

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

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PLANNING PERMISSION WITH LEGAL AGREEMENT

Applicant Neobrand Ltd

LBS Registered Number 09-AP-1940

Date of Issue of this decision 16/11/2011

Planning Permission was GRANTED for the following development:

Demolition of existing building and erection of a 22 storey mixed use building (max. building height 69.82m AOD) incorporating a 65sq.m cafe/kiosk (Use Class A3) over ground and mezzanine floors, 366sq.m of commercial floorspace (Use Class B1) from ground to second floor level, with 38 residential units above (10x 1 bed, 24x 2 bed and 4x 3 bed), 50 cycle spaces over ground/ mezzanine floors with 6 visitor cycle spaces external to the building, in addition to a basement area containing plant and an energy centre, and two wind turbines sited at rooftop level.

At: 89-93 NEWINGTON CAUSEWAY, LONDON, SE1 6BN

In accordance with application received on 28/08/2009 Your Ref. No.:

and revisions/amendments received on 22/10/2009

12/04/2010

and Applicant's Drawing Nos. Existing:

340-P/100	Site Location Plan	1:1250
340-P/101	Existing Site Plan	1:200
340-P/102	Existing Elevations and Plans	1:200

Proposed:

340-P/105	Proposed Site Plan	1:500
340-P/010	Basement Plan	1:100
340-P/011	Ground Floor Plan	1:100
340-P/012	Mezzanine Plan	1:100
340-P/013A	First Floor Plan/Office Floor	1:100
340-P/014B	Second Floor Plan/Office Floor	1:100
340-P/015	Residential Floor Plan/Level 03	1:100
340-P/016	Residential Floor Plan/Level 04	1:100
340-P/017	Residential Floor Plan/Level 05	1:100
340-P/018	Residential Floor Plan/Level 06	1:100
340-P/019	Residential Floor Plan/Level 07	1:100
340-P/020	Residential Floor Plan/Level 08	1:100
340-P/021	Residential Floor Plan/Level 09	1:100
340-P/022	Residential Floor Plan/Level 10	1:100
340-P/023	Residential Floor Plan/Level 11	1:100
340-P/024	Residential Floor Plan/Level 12	1:100
340-P/025	Residential Floor Plan/Level 13	1:100
340-P/026	Residential Floor Plan/Level 14	1:100
340-P/027	Residential Floor Plan/Level 15	1:100
340-P/028	Residential Floor Plan/Level 16	1:100
340-P/029	Residential Floor Plan/Level 17	1:100
340-P/030	Residential Floor Plan/Level 18	1:100
340-P/031	Residential Floor Plan/Level 19	1:100
340-P/032	Residential Floor Plan/Level 20	1:100
340-P/033	Roof Plan	1:100

Elevations/ Sections

340-P/106	Proposed Sections/Building uses	1:500
340-P/140	Section AA	1:400
340-P/141	Section BB	1:400
340-P/150	Proposed Elevation/North West	1:400
340-P/151	Proposed Elevation/East	1:400
340-P/152	Proposed Elevation/South West	1:400
340-P/155	Detail Wall Section and Elevation Residential	1:40
340-P/156	Detail Wall Section and Elevation Penthouse	1:40

Detailed/ Lifetime Homes

340-P/160	Detailed Unit Layout/Type A	1:50
340-P/161	Detailed Unit Layout/Type B [Wheelchair Adaptable]	1:50
340-P/162	Detailed Unit Layout/Type B [Wheelchair Accessible]	1:50
340-P/163	Detailed Unit Layout/Type C	1:50
340-P/164	Detailed Unit Layout/Type E- Lower Floor	1:50
340-P/165	Detailed Unit Layout/Type E- Upper Floor	1:50
340-P/166	Detailed Unit Layout/Type F- Lower Floor	1:50
340-P/167	Detailed Unit Layout/Type F- Upper Floor	1:50
340-P/168	Detailed Unit Layout/Type K	1:50
340-P/169	Detailed Unit Layout/Type L	1:50
340-P/170	Detailed Unit Layout/Type N	1:50
340-P/171	Detailed Unit Layout/Type P Lower Floor	1:50
340-P/172	Detailed Unit Layout/Type P Upper Floor	1:50
340-P/173	Detailed Unit Layout/Type Q Lower Floor	1:50
340-P/174	Detailed Unit Layout/Type Q Upper Floor	1:50

