliance with a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended):

Defined Terms:

"CIL Phasing" This planning permission qualifies as a 'Phased planning permission' for the purposes of the CIL Regulations 2010 (as amended) (the 'CIL Regulations'); which expressly provides for the Detailed Component of the development to be carried out in Phases, in addition to the Outline Component of the development being carried out in phases in accordance with the discharge of Reserved Matters. Each Phase shall be treated as a Phase and a separate chargeable development for the purpose of the CIL Regulations.

"Commencement" means the carrying out of a material operation as defined in section 56 of the Town and Country Planning Act 1990 Provided That the carrying out of the "Early Works" shall not be taken to be a material operation for the purposes of this planning permission (and "Commence", "Commenced" and other cognate terms shall be interpreted accordingly).

"Completion" means the practical completion of any works carried out and the terms "Complete" and "Completed" and cognate expressions will be interpreted in accordance with this definition.

"Detailed Component" means the Phase of the development, shown on approved parameter plan numbered T1 (90) P100.

"Early Works" means the carrying out of any of the following works on the site:

- a) demolition
- b) bulk earthworks

- c) construction of temporary highways accesses
- d) laying and diversion of services
- e) decontamination and remediation works

“Occupied” means the first use of any planning unit other than Occupation for the purpose of construction, fitting out or marketing and “Occupy” and “Occupation” shall be construed accordingly.

“Outline Component” means the Phases of the development to be shown on the phasing plan approved pursuant to Condition B2 in respect of which this decision notice grants outline planning permission subject to further approval of the reserved matters detailed in Condition B1.

“Phase” means the Phases of the development shown on the Phasing Plan T190P109 (or any replacement approved by the LPA from time to time).

“Plot” means a proposed Plot as shown on approved parameter plan numbered T190P109.

“Superstructure” means the part of a building above its foundations.

RESERVED MATTERS SPECIFICATION

The following matters shall be included as part of each application for the approval of the relevant Reserved Matters submissions:

1. A statement summarising the quantum of development being proposed as part of the relevant Phase, including:
 - the type and quantum of accommodation to be provided in that Phase of the development;
 - the quantum, tenure and location of affordable housing to be provided in that Phase of the development;
 - the area, location of public open space, public realm and landscaping to be provided in that Phase;
 - the quantum and location of car parking, car club spaces and EVCP’s to be provided in that Phase;
 - the quantum and location of cycle parking to be provided in that Phase;
 - infrastructure for that Phase;
 - the principles of waste / refuse and servicing for that Phase;
 - the chargeable development(s) comprised in that Phase for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended), and
 - An assessment of the above topics against the parameters of the planning permission.
2. A statement and such other material as may reasonably be necessary to demonstrate that the Reserved Matters application accords with the Development Specification, Design Principles and Parameter Plans approved in respect of the relevant Phase.
3. Details of layout, scale, size, appearance, means of access and materials to be used.
4. A 1:1250 scale drawing on an OS base showing details of any Reserved Matters already approved in respect of the relevant Phase.
5. Full details of the number, design, location and associated turning areas for the Development, of all car parking spaces.
6. Full details of the type and location of secure and covered cycle parking facilities, including supporting infrastructure including shower, lockers and changing facilities.

7. A Refuse Management Strategy (RMS) which includes full details of the proposed design and location of facilities for the storage of refuse and recyclable materials (including the means of access for refuse vehicles and any dropped kerb / level access provisions) and full details of the proposed design and location of the facilities within each unit for the separation and storage of waste and recyclable materials.
8. Details relating to the erection of a building(s) shall include the following:
 - a Design and Access Statement;
 - a Landscape Design Statement
 - a sunlight daylight assessment;
 - a sustainability statement;
 - an energy statement.