
RECOMMENDATION

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

Applicant	Joseph Homes Limited	Reg. Number 19/AP/2307
Application Type	Full Planning Application	
Recommendation	Grant subject to Legal Agrt, GLA	Case Number

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment to provide a mixed use development comprising up to 219 residential dwellings (Use Class C3) and up to 2,986sqm (GIA) commercial workspace (Use Class B1) within two buildings of 5 storeys and 32 storeys with associated car and cycle parking, landscaping, and public realm and highways improvements.

At: Daisy Business Park, 19-35 Sylvan Grove, London, SE15 1PD

In accordance with application received on 29th July 2019

and Applicant's Drawing Nos.:

DR-0001	Site Location Plan
DR-0002	Existing Site Layout
DR-0010	Existing general Arrangement Plan-Ground Level
DR-0011	Existing general Arrangement Plan-Level 1
DR-0012	Existing Elevations
DR-0050 A	Proposed General Arrangement Plan - Site Layout
DR-0100 C	Proposed General Arrangement Plan - Ground Level
DR-0101 B	Proposed General Arrangement Plan - Level 01
DR-0102 A	Proposed General Arrangement Plan - Levels 02-05
DR-0106 A	Proposed General Arrangement Plan - Level 06
DR-0107 A	Proposed General Arrangement Plan - Levels 07-08
DR-0109 A	Proposed General Arrangement Plan - Levels 09-11
DR-0112 B	Proposed General Arrangement Plan - Levels 12-20
DR-121	Proposed General Arrangement Plan - Levels 21-24
DR-0125 A	Proposed General Arrangement Plan - Levels 25-31
DR-0132 B	Proposed General Arrangement Plan - Roof Level
DR-0140 B	Landscape Masterplan
DR-0150 A	Site Elevation - East - Existing Context
DR-0151 A	Site Elevation - South - Existing Context
DR-0152 B	Site Elevation - West - Existing Context
DR-0153 A	Site Elevation - North - Existing Context
DR-0154 A	Site Elevation - East - Future Context
DR-0155 B	Site Elevation - West - Future Context
DR-0156 A	Site Elevation - North - Future Context
DR-0160 A	Site Section South-North
DR-0161 A	Site Section East-West
DR-0162 A	Site Section East-West (Through Commercial Building)
DR-0170 A	Detailed Elevation (Commercial Building)
DR-0171 A	Detailed Elevation (Residential Tower)
DR-0172 A	Detailed Elevation (Tower Top)
DR-0173	Detailed Elevation-Residential Entrances
DR-0174	Detailed Elevation-Residential Entrances
DR-0175	Detailed Section-Residential Entrances
DR-0176	Detailed Section-Residential Entrances
DR-0200 C	Proposed Building Plan - Ground Level
DR-0201 B	Proposed Building Plan - Level 01
DR-0202 B	Proposed Building Plan - Levels 02 -05
DR-0206 B	Proposed Building Plan - Level 06
DR-0207 B	Proposed Building Plan - Levels 07-08

DR-0209 B Proposed Building Plan - Levels 09-11
DR-0212 C Proposed Building Plan - Levels 12-20
DR-221 Proposed Building Plan - Levels 21-24
DR-0225 B Proposed Building Plan - Levels 25-31
DR-0232 A Proposed Building Plan - Roof Level
DR-0233 A Proposed Building Plan - Roof View
TR009 1 of 2 Swept Path Analysis
TR009 2 of 2 Swept Path Analysis
TR006 E 1 of 7 Swept Path Analysis Large Car
TR006 E 2 of 7 Swept Path Analysis Large Car
TR006 E 3 of 7 Swept Path Analysis Large Car
TR006 E 4 of 7 Swept Path Analysis Large Car
TR006 E 5 of 7 Swept Path Analysis Large Car
TR006 E 6 of 7 Swept Path Analysis Large Car
TR006 E 7 of 7 Swept Path Analysis Large Car