External Works

340-P/180	Proposed External Works	1:100
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Reasons for granting planning permission

This planning application was considered with regard to various policies including, but not exclusively:

a) Core Strategy

Strategic Policy 1	Sustainable Development.
Strategic Policy 2	Sustainable Transport.
Strategic Policy 5	Providing new homes.
Strategic Policy 6	Homes for people on different incomes
Strategic Policy 7	Family homes.
Strategic Policy 10	Jobs and Businesses.
Strategic Policy 12	Design and Conservation.
Strategic Policy 13	High Environmental Standards.
Strategic Policy 14	Implementation and delivery

b) Southwark Plan (2007) Saved policies

Policy 1.1 ("Access to Employment Opportunities") advises that for all developments creating over 1000sq.m new or improved floorspace, the LPA will seek to enter into planning obligations in relation to training, employment opportunities, childcare, and facilities for those with disabilities.

Policy 1.4 ("Employment Sites outside Preferred Office and Industrial Locations") advises that for all developments located outside POLs and PILs which have an established B Class Use, subject to certain criteria, development will be permitted provided there is no net loss of floorspace in Class B, subject to a number of exceptions.

Policy 1.7 ("Development within Town and Local Centres") states that most new developments for retail and other town centre uses should be accommodated within the existing town centres.

Policy 2.5 ("Planning Obligations") seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant, in accordance with Circular 05/2005 and other relevant guidance.

Policy 3.1 ("Environmental effects") seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 ("Protection of amenity") protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.

Policy 3.3 ("Sustainability assessment") requires major applications to be supported by a sustainability assessment

Policy 3.4 ("Energy Efficiency") states that development should be designed to maximise energy efficiency

Policy 3.5 ("Renewable Energy") states that development should draw on at least 10% of the energy

requirements from on-site renewable energy production equipment or renewable energy sources.

Policy 3.6 ("Air Quality") states the permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.11 ("Efficient use of land") states that all developments should ensure that they maximise the efficient use of land

Policy 3.12 ("Quality in design") requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 ("Urban design") seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 4.1 ("Density of residential development") provides density ranges for different zones within the borough

Policy 4.4 ("Affordable Housing") seeks to secure affordable housing as part of private development

Policy 5.1 ("Locating developments") states that major developments generating a significant number of trips should be located near transport nodes.

Policy 5.2 ("Transport Impacts") states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.6 ("Car parking") requires all developments requiring car parking to minimise the number of spaces provided

Policy 5.7 ("Parking Standards for Disabled People")

c) The London Plan 2011:

3.3 Increasing housing supply, Policy 3.4 Optimising housing potential, Policy 3.5 Quality and design of housing developments, Policy 3.6 Children and young people's play and informal recreation facilities, Policy 3.7 Large residential developments, Policy 3.8 Housing choice, Policy 3.10 Mixed and balanced communities, Policy 3.11 Definition of affordable housing, Policy 3.12 Affordable housing targets, Policy 3.13 Negotiating affordable housing on individual private residential and mixed use schemes, Policy 3.14 Affordable housing thresholds, Policy 4.1 Developing London's economy, Policy 4.2 Offices, Policy 4.3 Mixed use development and offices, Policy 4.12 Improving opportunities for all, Policy 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions, Policy 5.3 Sustainable design and construction, Policy 5.6 Decentralised energy in development proposals, Policy 5.7 Renewable energy, Policy 5.9 Overheating and cooling, Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs, Policy 5.12 Flood risk management, Policy 5.13 Sustainable drainage, Policy 5.21 Contaminated land, Policy 6.3 Assessing transport capacity, Policy 6.9 Cycling, Policy 6.10 Walking, Policy 6.13 Parking, Policy 7.1 Building London's neighbourhoods and communities, Policy 7.2 An inclusive environment, Policy 7.3 Secured by design, Policy 7.4 Local character, Policy 7.5 Public realm, Policy 7.6 Architecture, Policy 7.7 Location and design of tall and large buildings, Policy 7.8 Heritage assets and archaeology, Policy 7.11 London View Management Framework, Policy 7.12 Implementing the London View Management Framework, Policy 7.13 Safety, security and resilience to emergency, Policy 7.14 Improving air quality, Policy 7.15 Reducing noise and enhancing soundscapes, Policy 8.2 Planning obligations, Policy 8.3 Community infrastructure levy.

