

**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

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	Ms Pippa Krishnan London Borough of Southwark	Reg. Number	19/AP/1275
Application Type	Full Planning Application	Case Number	TP/M2022
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches

At: BURGESS PARK COMMUNITY SPORTS GROUND, BURGESS PARK COMMUNITY SPORT PAVILION,
COBOURG ROAD, LONDON, SE5 0JB

In accordance with application received on 01/05/2019

and Applicant's Drawing Nos.

5193_152 REV A Site Location Plan

P001 REV A EXISTING LOCATION PLAN
P002 REV A EXISTING SITE PLAN

5193_150 REV F Proposed Site and Context Plan
5193_151 REV F Existing Aerial Site Plan with Proposals Overlaid

5193_201 REV E Proposed Hard Landscaping 1 of 2 (West)
5193_202 REV E Proposed Hard Landscaping 2 of 2 (East)
5193_301 REV E Proposed Soft Landscaping 1 of 2 (West)
5193_302 REV E Proposed Soft Landscaping 2 of 2 (East)
5193_401 REV A Proposed Spectator Mound Sections

18-0822 00 REV 03 Proposed AGPs Layout
18-0822 01 REV 02 Artificial Grass Pitch Elevations
18-0822 03 REV 02 AGPs Above Ground Elevations
18-0822 04 REV 02 AGPs Floodlights

P 005 Proposed Ground Floor Plan (Sports Centre Building)
P 006 Proposed Roof Plan (Sports Centre Building)
P 007 REV A Proposed Elevations (Sports Centre Building)
P 008 Proposed Sections (Sports Centre Building)

25052-HM-SK-MS-1000 REV 01 PROPOSED MECHANICAL SERVICES - HVAC DISTRIBUTION - DRAFT
25052-HM-SK-MS-1001 REV SK MECHANICAL SERVICES - VENTILATION LAYOUT DRAFT
25052-HM-SK-MS-1002 REV SK MECHANICAL SERVICES - HEATING, COOLING AND HOT WATER

Design and Access Statement Rev B

BREEAM Approach Report REF.: 24071-RP-SU-001 DATED 13/02/2018

Bat Survey REF.: SE1920-791 VERSION V.01 DATED Sept' 2019

Bat Survey REF.: ASW/LBSW/045/20/2016 DATED AUGUST 2016

Arboricultural Impact Assessment and Appendices I, II & III 138535/PRO/REV 2 DATED 12/03/2019

A Ground Soil Investigation Report ref STQ434-GO1 by Soiltechnics Limited

Noise Impact Assessment REF.: 7022/ALM/DO DATED FEBRUARY 2018

Flood Risk Assessment REF.: 320/02 DATED OCT' 2018

Building Inspection Report - Heating and Hot Service Review REV 02 DATED SEPT' 2015

Preliminary Unexploded Ordnance REF: P2067
Structural Survey REF: CH/2414 D ATED 18/03/2016
Utilities Statement REF. 4000585 DATED 25/09/2017

Subject to the following eight conditions:

Time limit for implementing this permission and the approved plans

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

5193_150 REV F Proposed Site and Context Plan
5193_151 REV F Existing Aerial Site Plan with Proposals Overlaid

5193_201 REV E Proposed Hard Landscaping 1 of 2 (West)
5193_202 REV E Proposed Hard Landscaping 2 of 2 (East)
5193_301 REV E Proposed Soft Landscaping 1 of 2 (West)
5193_302 REV E Proposed Soft Landscaping 2 of 2 (East)
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25052-HM-SK-MS-1001 REV SK MECHANICAL SERVICES - VENTILATION LAYOUT DRAFT
25052-HM-SK-MS-1002 REV SK MECHANICAL SERVICES - HEATING, COOLING AND HOT WATER

BREEAM Approach Report REF.: 24071-RP-SU-001 DATED 13/02/2018
Bat Survey REF.: SE1920-791 VERSION V.01 DATED Sept' 2019

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

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

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

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

3. Prior to works commencing, full details of planting of 40 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times and take the recommendations of the approved document 'Bat Activity Assessment' prepared by Simlaw Ecology (project ref.: SE1920-791 Version 01 dated 3/09/2019). Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason:
To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in

accordance with The National Planning Policy Framework 2019 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.

- 4 Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
 - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 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.