Supporting documents:

Air Quality Assessment, BREEAM Pre-assessment Report, (Built) Heritage, Townscape & Visual Impact Analysis, Daylight and Sunlight Report July 2019, Sylvan Grove Internal Daylight Addendum Letter February 2020, Overshadowing Report - Development Amenity Spaces February 2020, Overshadowing Report on Surrounding Properties February 2020, Daylight and Sunlight for Sylvan Grove letter dated May 2020, Design, Access and Landscape Statement July 2019, Design, Access and Landscape Statement Addendum July 2020, Draft Residential Travel Plan, Draft Workplace Travel Plan, Draft Delivery and Servicing Plan, Energy Assessment Updated Version B May 2020, Engagement Summary and Development Consultation Charter,, Drainage Strategy Report December 2019, Fire Strategy, Flood Risk Assessment, Historic Environment Assessment, Internal Daylight and Sunlight Report July 2019, Noise Impact Assessment, Odour Assessment December 2019, Outline Construction Logistics Plan, Pedestrian Level Wind Microclimate Assessment, Phase 1 Environmental Risk Assessment, Planning Statement, Preliminary Ecological Appraisal, Socio-Economic Technical Report, Statement of Community Involvement, Transport Assessment, Tree Survey and Arboricultural Report, Viability Assessment Executive Summary, Economic Viability Appraisal Report, Proposed Scheme Appraisal (May Update) by BNPP

Schedule of Accommodation _Individual Room Sizes Schedule February 2020

Subject to the following 39 conditions:

Time limit for implementing this permission and the approved plans

1 Approved Plans

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

DR-0050 A Proposed General Arrangement Plan - Site Layout
DR-0100 C Proposed General Arrangement Plan - Ground Level
DR-0101 B Proposed General Arrangement Plan - Level 01
DR-0102 A Proposed General Arrangement Plan - Levels 02-05
DR-0106 A Proposed General Arrangement Plan - Level 06
DR-0107 A Proposed General Arrangement Plan - Levels 07-08
DR-0109 A Proposed General Arrangement Plan - Levels 09-11
DR-0112 B Proposed General Arrangement Plan - Levels 12-20
DR-121 Proposed General Arrangement Plan - Levels 21-24
DR-0125 A Proposed General Arrangement Plan - Levels 25-31
DR-0132 A Proposed General Arrangement Plan - Roof Level
DR-0154 A Site Elevation - East - Future Context
DR-0155 B Site Elevation - West - Future Context
DR-0156 A Site Elevation - North - Future Context
DR-0160 A Site Section South-North
DR-0161 A Site Section East-West
DR-0162 A Site Section East-West (Through Commercial Building)
DR-0170 A Detailed Elevation (Commercial Building)
DR-0171 A Detailed Elevation (Residential Tower)
DR-0172 A Detailed Elevation (Tower Top)
DR-0173 Detailed Elevation-Residential Entrances
DR-0174 Detailed Elevation-Residential Entrances

DR-0175 Detailed Section-Residential Entrances
DR-0176 Detailed Section-Residential Entrances
DR-0200 C Proposed Building Plan - Ground Level
DR-0201 B Proposed Building Plan - Level 01
DR-0202 B Proposed Building Plan - Levels 02 -05
DR-0206 B Proposed Building Plan - Level 06
DR-0207 B Proposed Building Plan - Levels 07-08
DR-0209 B Proposed Building Plan - Levels 09-11
DR-0212 C Proposed Building Plan - Levels 12-20
DR-0221 Proposed Building Plan - Levels 21-24
DR-0225 B Proposed Building Plan - Levels 25-31
DR-0232 A Proposed Building Plan - Roof Level
DR-0233 A Proposed Building Plan - Roof View

Reason:

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

2 Time Limit

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

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Contamination

- a) Prior to the commencement of development works other than demolition, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site, including soil gases/vapours.
- b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements, shall be submitted to and approved in writing by the Local Planning Authority.
- 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, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

4 Tree Protection Measures

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

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning

Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Saved Policies 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity of the Southwark Plan 2007; SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards of the Core Strategy (2011) and the National Planning Policy Framework 2019.

