
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 Patrick Maher Regent Land & Developments Ltd	Reg. Number	17/AP/4649
Application Type	Full Planning Application	Case Number	TP/2406-2
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing light industrial building and construction of a building ranging in height from 2 to 9 storeys comprising 915.5sqm of B1 commercial and employment space at ground and first floor levels and 33 residential flats over the second to eight floor levels, with 3 residential parking spaces accessed from Hatcham Road.

At: IBERIA HOUSE, 2 HATCHAM ROAD, LONDON SE15 1TW

In accordance with application received on 08/12/2017

and Applicant's Drawing Nos. Existing plans:

IBH-P001-S2-P0 - Site location Plan

Proposed Plans

IBH-P010-S2-P2 - Block Plan
 IBH-P100-S2-P5 - Ground Floor Plan
 IBH-P101-S2-P4 - First Floor Plan
 IBH-P102-S2-P4 - Second Floor Plan
 IBH-P103-S2-P3 - Third Floor Plan
 IBH-P104-S2-P3 - Fourth Floor Plan
 IBH-P105-S2-P3 - Fifth Floor Plan
 IBH-P106-S2-P3 - Sixth Floor Plan
 IBH-P107-S2-P3 - Seventh Floor Plan
 IBH-P108-S2-P3 - Eighth Floor Plan
 IBH-P110-S2-P2 - Roof Plan

Elevations:

IBH-P200-S2-P3 - South Elevations
 IBH-P201-S2-P3 - West Elevations
 IBH-P202-S2-P3 - North Elecation
 IBH-P203-S2-P3 - East Elevation
 IBH-P500-S2-P3 - South Elevation, Building Height

Sections :

IBH-P300-S2-P3 - Section AA
 IBH-P301-S2-P3 - Section BB
 IBH-P302-S2-P3 - Section CC

Design, heritage, trees, landscaping and archaeological documentation

- IBH-P603-S2-P0 - Design and Access Statement [dated December 2017, produced by Stephen Dacy Peter Smith Architects]
- Arboricultural Report [dated 06.11.2017, produced by DRYAD tree specialists]

Flood risk and drainage documentation

- Flood Risk Assessment & Drainage Strategy - [23.11.2017, produced by MLM Consulting Engineers Limited, reference JRC/618873/RA]

Environmental and sustainability information

- Daylight & Sunlight to Neighbouring Residential Properties [dated December 2017, produced by Right of Light Consulting]
- Daylight & Sunlight (within development) [dated December 2017, produced by Right of Light Consulting]
- Energy Statement' - [dated October 2017, produced by AJ Energy Consultants Limited]
- Air Quality Assessment' [dated 13.11.2017 produced by Accon UK]
- Noise Impact Assessment Report' [undated, produced by Hepworth Acoustics, reference p17-339-R01]

Transport documentation

- Transport Statement [dated November 2017, produced by COTTEE]

Other documentation

- IBH-DS-01-ZZ-SA-S-Z100 Accommodation Schedule rev: S2-10
- Planning Statement' [dated 07.12.2017, produced by Stephen Davy Peter Smith architects, reference 1633/PL/L04]
- Executive Summary To Affordable Housing Viability Assessment Report' - [dated 09.04.2018, produced by U.L.L Property]
- Affordable Housing Viability Assessment Report' - [dated February 2019, produced by U.L.L Property]

Subject to the following thirty-eight conditions:

Time limit for implementing this permission and the approved plans

- 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.

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

- 2 'GRAMPIAN' CONDITION - SECTION 278 WORKS

The Development (including any part of it) shall not be implemented prior to the Developer entering into an agreement, under Section 278 of the Highways Act, with the Local Highways Authority to carry out the highways works surrounding the site on Manor Grove and Ormside Street.

The Development (including any part of it) shall not be occupied until the approved Section 278 Highway Works have been completed to the reasonable satisfaction of the Director of Planning and the Highway Development Manager.

The Section 278 works shall comprise (but shall not necessarily be limited to):

Repaving the footway including new kerbing fronting the development on Manor Grove and Ormside Street;
Reconstructing the vehicle crossover on Ormside Street;
Constructing an inset parking bay; and
Providing access arrangements for refuse collection, such as a dropped kerb.