d) Planning Policy Statements

PPS 1: Planning for Sustainable Communities; PPG 13: Transport; PPG 16: Archaeology; PPS 22: Renewable Energy; PPG 23: Planning and Pollution Control; PPG 24: Planning and Noise; PPS 25: Development and Flood Risk; Design and Access Statements SPD (2007); Section 106 Planning Obligations SPD (2007); Residential Design Standards SPD 2008; Sustainable Design and Construction SPD 2009 and draft National Planning Policy Framework July 2011

- Particular regard was had to the principle of the proposed uses which were considered to be acceptable, and which will make an important contribution to the regeneration of the Elephant and Castle Opportunity Area, in particular the Enterprise Quarter. The development would contribute towards meeting the Council's housing targets and affordable housing targets.
- It is considered that the new building has been designed in a sensitive and sympathetic manner that integrates with the surrounding area, subject to conditions of consent in particular in relation to materials and detailing. The development is not considered to harm the amenities of surrounding residents, including but not limited to considerations of sunlight and daylight, outlook and privacy, and noise and disturbance.

- The scheme is considered to represent a balanced and sustainable mix of accommodation, at an appropriate density given its local in relation to public transport. The proposed affordable housing is considered to contribute to the range of homes sought by the relevant policies and the lack of rented accommodation, given the constraints of the site is considered acceptable..
- The height of the proposed building is considered appropriate in the context of the Elephant and Castle and the aspirations expressed in the London Plan and Core Strategy for this regeneration area. The quality of accommodation is considered to be of a high standard.
- The impact on strategic views has been taken into account together with the setting of nearby conservation areas and listed buildings and it is considered that the views and settings would be respected appropriately and there will be no adverse impact on the character and appearance of the conservation area.
- The potential impact on the amenities of future occupiers in respect of any noise emanating from the Ministry of Sound has been considered in detail including the potential for sealed windows and the internal noise environment is considered to be of an acceptable standard (without the need for sealed windows) subject to conditions.
- The potential noise sources associated with the Ministry of Sound have been carefully considered and whilst there is the possibility that nuisance claims may arise if windows are left open, it is considered that there may be difficulty in successfully establishing such a nuisance. Any potential impact on the operation of the Ministry of Sound having regard to human rights due to potential noise complaints has been addressed and it is considered that the combined factors of distance, glazing, alternative ventilation, building fabric and the intervening Newington Causeway will act to ensure no prejudice to the continued operation of the nightclub although there is the possibility that there may be financial implications for the club.
- The impact in relation to flood risk has been satisfactorily addressed subject to condition
- The proposal is considered to provide for sustainable development through the appropriate consideration of measures such as energy efficiency, waste management, inclusive design, green roof, local employment and training opportunities and including other measures which will be secured through conditions of consent and planning obligations.
- Transport and highways impacts of the scheme are considered to be acceptable particularly as the scheme is car free and the restriction on future occupiers from obtaining parking permits.
- Effects of the scheme on the surroundings of the site and public realm have been addressed satisfactorily, subject to conditions of consent relating to submission and implementation of a landscape plan.
- Planning obligations are secured to offset the impact of the development in accordance with the Supplementary Planning Document on Planning Obligations.
- Other policies have been considered, but in this instance were not considered to have such weight as to justify a refusal of permission. It is considered that the benefits of the development, in terms of the contribution it makes towards the delivery of housing, the regeneration of the Elephant & Castle area and the positive contribution made to the public realm in terms of urban design, outweigh the potential impact on the operation of the Ministry of Sound. On balance it was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 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.

- 2 Sample-boards of all facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; 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, details and materials in order to ensure that the external appearance of the building is satisfactory and that it contributes positively to the character and appearance of the area; in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan July 2007.

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- 3 Section detail-drawings at scale 1:5 through all typical external elements/details of the facades to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. This should include all openings, edges, corners, junctions, cappings and balustrades.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design, details and materials in order to ensure that the external appearance of the building is satisfactory and that it contributes positively to the character and appearance of the area; in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan July 2007.

- 4 1:50 detail elevations of the commercial frontage and ground-level plan showing finishes/landscaping to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; 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, details and materials in order to ensure that the external appearance of the building is contributing positively to the streetscape and public realm; in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 5 Detailed drawings (1:50, 1:10 and 1:5 scale drawings) of a hard and soft landscaping scheme (plus material samples of the hard landscaping) showing the treatment of all parts of the site not covered by buildings (layouts, materials and edge details) shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with the landscaping is commenced and the planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of building works and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design, details and materials in order to ensure that the external appearance of the building is satisfactory and that it contributes positively to the character and appearance of the area; in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan July 2007.