5 Archaeological Mitigation

Prior to commencement of development (including demolition), the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Saved Policy 3.19 Archaeology of the Southwark Plan (2007); Strategic Policy 12 - Design and Conservation of The Core Strategy (2011), and the National Planning Policy Framework 2019.

6 Archaeological Foundation

Prior to commencement of development (including 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 Saved Policy 3.19 Archaeology of the Southwark Plan (2007); Strategic Policy 12 - Design and Conservation of The Core Strategy (2011), and the National Planning Policy Framework 2019.

7 Archaeological Building Recording

Prior to commencement of development (including demolition), hereby authorised begins, the applicant or successors in title shall secured 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 Saved Policy 3.19 Archaeology of the Southwark Plan (2007); Strategic Policy 12 - Design and Conservation of The Core Strategy (2011), and the National Planning Policy Framework 2019.

8 Secure By Design Application

Prior to commencement of development above grade, submission of details for Secure By Design, in correspondence with the Metropolitan Police, along with details of security measures proposed, shall be submitted

and approved in writing by the Local Planning Authority. These measures shall be implemented in accordance with the approved details prior to occupation.

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 Saved Policy 3.14 Designing out crime of the Southwark Plan (2007); Strategic Policy 12 - Design and Conservation of The Core Strategy (2011) and The National Planning Policy Framework 2019..

9 Surface Water Drainage

Prior to commencement of development (excluding superstructure demolition), the final detailed design for the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve the greenfield runoff rate of 2.2 l/s as detailed in the Drainage Strategy prepared by Ramboll dated 15/05/2020. 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) and Policy 5.13 of the London Plan (2016).

10 Tree Planting

Prior to the commencement of works above grade, and subject to Section 278 negotiations with the Council, full details of all proposed tree and shrub planting as shown in the approved plans (minimum of 16 trees plus two on-street trees on Sylvan Grove) 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 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.

Reason:

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 Saved Policies 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity of The Southwark Plan (2007); Strategic Policies 11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards of the Core Strategy (2011) and The National Planning Policy Framework 2019.

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

11 Bat and Bird Boxes

Prior to the commencement of works above grade, the proposed bird and bat nesting boxes including the exact location, specification and design of the habitats shall be submitted to and approved in writing by the Local Planning Authority.

No less than 6 house sparrow terraces and 6 bat tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The features shall be installed within 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 above features shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Saved Policy 3.28 Biodiversity of The Southwark Plan (2007); Strategic Policy 11 Open spaces and wildlife of the Core Strategy (2011); Policy 7.19 of the London Plan (2016) and The National Planning Policy Framework 2019.

12 Wheelchair Units

Prior to the commencement 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':- 13 units – (Flats 11.6, 12.6, 13.6, 14.6, 15.6, 16.6, 17.6, 18.6, 19.6, 20.6, 21.6, 22.6, 23.6)

M4 (Category 3(b) 'wheelchair user dwellings'.- 9 units – (Flats 1.2, 1.3, 2.2, 2.3, 3.2, 3.3, 4.2, 4.3, 5.2)

Reason:

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

13 Mock Ups

Prior to the commencement of works above grade hereby approved, a typical elevational mock-up of the development façades to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Saved Policies 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007); Strategic Policy 12 Design & Conservation of the Core Strategy (2011) and The National Planning Policy Framework 2019.

14 Detail Drawings

Prior to commencement of works above grade of the development hereby authorised, detail drawings at a scale of 1:10 through:

- i) all facade variations; and
- ii) commercial and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony details; and
- v) 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 Saved Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007); Strategic Policy 12 Design & Conservation of the Core Strategy (2011) and The National Planning Policy Framework 2019.