The development shall not be carried out otherwise than in accordance with this Section 278 Highways Agreement.

Reason:

To ensure that the proposal will deliver highway works to a satisfactory design quality and that will not compromise highway safety, in accordance with Saved Policies 3.12 (Quality in Design), 3.13 (Urban Design) and 5.2 (Transport Impacts) of the Southwark Plan 2007, and to ensure that the works are carried out with the agreement of, and to the relevant standards of, the Local Highways Authority.

- 3 BAT AND BIRD NESTING FEATURES

Details house sparrow bricks to be incorporated into the building design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the Class B1 and Class C3 premises hereby

granted permission.

The details shall include the exact location, specification and design of the habitats. The bricks shall be installed within the development prior to the first occupation of the development and strictly in accordance with the details so approved.

The sparrow bricks shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 5.10 (Urban Greening) and 7.19 (Biodiversity and Access to Nature) of the London Plan 2016; Strategic Policy 11 (Open Spaces and Wildlife) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

4 DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN (DEMP)

No works including demolition shall take place until a DEMP has been submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during any demolition works. The DEMP will include the following:

- A detailed specification of demolition works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate specific environmental impacts (e.g. 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 (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement the ICE Demolition Protocol and Southwark's Considerate Contractor Scheme;
- To follow all current best practice with regard to the management of outputs regarding noise and emission to air;
- Site traffic (routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.), and;
- Site waste Management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations etc.).

To follow current best practice, including 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 the London Mayor's Supplementary Planning Guidance relating to Non-Road Mobile Machinery (NRMM) and site registration (<http://nrmm.london/>);
- Relevant CIRIA practice notes, and;
- BRE practice notes.

All demolition work shall then be undertaken in strict accordance with the approved DEMP, unless otherwise agreed in advance, 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, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

- 5 a) Prior to the commencement of any development other than demolition works, a Phase 2 site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any

contamination on the site, whether or not it originates on the site.

b) In the event that contamination is present, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, buildings and other property and the natural and historical environment. The approved remediation scheme (if required) shall be implemented during the development works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted providing evidence that all works required by the remediation strategy have been completed.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 6 Before any work hereby authorised begins, excluding demolition, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

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

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 8 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. 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 The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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

9 BREEAM CERTIFICATION

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 shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards as set out in the preceding paragraph 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.

10 CYCLE STORAGE DETAILED DESIGN

Before any above grade work hereby authorised begins (excluding demolition) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

11 MATERIALS SAMPLES

Before any above grade works commence (excluding demolition), sample panels of all and external facing materials and surface finishes at the ground floor to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme 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.

12 FIT-OUT OF THE B1(C) FLOORSPACE TO A SPECIFICATION SUITABLE FOR B1 (C) USE

Before any work above grade hereby approved begins (excluding demolition), full particulars shall be submitted to and approved by the Local Planning Authority of a scheme showing that the parts of the commercial floorspace to be used for B1 (c) purposes will be fitted-out to an appropriate level for B1 (c) use. The particulars referred to in the preceding sentence shall include details of the mechanical and electrical fit-out of the units, heating and cooling provision, sprinklers, and if applicable the provision of kitchen and toilet facilities.

The development shall not be carried out otherwise than in accordance with any approval given.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case, as well as the need to ensure the commercial floorspace is attractive to and suitable for a range of businesses, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 1.2 (Strategic and Local Preferred Industrial Locations) of The Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the

13 BIODIVERSITY ROOFS

Before any above grade work hereby authorised begins (excluding demolition) details of the biodiversity roof(s), including a plan showing the full extent of the biodiversity roof to include areas of biodiversity roof beneath the photovoltaic array on the nine-storey element of the development, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);
laid out in accordance with agreed plans; and
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Strategic Policy 11 (Open Spaces and Wildlife) of the Core Strategy 2011; Policies 2.18 (Green Infrastructure), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening), and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan.