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- 6 Details of landscaping of all roof terraces plus details of the green/brown roof (including a specification and maintenance plan) to be provided as part of the development shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with the terraces is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

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 compliance with Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.12 Quality in Design; 3.13 Urban Design, 3.28 Biodiversity of The Southwark Plan July 2007.

- 7 The development shall not commence until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Plan and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site and will include the following information for agreement:

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of demolition and piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.
- A Delivery and Servicing Plan (all construction access routes and access details also need to be approved by TfL).

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and codes of practice, unless otherwise agreed in writing by the Local Planning Authority (in conjunction with TfL).

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of The Southwark Plan 2007.

- 8 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remediation strategy, together with a timetable of works being submitted to the Local Planning Authority for approval in writing:

- The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be submitted for approval to the Local Planning Authority prior to investigations commencing on site.
- A site investigation report detailing all investigative works and sampling on site with results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
- Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not been previously identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority

- Upon completion of the works, this condition shall not be discharged until a validation report has been submitted to and approved by the Local Planning Authority. The validation report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full, in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary documentation detailing what waste materials have been removed from the site

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 offsite receptors in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23.

- 9 All residential premises shall be designed to attain the following internal noise levels are not exceeded as a result of environmental noise sources:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 30dB LAeq, T*

A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results submitted to the Local Planning Authority for approval.

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG 24: Planning and Noise.

- 10 Prior to the commencement of development a report providing details to demonstrate all new residential premises shall be designed to ensure that the following internal noise levels are not exceeded as a result of entertainment noise sources (from the Ministry of Sound) with windows closed shall be submitted to the local authority and approved in writing:

Frequency (Hz)	31.5	63	125	250	500	1000	2000	4000	8000	'A'
LSmax (dB)	60	47	38	26	19	15	12	9	7	27

The development shall not be implemented other than in accordance with the details so approved and the building shall not be occupied unless and until the approved glazing has been installed.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from the Ministry of Sound in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and PPG 24: Planning and Noise.

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- 11 The proposed alternative means of ventilation shall be provided and thereafter retained in accordance with the submitted details and plans and the building shall not be occupied without this ventilation system being fully operational and available to future residents.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG 24: Planning and Noise.

- 12 Dwelling houses, flats and rooms for residential purposes sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 (Leq, 5min) is not exceeded in residential premises due to noise from the commercial premises. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results submitted to the Local Planning Authority 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 commercial premises accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 13 Residential developments must be designed to ensure the following Vibration Dose Values are not exceeded due to road, rail or industry, BS6472-1: 2008 Evaluation of human exposure to vibration in buildings (1Hz to 80 Hz): Residential Buildings 16hr day- 0.2 to 0.4 $\text{ms}^{-1.75}$ and 8hr night- 0.1-0.2 $\text{ms}^{-1.75}$.

A test shall be carried out after completion but prior to occupation to show the criterion above have been met and the results submitted to the Local Planning Authority for approval.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG 24: Planning and Noise.

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- 14** The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) The location of all most affected noise sensitive receptor locations and the most affected windows;
- v) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- vi) The lowest existing $L_{A90, T}$ measurement as already established.
- vii) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG24- Planning and Noise.

- 15** The noise level from any plant (e.g. refrigeration, air conditioning), together with any associated ducting, shall be 10(A) dB or more below the lowest measured external ambient L_{Aeq, T^*} on areas of public realm. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- v) The lowest existing $L_{Aeq, T}$ measurement as already established.
- vi) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason:

To ensure that users of the surrounding area not suffer a loss of amenity by reason of noise nuisance and other excess noise from plant and that the operation of plant does not add by cumulative effect to the existing sound environment in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.1 'Environmental Effects' of the Southwark Plan 2007.

* $L_{Aeq, T}$ $T = 1$ hr between 07:00 and 23:00 and 5min between 23:00 and 07:00.

