

**Draft Recommendation**

**Permission is subject to the following Approved Plans Condition:**

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.

<b>Applicant</b>	GL Hearn	<b>Reg. Number</b>	20/AP/3101
<b>Application Type</b>	Major application		
<b>Recommendation</b>	GRANTED – Major subjected to legal agreement	<b>Case Number</b>	151-A

- 1 The development shall be carried out in accordance with the following approved plans:

Reference no. / Plan/document name / Rev.:

Received on:

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16AM027B-IBI-XX-00-PL-A-1000-0001 PROPOSED SITE PLAN P3

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16AM027B-IBI-XX-ZZ-EL-A-2510-1001 BUILDING CONCEPT ELEVATION - WEST P2

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16AM027B-IBI-XX-ZZ-EL-A-2510-1002 BUILDING CONCEPT ELEVATION - SOUTH P2

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16AM027B-IBI-XX-ZZ-EL-A-2510-1003 BUILDING CONCEPT ELEVATION - NORTH P2

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16AM027B-IBI-XX-ZZ-EL-A-2510-1004 BUILDING CONCEPT ELEVATION - NORTH P2

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16AM027B-IBI-WB-00-PL-A-2500-0001 GROUND FLOOR P11

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16AM027B-IBI-WB-0A-PL-A-2500-0001 GROUND LEVEL (OPD) P4

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16AM027B-IBI-WB-01-PL-A-2500-0001 FIRST FLOOR  
P8

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16AM027B-IBI-WB-02-PL-A-2500-0001 SECOND  
FLOOR P6

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16AM027B-IBI-WB-03-PL-A-2500-0001 THIRD  
FLOOR P6

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16AM027B-IBI-WB-04-PL-A-2500-0001 FOURTH  
FLOOR P7

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16AM027B-IBI-WB-05-PL-A-2500-0001 FIFTH FLOOR  
P7

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16AM027B-IBI-WB-06-PL-A-2500-0001 SIXTH  
FLOOR P6

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16AM027B-IBI-WB-07-PL-A-2500-0001 SEVENTH  
FLOOR P6

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16AM027B-IBI-WB-RF-PL-A-2500-0001 Roof Plan P2

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16AM027B-IBI-XX-00-PL-A-1000-0003 SITE  
SECTION EXISTING

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16AM027B-IBI-WB-XX-SE-A-2500-0002 COLOUR  
SITE SECTION A

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16AM027B-IBI-WB-XX-SE-A-2500-0003 COLOUR  
SITE SECTION B

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16AM027B-IBI-WB-XX-SE-A-2500-0004 COLOUR  
SITE SECTION C

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16AM027B-IBI-XX-ZZ-SE-A-2510-0001 GENERAL  
BUILDING SECTION A-A P2

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16AM027B-IBI-XX-ZZ-SE-A-2510-0002 GENERAL  
BUILDING SECTION B-B P2

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16AM027B-IBI-XX-ZZ-SE-A-2510-0003 GENERAL  
BUILDING SECTION C-C P2

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16AM027B-IBI-XX-ZZ-SE-A-2510-0004 GENERAL  
BUILDING SECTION D-D P2

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16AM027B-IBI-XX-ZZ-SE-A-2510-0100 TYPICAL  
DETAILED EXTERNAL WALL SECTIONS P2

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16AM027B-IBI-XX-ZZ-SE-A-2510-0101 TYPICAL  
DETAILED EXTERNAL WALL SECTIONS P2

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16AM027B-IBI-XX-ZZ-SE-A-2510-0102 TYPICAL  
DETAILED EXTERNAL WALL SECTIONS P2

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Reason:

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

1. **Pre-commencement condition**

SAMPLE MATERIALS/PANELS/BOARDS

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be [presented on site/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 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.

2. **Pre-commencement condition**

HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including four street trees and 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.

### **3. Pre-commencement condition**

No development shall take place until a Fire Statement prepared by a suitably qualified third party assessor has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development proposal will function in terms of:

- The building's construction: methods, products and materials used;
- The means of escape for all building users: stair cores, escape for building users who are disabled or require level access (including a fire evacuation lift within each building core), and the associated management plan approach;
- Passive and active fire safety measures;
- Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting and fire evacuation lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and
- How provision will be made within the site to enable fire appliances to

- gain access to the building; and
- The future development of the asset and the 'Golden Thread' of information.

The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason:

In order to protect the safety and security of the occupants from fire in accordance with the Intend to Publish London Plan Policy D12.

#### 4. **Pre-commencement condition**

Circular Economy Statement

Prior to the commencement of any above grade works a Circular Economy Statement shall be submitted in accordance with the GLA draft guidance a 'Design for a circular economy'. The development shall be implemented in accordance with the approval of the proposed statement.

Reason

In accordance with Publication London Plan Policy SI.7 requires referable applications to include a Circular Economy Statement, whilst Policy D3 of the Publication London Plan requires development proposals to integrate circular economy principles as part of the design process.

#### **Pre-commencement condition**

5.

Prior to commencement of any works, a 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.

**6. Pre-Occupation condition**

Before the commencement of the hospital use 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 'Excellent' standards given in the submitted pre-assessment report 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.

**7. Compliance condition**

Archaeological watching brief

During all groundworks, as detailed in the Written Scheme of Investigation supplied with this application, (dated August 2020) archaeological works shall be undertaken as detailed in this document by a suitably qualified and experienced archaeologist.

**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 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

**8. Compliance condition**

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:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170).

9. **Compliance condition**

Compliance with air quality assessment- standard

Prior to occupation this development shall achieve full compliance with the air quality assessment mitigation measures as detailed in DustScan Air Quality Assessment report (rev 4) dated: 3rd January 2020.

Reason

To protect future occupiers from poor external air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.6 Air Quality of the Southwark Plan 2007.

10. **Compliance condition**

Cycle storage

Prior to the commencement of the use of the proposed hospital building permitted the additional cycle storage shall be and made available for use by the users 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.

11. **Compliance condition**

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:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170). Infiltrating water has the potential to cause remobilization of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

**12. Compliance condition**

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:

To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 170). 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.

**13. Compliance condition**

External Lighting

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).



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 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011.

14. **Special condition**

Archaeological Reporting

Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason:

In order that the archaeological interest of the site is 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.

Informative notes to the applicant relating to the proposed development