14 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

No above grade works shall take place (excluding demolition) until a CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, or developer and their contractor/s to commit to current best practice with regard to site management and use all best endeavours to minimise disturbances including, but not limited to, noise, vibration, dust, smoke and plant emissions emanating from the site during construction. The CEMP will include the following:

- A detailed specification of construction works including consideration of environmental impacts (noise, dust, emissions to air, lighting, waste) and the proposed remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts (e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site);
- Arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
- A commitment to adopt and implement of the 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.), and;
- Site waste Management (accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations etc.).

To follow current best construction practice, including 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 the London Mayor's Supplementary Planning Guidance relating to Non-Road Mobile Machinery (NRMM) and site registration (<http://nrmm.london/>);
- Relevant CIRIA practice notes, and;
- BRE practice notes.

All construction work shall then be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in advance, 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, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

15 YOUNG PEOPLE'S PLAY SPACE

Before any above grade work (excluding demolition) hereby authorised begins on any of part of the development (excluding public realm works on Manor Grove or Hatcham Road), the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and thereafter the space shall be retained for play purposes.

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

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with: the National Planning Policy Framework 2019 (in particular Chapters 5, 8, and 12); Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities) of the London Plan 2016; Strategic Policies 11 (Open Spaces and Wildlife) and 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

16 SECURED BY DESIGN

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

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: The National Planning Policy Framework 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.

17 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 The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

18 PROVISION AND RETENTION OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the commercial premises hereby permitted, the refuse storage arrangements for the commercial premises shown on the approved drawings shall be provided and made available for use by the occupiers of the commercial premises. These refuse storage facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Before the first occupation of any of the residential dwellings hereby permitted, the refuse storage arrangements for all residential premises shown on the approved drawings shall be provided and made available for use by the occupiers of the residential premises. These refuse storage facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site 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 Policy 3.7 (Waste Reduction) of The Southwark Plan 2007.

19 FIT-OUT OF THE COMMERCIAL PREMISES FOR CLASS B1 (C) USE: TO BE COMPLETED PRIOR TO OCCUPATION OF ANY DWELLING

None of the dwellings hereby approved shall be occupied until practical completion of the B1(c) fit-out of the commercial floorspace [the details of which are to be submitted to and approved by the Local Planning Authority, as required by a separate condition on this Decision Notice], unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring residential properties do not suffer a loss of amenity by reason of noise nuisance from fit-out works after the residential accommodation has been occupied, 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.

20 FLOOD EMERGENCY AND EVACUATION PLAN

As the site is at risk of flooding from a number of sources, a stand alone Flood Warning and Emergency Evacuation Plan shall be submitted to the Local Planning Authority for their approval (in consultation with Southwark's Emergency Planning department) before first occupation of the development hereby permitted. The plan shall state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan shall provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood.

The flood emergency and evacuation plan shall be implemented on first occupation and carried out in accordance with the approved details.

Reason:

To ensure future occupiers are made aware of the flood risk to this site within flood zone 3, and to ensure that occupants have a better opportunity to respond to flood events in the interests of saving valuable time should an event occur, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.9 (Water) of the Southwark Plan 2007.

21 Prior to occupation of the unit/s hereby approved, 2 disabled parking spaces as shown on the drawing/s referenced [XX] hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

22 COMPLIANCE WITH ENERGY STATEMENT

The development hereby permitted shall be carried out in accordance with the 'Energy Statement' [dated March 2018, produced by XCO2], unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To reduce carbon dioxide emissions as required by: the National Planning Policy Framework 2019; Policy 5.15 (Minimising Carbon Dioxide Emissions) of the London Plan 2016; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.3 (Sustainability and Energy Efficiency) of the Southwark Plan 2007.

- 23 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014

24 SERVICING HOURS

Any deliveries, unloading and loading to the commercial (Class B1) premises shall only take place between the following hours: 08:00 and 20:00 Monday to Friday, and; 10:00 and 16:00 on Saturdays, Sundays and Bank Holidays.

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: 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.

- 25 The development hereby permitted shall be carried out in accordance with the 'Noise Impact Assessment Report' [dated September 2018, produced by Hepworth Acoustics, reference P17-339-R01], and the mitigation measures it recommends, unless otherwise agreed in writing by the Local Planning Authority.