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- 16 Prior to the commencement of use for any commercial kitchen exhaust system, a scheme shall be submitted to the local planning authority detailing a method to control odour from the kitchen exhaust system. Any scheme approved shall be implemented and maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of odour nuisance in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 17 Prior to the commencement of building works on site, a report detailing steps to minimise the development's future occupiers' exposure to air pollution shall be submitted to and approved by the Local Planning Authority. The scheme shall mitigate the effects of NO₂ and PM₁₀ through filtration to a height of no less than 40m for residential premises and include a management scheme for the maintenance of the filtration system thereafter. Any scheme approved is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason:

To ensure that end users of the premises do not suffer a loss of amenity by reason of pollution in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG23- Planning and Pollution Control

- 18 (a) Before any work in connection with this permission is carried out above grade, the applicant shall provide to the Local Planning Authority for approval in writing an independently verified Code for Sustainable Homes interim certification that identifies the minimum Code Level rating expected to be achieved prior to connection to the MUSCo, including an estimated Code Level rating following the connection to MUSCo.
- (b) The approved scheme shall then be provided in accordance with these details and a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to, for approval in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met, prior to the first occupation of the development, unless otherwise agreed in writing by the Local Planning Authority.
- (c) Immediately following connection to the MUSCo, a revised Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to, for approval in writing by the Local Planning Authority, confirming that a minimum Code Level 4 has been achieved.

Following approval of (a)-(c) above, the condition can be considered to be fully discharged.

Reason:

To ensure the proposal complies with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.4 of the Southwark Plan 2007.

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- 19 (a) Prior to the commencement of fit out works to the commercial premises, the applicant shall provide to the Local Planning Authority for approval in writing 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.
- (b) The approved scheme shall then be provided in accordance with these details and a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted for approval in writing by the Local Planning Authority, confirming that the agreed standards have been met prior to the occupation of these premises.

Reason:

To ensure the proposal complies with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.4 of the Southwark Plan (2007).

- 20 Details of the Façade Cleaning and Maintenance Strategy shall be submitted to for approval in writing by the Local Planning Authority before work on the façade is begun.

Reason:

To ensure that the external appearance of the building is satisfactory and that it contributes to the character and appearance of the area, in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.12 and 3.13 of the Southwark Plan.

- 21 Before the use hereby permitted commences a Travel Plan (in compliance with TfL's travel plan guidance) shall be submitted for approval in writing to the Local Planning Authority setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, and shall include at the start of the second year of operation a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site.

Reason:

In order that the use of non-car based travel is encouraged in accordance with London Plan policy 3C.2, Core Strategy policy 2 'Sustainable Transport' and Saved policies 5.2 and 5.3 of the Southwark Plan (2007).

- 22 The wheelchair accessible units hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

Reason:

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with saved policies 3.12, 3.13 and 4.4 of the Southwark Plan (2007) and Saved Policy 3.8 of the London Plan (2011).

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SOUTHWARK COUNCIL

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- 23 No waste receptacles are to be left on the public highway.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 of the Southwark Plan.

- 24 Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 08:00 - 20:00, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 of the Southwark Plan.

- 25 A Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority prior to work commencing on the site.

Reason:

To ensure compliance with Core Strategy policy 2 'Sustainable Transport' and Saved policy 5.2 of the Southwark Plan 2007.

- 26 The refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the proposed development prior to occupation and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Local Planning Authority.

Reason

In order that the Council may be satisfied 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 Core Strategy policy 13 'High Environmental Standards' and Saved Policy 3.2 of the Southwark Plan 2007.

- 27 Details (detailed scale drawings at 1:50) of the facilities to be provided for the secure storage of cycles for commercial and residential occupiers shall be submitted to for approval in writing by the Local Planning Authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

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 Core Strategy policy 2 'Sustainable Transport' and Saved Policy 5.3 of The Southwark Plan.

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- 28 Details of showering facilities to be provided for all commercial units over 250sq.m shall be submitted to for approval by the Local Planning Authority and any such facilities as may have been approved shall be provided, prior to first occupation of the commercial units. Thereafter the shower facilities shall be retained and the space used for no other purpose without the prior written consent of the Local Planning Authority, to whom an application must be made.

Reason

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel in accordance with Core Strategy policy 2 'Sustainable Transport' and Saved Policies 5.2 and 5.3 of the Southwark Plan 2007.

- 29 The window glazing of any non-residential ground floor unit to any public space shall not be painted or otherwise obscured and shall permanently retained and maintained to the satisfaction of the local planning authority.

Reason:

To safeguard the appearance and character of the development and to maintain vitality at ground floor level within the public square in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policy 3.12 Quality in Design of the Southwark Plan 2007.