15 Material Samples

Prior to the commencement of works above grade hereby authorised, samples of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved 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 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 Saved Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007); Strategic Policy 12 Design & Conservation of the Core Strategy (2011) and The National Planning Policy Framework 2019.

16 Hard and soft landscaping

Prior to commencement of works above grade hereby authorised, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including details of the play space, play equipment, communal roof terrace, cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All play space and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

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 Saved Policies 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity of the Southwark Plan (2007); Strategic Policies SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards of The Core Strategy (2011) and The National Planning Policy Framework 2019.

17 Flow Rates

Prior to commencement of development (excluding demolition and site preparation works), the specific flow rates for the sanitary ware and water consuming appliances for each of the dwelling types shall be provided to the Local Authority for approval in writing. All dwellings shall be designed to not to exceed 105 litres per person per day (internal water usage), which is equivalent to the 'optional' requirement of the Building Regulations Part G (105 litres/person/day for internal water usage plus 5 litres/person/day for outdoor external usage = 110 litres/person/day). The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure the development complies with Saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan (2007); Strategic Policy 13 High environmental standards of the Core Strategy (2011) and the National Planning Policy Framework 2019.

18 Cycle Storage

Prior to commencement of development above grade, 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the cycle parking facilities 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 Saved Policy 5.3 Walking and Cycling of the Southwark Plan (2007); Strategic Policy 2 Sustainable Transport of The Core Strategy (2011) and The National Planning Policy Framework 2019,

19 Refuse Storage

Prior to first occupation of the building hereby approved, details of the refuse collection arrangements shall be submitted to and approved by the Local Planning Authority. The development shall be operated in accordance with the approved collection arrangements for the duration of the development.

The refuse storage shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the premises prior to the first occupation of the building. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site and collected regularly thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: Saved Policies 3.2 Protection of Amenity and 3.7 Waste Reduction of the Southwark Plan (2007); Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and the National Planning Policy Framework 2019.

20 Green, Brown and Blue Roofs

i) Prior to commencement of development above grade, details of the biodiverse green, brown and blue roofs shall be submitted to and approved in writing by the Local Planning Authority. The roofs 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 green, brown and blue roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Saved Policy 3.28 Biodiversity of The Southwark Plan (2007); Strategic Policy 11 Open spaces and wildlife of the Core Strategy (2011); Policy 7.19 of the London Plan (2016) and The National Planning Policy Framework 2019.

21 Fit Out of B1 (c) Units

Before any work above grade hereby approved begins (excluding demolition), full particulars shall be submitted to and approved by the Local Planning Authority of a scheme showing that the parts of the commercial floorspace to be used for B1c light industrial purposes will be fitted-out to an appropriate level for B1c light industrial use. The particulars referred to in the preceding sentence shall include details of the mechanical and electrical fit-out of the units, heating and cooling provision, sprinklers, and the provision of kitchen and toilet facilities and notwithstanding all permitted development rights shall remain in light industrial use.

The facilities approved shall be installed unless otherwise agreed in writing, and practical completion of the B1c light industrial 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 Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007); Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy (2011) and the National Planning Policy Framework 2019.

22 Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. Any contamination be identified that could present an unacceptable risk to controlled waters in accordance with Saved Policies 3.1 Environmental Effects, 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 2019.

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.

23 Electric Vehicle Charging Points

Prior to first occupation of the development hereby approved, the installation of at least two active and four active electric vehicle charger points within the car parking area shall be installed and shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan (2007); Strategic Policy 2 Sustainable Transport of The Core Strategy (2011) The National Planning Policy Framework 2019.

24 Off Street Parking

Prior to occupation of the building hereby authorised begins the 6 No. off street wheelchair accessible parking bays shall be provided and 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 car parking facilities are provided for disabled residents, the re-provided car hire business and the proposed car club, in accordance with Saved Policies 5.5 Car Parking, 5.7 Parking Standards for disabled people and the mobility impaired and 5.8 Other Parking of the Southwark Plan (2007); Strategic Policy 2 - Sustainable Transport of The Core Strategy (2011) and The National Planning Policy Framework 2019.