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 nearby activities, 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.

- 26 The development hereby permitted shall be carried out in accordance with the 'Air Quality Assessment' [dated 13 November 2017, produced by Accon UK ref A3094/AQ/001], and the mitigation measures it recommends, unless otherwise agreed in writing by the Local Planning Authority.

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 nearby activities, 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.

- 27 the Class B1 floorspace hereby approved shall be used solely for purposes falling within Class B1(c) (light industrial). All of the Class B1(c) floorspace shall be at the ground floor level of the development hereby approved, and shall be retained and used for Class B1(c) purposes for the lifetime of the development.

Reason:

To restrict the use of the premises to ensure the commercial floorspace accommodates a range of businesses, as well as to increase the range of jobs within the Borough by providing an appropriate mix of different types of employment space, in accordance with: the National Planning Policy Framework 2019, in particular Chapter 6 (Building a Strong, Competitive Economy); Policy 4.1 (Improving Opportunities for All) of the London Plan 2016; Strategic Policy 1.2 (Strategic and Local Preferred Industrial Locations) and Strategic Policy 10 (Jobs and Businesses) of the Southwark Core Strategy 2011, and; Saved Policy 1.1 (Access to Employment Opportunities) of the Southwark Plan 2007

- 28 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).Details of any external lighting (including

design, power and position of luminaries, and light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise in accordance with any such approval given. Prior to the external lighting being commissioned for use a validation report shall be submitted to the LPA for approval in writing.

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, and; Saved Policies 3.2 (Protection of Amenity) and 3.14 (Designing Out Crime) of the Southwark Plan 2007.

- 29 The development hereby permitted shall be carried out in accordance with the 'Energy Statement' [dated October 2017, produced by AJ Energy Consultants Limited] and addendum, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To reduce carbon dioxide emissions as required by: the National Planning Policy Framework 2019; Policy 5.15 (Minimising Carbon Dioxide Emissions) of the London Plan 2016; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.3 (Sustainability and Energy Efficiency) 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.

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: The National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.13 (Urban Design) of the Southwark Plan 2007.

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

Reason:

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

- 32 Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason:

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with Policy 7.14 (Improving Air Quality) of the London Plan 2016.

- 33 No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s].

Reason

To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework 2012, 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.

- 34 Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 50dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of BS EN ISO 140-4:1998. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

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

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

Living rooms- 35dB LAeq T_z

Dining room - 40 dB LAeq T_z

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

z - Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources, in accordance with: 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 4.2 (Quality of Residential Accommodation) of the Southwark Plan 2007.

- 36 No works except for demolition works shall commence until a Flood Resistance and Resilience Report has been submitted to and approved by the Local Planning Authority.
The details and recommended solutions contained within the Report should be proportionate and risk-based in terms of predicted flood risks to the planned development (including predicted levels for the years provided in EA Product 4)

Construction shall be carried out in line with the recommendations of the report.

Reason:

To minimise potential damage to property from flood events from the sources of flood risk to the site and provide more time for occupants to get to safety in a flood event, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.9 (Water) of the Southwark Plan 2007, and; the Southwark Strategic Flood Risk Assessment (2017).

- 37 Noise emitted from the premises shall not exceed [INSERT VALUE] dB(a) Leq 1hr, subject also to a overriding maximum peak level of [INSERT VALUE] dB(a), as measured on the [INSERT DETAILS] boundary(ies) of the site between [INSERT TIME] and [INSERT TIME] hours Monday to [INSERT DAY] or [INSERT VALUE] dB(a) at any other time.

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

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

Living rooms- 35dB LAeq T_z

Dining room - 40 dB LAeq T_z

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

z - Daytime 16 hours between 07:00-23:00.

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 the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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

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

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core

Statement of positive and proactive action in dealing with the application

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

The pre-application service was used for this application and the advice given was followed.

The application was validated promptly.

The applicant was advised of amendments needed to make the proposed development, in the view of officers, acceptable. The applicant made the requested amendments.