- 30 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.13 (Urban Design) of the Southwark Plan (2007).

- 31 Details of a communal satellite system to be placed on the top of each of the buildings to serve all residents in that building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason:

To restrict the installation of satellite dishes to the elevations of the buildings to ensure that the elevations remain free from unsightly satellite dishes in accordance with Core Strategy policy 12 'Design and Conservation' and Saved policy 3.2 (Protection of Amenity) of the Southwark Plan (2007).

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- 32** Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to (2 copies) and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any 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 safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out Crime) of the Southwark Plan (2007).

- 33** The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site in the development. Details of security measures shall be submitted and approved by the Local Planning Authority before any work in connection with this permission is carried out above grade and any security measures shall be implemented prior to occupation in compliance with this condition and shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Council'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 Core Strategy policy 12 'Design and Conservation' and Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing out Crime) of the Southwark Plan (2007).

- 34** The development permitted by this planning permission shall only be carried out in accordance with the following mitigation measures described in the Flood Risk Assessment (Ref. FRA1175/FA001 Final v1.0):

- 1.All residential accommodations should be set on the third floor and above, with only less vulnerable uses permitted at lower levels.
- 2.Flood resilient materials should be incorporated into the design and construction of the basement and ground floor levels.

Reason:

To ensure the development is designed safely in order to mitigate and protect against residual flood risk and to prevent the increased risk of flooding and to improve water quality, in accordance with Core Strategy policy 13 'High Environmental Standards' and Planning Policy Statement 25 - Development and Flood Risk.

- 35** All residents within the development shall have access to the proposed communal amenity areas.

Reason:

To ensure all tenures have equal access to the communal amenity space in accordance with Core Strategy policies 5 'Providing New Homes' and 12 'Design and Conservation' and Saved Policies 3.2 and 4.2 of the Southwark Plan 2007.

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- 36** No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

Reason:

To ensure that the archaeological operations (programme of archaeological evaluation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived in accordance with Core Strategy policy 12 'Design and Conservation' and Saved policy 3.19 of the Southwark Plan (2007).

- 37** No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing.

Reason:

To ensure that the archaeological operations (programme of archaeological mitigation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived in accordance with Core Strategy policy 12 'Design and Conservation' and Saved policy 3.19 of the Southwark Plan (2007).

- 38** Within six months of the completion of archaeological site works the applicants will supply an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive and this document has been submitted to the planning authority and approved in writing and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived and the project is published in a suitable way in accordance with Core Strategy policy 12 'Design and Conservation' and Saved policy 3.19 of the Southwark Plan (July 2007). This will be demonstrated by the production of a document following the guidance of Management of Archaeological Projects II (MAP II assessment report).

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

Proposed:

340-P/105	Proposed Site Plan	1:500
340-P/010	Basement Plan	1:100
340-P/011	Ground Floor Plan	1:100
340-P/012	Mezzanine Plan	1:100
340-P/013A	First Floor Plan/Office Floor	1:100
340-P/014A	Second Floor Plan/Office Floor	1:100
340-P/015	Residential Floor Plan/Level 03	1:100
340-P/016	Residential Floor Plan/Level 04	1:100
340-P/017	Residential Floor Plan/Level 05	1:100
340-P/018	Residential Floor Plan/Level 06	1:100
340-P/019	Residential Floor Plan/Level 07	1:100
340-P/020	Residential Floor Plan/Level 08	1:100
340-P/021	Residential Floor Plan/Level 09	1:100
340-P/022	Residential Floor Plan/Level 10	1:100

340-P/023	Residential Floor Plan/Level 11	1:100
340-P/024	Residential Floor Plan/Level 12	1:100
340-P/025	Residential Floor Plan/Level 13	1:100
340-P/026	Residential Floor Plan/Level 14	1:100
340-P/027	Residential Floor Plan/Level 15	1:100
340-P/028	Residential Floor Plan/Level 16	1:100
340-P/029	Residential Floor Plan/Level 17	1:100
340-P/030	Residential Floor Plan/Level 18	1:100
340-P/031	Residential Floor Plan/Level 19	1:100
340-P/032	Residential Floor Plan/Level 20	1:100
340-P/033	Roof Plan	1:100

