

APPENDIX 3

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	Mr Stuart Minty SM Planning	Reg. Number	18/AP/4194
Application Type	Major application	Case Number	1399-80
Recommendation	GRANT permission		

Draft of Decision Notice

Planning permission is GRANTED with legal agreement for the following development:

Part retention, part demolition, reconfiguration and re-cladding of existing building and extension to create six additional storeys to accommodate office space (Use Class B1) at upper floor levels, a gym (Use Class D2) and flexible retail/commercial uses (Use Class A1/A2/A3) at ground floor level with associated cycle parking, landscaping, ancillary servicing and plant and all associated works

Skipton House 80 London Road London SE1 6LH

In accordance with application received on 24 December 2018 and Applicant's Drawing Nos.:

Existing Plans

EXISTING BASEMENT PLAN A-LG1-01-99 received 09/01/2019
EXISTING GROUND FLOOR PLAN A-L00-01-100 received 09/01/2019
EXISTING 1ST FLOOR PLAN A-L01-01-101 received 09/01/2019
EXISTING 2ND FLOOR PLAN A-L02-01-102 received 09/01/2019
EXISTING 3RD FLOOR PLAN A-L03-01-103 received 09/01/2019
EXISTING 4TH FLOOR PLAN A-L04-01-104 received 09/01/2019
EXISTING 5TH FLOOR PLAN A-L05-01-105 received 09/01/2019
EXISTING 6TH FLOOR PLAN A-L06-01-106 received 09/01/2019
EXISTING ROOF PLAN A-RF-01-107 received 09/01/2019
EXISTING SOUTH ELEVATION A-ZZ-01-300 received 09/01/2019
EXISTING EAST ELEVATION A-ZZ-01-301 received 09/01/2019
EXISTING NORTH ELEVATION A-ZZ-01-302 received 09/01/2019
EXISTING WEST ELEVATION A-ZZ-01-303 received 09/01/2019

Proposed Plans

PROPOSED BASEMENT PLAN A-LG1-07 -100 A received 09/08/2019

PROPOSED GROUND FLOOR PLAN A-L00-07 -100 B received 09/08/2019
PROPOSED 1ST FLOOR PLAN A-L01-07 -101 A received 09/08/2019
PROPOSED SECOND FLOOR PLAN A-L02-07-102 received 09/01/2019
PROPOSED 3RD FLOOR PLAN A-L03-07-103 received 09/01/2019
PROPOSED 4TH FLOOR PLAN A-L04-07-104 received 09/01/2019
PROPOSED 5TH FLOOR PLAN A-L05-07-105 received 09/01/2019
PROPOSED 6TH FLOOR PLAN A-L06-07-106 received 09/01/2019
PROPOSED 7TH FLOOR A-L07-07-107 received 09/01/2019
PROPOSED 8TH FLOOR A-L08-07-108 received 09/01/2019
PROPOSED 9TH FLOOR A-L09-07-109 received 09/01/2019
PROPOSED 10TH FLOOR A-L10-07-110 received 09/01/2019
PROPOSED 11TH FLOOR A-L11-03-111 received 09/01/2019
PROPOSED 12TH FLOOR A-L12-07-112 received 09/01/2019
PROPOSED ROOF PLAN A-RF-07-113 received 09/01/2019
PROPOSED ROOF PLANT PLAN A-RF-07-114 A received 09/08/2019
PROPOSED SOUTH ELEVATION A-ZZ-07-300 A received 09/08/2019
PROPOSED EAST ELEVATION A-ZZ-07-301 A received 09/08/2019
PROPOSED NORTH ELEVATION A-ZZ-07-302 A received 09/08/2019
PROPOSED WEST ELEVATION A-ZZ-07-303 A received 09/08/2019
AFFORDABLE WORKSPACE PLAN 13550-A-L01-07-101_SK2 received
17/02/2020

Other Documents

PROPOSED CROSS SECTION AA A-ZZ-07-200 received 09/01/2019
PROPOSED CROSS SECTION BB A-ZZ-07-201 received 09/01/2019
PROPOSED SITE PLAN A-L00-07-010 received 09/01/2019
EXISTING SITE LOCATION PLAN A-LXX-01-010 received 09/01/2019
BASEMENT PLAN DEMOLITION A-LG1-02-099 received 09/01/2019
L02 FLOOR PLAN DEMOLITION A-L02-02-102 received 09/01/2019
3RD FLOOR PLAN DEMOLITION A-L03-02-103 received 09/01/2019
4TH FLOOR PLAN DEMOLITION A-L04-02-104 received 09/01/2019
5TH FLOOR PLAN DEMOLITION A-L05-02-105 received 09/01/2019
AIR QUALITY ASSESSMENT WYG A111413 2 received 09/01/2019
DAYLIGHT AND SUNLIGHT STUDY - DELVA PATMAN REDLER MP/15245
received 09/01/2019
DESIGN AND ACCESS STATEMENT PIERCY & COMPANY received 09/01/2019
DELIVERY AND SERVICING PLAN - ROYAL HASKONING DHV
T_PP7918R001F0.1 received 09/01/2019
CONSTRUCTION LOGISTICS PLAN - WSP 70052715 - 001 received 09/01/2019
HISTORIC ENVIRONMENT ASSESSMENT- MOLA 4 received 09/01/2019
FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY REPORT - HEYNE
TILLET STEEL 1571 FINAL received 09/01/2019
HERITAGE APPRAISAL - THE HERITAGE PRACTICE received 09/01/2019
ENVIRONMENTAL NOISE SURVEY AND NOISE IMPACT ASSESSMENT REPORT
- HANN TUCKER ASSOCIATES 25406/ENS 1 received 09/01/2019
PEDESTRIAN LEVEL WIND MICROCLIMATE ASSESSMENT-RWDI #1900948-B
PLW received 09/01/2019
RESPONSE TO TRANSPORT OFFICERS' CONSULTATION -ROYAL HASKONING
DHV PB7918-RHD-ZZ-XX-RP-Z-0003 received