25 BREEAM

- a) Prior to commencement of internal 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 'excellent' 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;
- b) Prior to first occupation of the commercial premises hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007); Strategic Policy 13 High Environmental Standards of The Core Strategy (2011) and The National Planning Policy Framework 2019.

26 Secure By Design Certification

Prior to first occupation of the building hereby permitted evidence that Secure By Design Accreditation has been awarded by the Metropolitan Police and that all approve security measures have been implemented shall be submitted to and approved by the Local Planning Authority.

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 Saved Policy 3.14 Designing out crime of the Southwark Plan (2007);

27 Marketing Material

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 Saved policy 5.2 Transport Impacts of the Southwark Plan (2007) and Strategic Policy 2 - Sustainable Transport of the Core Strategy (2011)

28 Ecology

The measures for the mitigation of impact and enhancement of biodiversity, set out in the Preliminary Ecological Appraisal shall be implemented in full prior to occupation. The timing of vegetation clearance works shall adhere to the above. Works to the arches should take place between September and January. If evidence of nesting birds is identified, work shall stop and a suitable no-work buffer zone around the nest area should be installed, until such a time when chicks have fledged.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Saved Policy 3.28 Biodiversity of The Southwark Plan (2007); Strategic Policy 11 Open spaces and wildlife of the Core Strategy (2011); Policy 7.19 of the London Plan (2016) and The National Planning Policy Framework 2019..

29 Noise Transfer

The habitable rooms within the development that share a party wall element with adjoining flats shall be designed and constructed to provide sufficient resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement from the Building Regulations standard set out in Approved Document E.

- a) A written report shall be submitted to and approved by the Local Planning Authority detailing these measures. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given.
- b) Prior to occupation a validation test shall be carried out on a relevant sample of premises following completion of the development. The results shall be submitted to the LPA in writing for approval.

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 adjacent premises 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 2019.

30 Noise Transfer Between Commercial and Residential Uses

The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period.

- a) A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given.
- b) Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme 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 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 2019.

31 Residential Noise Levels

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

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T †

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

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

Following completion of the development and prior to occupation, a validation test shall be carried out on an appropriate sample of premises to demonstrate that the above requirements have been met. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

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 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 2019.

32 External lighting

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2020). Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan (2007); Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy (2011) and The National Planning Policy Framework 2019.

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.

33 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 B1 use hereby permitted shall only be for Class B1(a), (b) or (c) uses. At least 1,885sqm floor space must be provided as B1 (c) use.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007); Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy (2011) and the National Planning Policy Framework 2019.

34 Energy Efficiency

The development hereby permitted shall be constructed to include the energy efficiency measures, air source heat pumps and photovoltaic panels as stated in the Energy Assessment by Twinn Sustainability Innovation submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development complies with Strategic Policy 13 High Environmental Standards of the Core Strategy (2011); Policy 5.7 Renewable Energy of the London Plan (2016) and National Planning Policy Framework 2019.

35 Roof Plant, Equipment or Other Structures,

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

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan (2007); Strategic Policy 12 - Design and Conservation of The Core Strategy (2011) and The National Planning Policy Framework 2019.

36 Piling

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

Reason:

Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters in accordance with Saved Policies 3.1 Environmental Effects, 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 2019.

37 Servicing Hours

Any deliveries or collections to the commercial units shall only be between the following hours: 08.00 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 Saved Policies 3.1 Environmental Effects, 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 2019.

38 The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the 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+A1:2019.

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 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 2019.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

39 The buildings hereby approved shall have the following maximum storey heights, Commercial Building - 5 storeys (25.6m AOD) and residential building - 32 storeys (107.8m AOD).

Reason:

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

Statement of positive and proactive action in dealing with the application

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