Elevations/ Sections

340-P/106	Proposed Sections/Building uses	1:500
340-P/140	Section AA	1:400
340-P/141	Section BB	1:400
340-P/150	Proposed Elevation/North West	1:400
340-P/151	Proposed Elevation/East	1:400
340-P/152	Proposed Elevation/South West	1:400
340-P/155	Detail Wall Section and Elevation Residential	1:40
340-P/156	Detail Wall Section and Elevation Penthouse	1:40
340-P/157	Detail Wall Section and Elevation	1:100

Detailed/ Lifetime Homes

340-P/160	Detailed Unit Layout/Type A	1:50
340-P/161	Detailed Unit Layout/Type B [Wheelchair Adaptable]	1:50
340-P/162	Detailed Unit Layout/Type B [Wheelchair Accessible]	1:50
340-P/163	Detailed Unit Layout/Type C	1:50
340-P/164	Detailed Unit Layout/Type E- Lower Floor	1:50
340-P/165	Detailed Unit Layout/Type E- Upper Floor	1:50
340-P/166	Detailed Unit Layout/Type F- Lower Floor	1:50
340-P/167	Detailed Unit Layout/Type F- Upper Floor	1:50
340-P/168	Detailed Unit Layout/Type K	1:50
340-P/169	Detailed Unit Layout/Type L	1:50
340-P/170	Detailed Unit Layout/Type N	1:50
340-P/171	Detailed Unit Layout/Type P Lower Floor	1:50
340-P/172	Detailed Unit Layout/Type P Upper Floor	1:50
340-P/173	Detailed Unit Layout/Type Q Lower Floor	1:50
340-P/174	Detailed Unit Layout/Type Q Upper Floor	1:50

External Works

340-P/180	Proposed External Works	1:100
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Reason

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

- 40** No development shall be commenced until plans at a scale of 1: 50 have been submitted to and approved in writing by the Local Planning Authority showing the detailed layout of all one bedroom flats demonstrating compliance with the Council's Residential Design Standards SPD 201.

Reason: To ensure a satisfactory standard of accommodation in accordance with Policy 3.5 of the London Plan 2011

Signed **Gary Rice**

Head of Development Management

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Regeneration and neighbourhoods, Planning & transport, Development management, PO Box 64529, London SE1P 5LX, or by email to planning.enquiries@southwark.gov.uk

checked by _____

UPRN: 200003374368

TP/1411-91

PLANNING PERMISSION WITH LEGAL AGREEMENT

LBS Registered Number: 09-AP-1940

Date of issue of this decision: 16/11/2011



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INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

- 1 At least 6 months before the occupation of the new buildings or units of accommodation hereby permitted you are advised that you must obtain the Council's approval for the numbering and naming of buildings and the naming of any new streets created by the development.
- 2 The planning permission granted includes alterations and amendments to areas of public highway which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), and Environment and Housing, Public Realm (chris.johnson@southwark.gov.uk/ 020 75252 2063) at least 4 months prior to any works commencing on the public highway.
- 3 You are advised that under Section 80 of the Building Act 1984 you are required to give the Council a minimum of 6 weeks notice of your intention to carry out any works of demolition of the whole or part of a building. You should submit your notice of intended demolition to the Council's *Building Control Service*. For further advice on submitting your notice and details of the few exemptions that apply please contact the Building Control Service by telephone on 020 7525 5500 or email at building.control@southwark.gov.uk.
- 4 The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
 1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.

Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.

- 5 You are reminded that the use hereby permitted falls within Class B1 of the Town and Country Planning (Use Classes) Order 1987 which is restricted to office, research and development, or light industrial activities (other than professional or financial services) that can be carried out without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 6 During demolition and construction on site:
 - The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site;
 - The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 0800 – 1800 Mondays-Fridays, 0800 -1300 Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority;
 - Vehicular access to adjoining and opposite premises shall not be impeded;
 - All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only;
 - No waste or other material shall be burnt on application site;
 - A barrier shall be constructed around the site, to be erected prior to demolition;
 - A suitable and sufficient means of suppressing dust must be provided and maintained.
- 7 The Archaeology Officer can, on request, provide an archaeological brief detailing the methodology of the archaeological programme and can also provide information on concerning archaeological organisations who work frequently within the Borough and who may be able to carry out the works.
- 8 Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling,

transport, treatment and disposal is subject to waste management legislation, which includes:

- i.) Duty of Care Regulations 1991
- ii.) Hazardous Waste (England and Wales) Regulations 2005
- iii.) Environmental Permitting (England & Wales) Regulations 2007

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a