PLANNING STATEMENT - SM PLANNING received 09/01/2019
SUSTAINABILITY AND ENERGY STATEMENT -ATELIER TEN 4504 01 received
09/01/2019
TRANSPORT ASSESSMENT - ROYAL HASKONING DHV
PB7918TPRP1812171545 1.0 received 09/01/2019

Permission is subject to the following Pre-Commencements Condition(s)

2. 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, which shall first 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: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policy 3.19 (Archaeology) of the Southwark Plan 2007.

3. PROGRAMME OF ARCHAEOLOGICAL MITIGATION

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

Reason:

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

4. TREE PROTECTION

Prior to works commencing (including any demolition, changes to ground levels, pruning or tree removal) all three of the following shall have been completed:

- 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.
- b) Subsequent to carrying out the meeting referred to in part a), a detailed arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed Arboricultural Method Statement shall include 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. 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 submitted to and approved in writing by the Local Planning Authority showing 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 approved Arboricultural 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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open

Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

5. FINAL CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to commencement of any works (including demolition), a Final Demolition and Construction Environmental Plan (CEMP) shall be submitted to and be approved in writing by the Local Planning Authority. The Final CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will 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;
 - Site perimeter continuous automated noise, dust and vibration monitoring;
 - Engineering measures to eliminate or mitigate identified environmental impacts (hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.);
 - Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- 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 arrangements on site, location of lay off areas, etc.);
- Site waste Management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations).

Current best practice includes the following:

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- S61 of Control of Pollution Act 1974,
- The London Mayor's 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,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.

All construction work shall be undertaken in strict accordance with the approved Final CEMP and other 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 pollution and nuisance, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

6. CONSTRUCTION LOGISTICS PLAN

Prior to commencement of any works (including demolition), a Demolition and Construction Logistics Plan developed in liaison with Transport for London to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development, and shall make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) so as to minimise the number of construction vehicle trips.

The development shall not be carried out other than in accordance Construction Logistics Plan or any amendments thereto.

Reason:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with: the National Planning Policy Framework 2019; Policies 6.11 (Smoothing Traffic Flow and Tackling Congestion), 6.12 (Road Network Capacity) and 7.14 (Improving Air Quality) of the London Plan 2016.

7. SECTION DETAIL-DRAWINGS

Before any above grade work hereby authorised begins (excluding demolition), section detail-drawings at a scale of 1:5 together with 1:50 scale

context drawings through all relevant parts of the proposal, to include::

- i) Facades (reveals etc.);
- ii) Entrances (including the security gates);
- iii) Parapets and roof edges;
- iv) Shopfronts (those facing onto the public highways and the central atrium), to be constructed in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme, in accordance with: Chapter 12 of the National Planning Policy Framework 2019; 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.

8. Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

9. The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the demolition, recladding, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
 - o provide details on all structures
 - o provide details on the use of tall plant/scaffolding
 - o accommodate the location of the existing London Underground structures

- o provide details on recladding
- o demonstrate access to elevations of the building adjacent to the property boundary with London Underground without recourse to entering London Underground land
- o demonstrate that there will at no time be any potential security risk to the railway, property or structures
- o accommodate ground movement arising from the construction thereof

- o mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1, draft London Plan Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

Permission is subject to the following Grade Condition(s)

10. MATERIALS

Prior to above grade works commencing (excluding demolition), material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, 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.

11. 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.

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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

12. Secure by design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

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

Permission is subject to the following Pre-Occupation Condition(s)

13. Cycle storage

Prior to the first occupation of the commercial and office space permitted the cycle storage facilities as shown on the approved drawings shall be and made available for use by the occupiers of the building and the 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: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

14. BREEAM

(a) Before 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 'excellent' rating in respect of the offices and gym and 'very good' in respect of the retail units 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) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, 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.

15. Refuse storage

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of refuse shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and

made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

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

16. Signage strategy

The commercial units hereby permitted shall not be occupied until a site wide signage strategy detailing the design code for the proposed frontage of the commercial units facing street and routes (including advertisement zones, awnings, and spill-out zones) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason

In order to ensure that the quality of the design and details are in accordance with 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.

17. Commercial Kitchen Extract Ventilation

Prior to the commencement of any Class A3 use, full particulars and details of a scheme for the extraction and venting of odours, fats and particulate matter from the cooking activities 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.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Permission is subject to the following Special Condition(s)

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

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.