5. a) Prior to the commencement of any development, further site investigations shall be carried out as recommended by A Ground Soil Investigation Report ref STQ434-GO1 by Soiltechnics Limited, dated May 2018. This investigation shall help to inform the requirement of a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment that shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- c) In the event that 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 offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

6. The development hereby approved by this permission shall not begin until the applicant has entered into a S278 agreement to complete the following works:
- Introduction of a raised table across the junction of Loncroft Road with Coburg
 - Introduction of a raised crossing on Coburg Road linking the proposal and the Burgess Park community sports pitches.
 - Introduction of Single Yellow lines to restrict parking between the two raised tables.
 - The removal of parking bays on Cobourg Road from the junction of Loncroft going south for approximately 75m on either side of the road.
 - Provision of cycle parking

The occupation of the development shall not begin until those works have been completed.

Reason

To ensure that the development enhances the street scene of the area, is of high quality design and has good access arrangements in accordance with The National Planning Policy Framework 2019, Strategic Policies 2 Sustainable Transport and 12 Design and Conservation of the Core Strategy 2011 and saved policies 3.12 Quality in design, 3.13 Urban design, 5.2 Transport impacts and 5.3 walking and cycling of the Southwark Plan 2007

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.

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

8. 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) and which shall have been informed by the recommendations set out in section 5 of the approved document 'Bat Activity Assessment' prepared by Simlaw Ecology (project ref.: SE1920-791 Version 01 dated 3/09/2019) shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

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

9. Before any above grade work hereby authorised begins, details of security measures 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.

10. Prior to above grade works the applicant shall submit details, including to-scale elevations, of the acoustic barrier located along Loncroft Road that has been approved in principle by this planning permission.

Reason

In the interests of the protection of the amenity of the nearby occupiers on Loncroft Road in accordance with saved Southwark Plan policy 3.2 'Protection of amenity' and Core Strategy Strategic Policy 12 'Design and conservation' and 13 'High environmental standards' and the National Planning Policy Framework 2019.

Pre-occupation condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with prior to occupation of the development.

11. (a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum level of 'Good' rating (by way of an overall score of at least 58% and achieving credits to a level equivalent to 'Very Good' in categories except 'ecology,' as detailed as being achievable in the approved 'Proposed BREEAM Approach' dated 13/02/2018 ref.:24071-RP-SU-001) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- (b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

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

12. Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2019, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts 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.

13. Any external lighting system installed at the development shall comply with the limits outlined in the following tables

Environmental Lighting Zones			
Zone	Surrounding	Lighting Environment	Example
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty, etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

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Light Limitations for Exterior Lighting Installations						
Environmental Zone	Sky Glow ULR [Max %] (1)	Light Intrusion (into Windows) Ev [lux] (2)		Luminaire Intensity I [candelas] (3)		Building Luminance Pre-curfew (4)
		Pre-curfew (5)	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m2]
E0	0	0	0	0	0	0
E1	0	2	0 (1*) (6)	2,500	0	0
E2	2.5	5	1	7,500	500	5
E3	5	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

1. ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux that goes directly into the sky.
2. Ev = Vertical Illuminance in Lux - measured flat on the glazing at the centre of the window.
3. I = Light Intensity in Candelas (cd)
4. L = Luminance in Candelas per Square Metre (cd/m2)
5. Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.
6. * Permitted only from public road lighting installations

Full details can be found by using this link <https://www.theilp.org.uk/documents/obtrusive-light/>

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.

14. The kitchen extraction system shall be designed to ensure the ventilation rate is adequate for the size of the area to be ventilated, that the exhaust air is adequately filtered and that exhaust air has a minimum residence time in the carbon filter bank of 0.1s. All components of the extraction system shall be cleaned, serviced, maintained and replaced fully in accordance with manufacturer's recommendations.

Reason

In order to ensure that that any installed kitchen extraction system will not cause a loss of amenity by reason of odour or fume, 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. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the approved drawing P005 of planning application 19/AP/1275 and made available for use by the occupiers of the dwellings/premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site 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 201 and Saved

Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

16. Breathable roofing membrane should not be used in any approved roofing in the event pitched roofs or hanging tiles are utilised. Bitumen roofing felt must be used where roof lining is required in construction.

Reason

To ensure adequate prevention of harm to biodiversity (entanglement of bats) within the roof structures of building, in accordance with saved Southwark Plan policy 3.28 'Biodiversity' and Core Strategy Strategic Policy 11 'Open spaces and wild life' and 13 'High Environmental Standards' and the National Planning Policy Framework 2019.

17. 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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with 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).

18. The use hereby permitted for the artificial grass pitches shall not be carried on outside of the hours 09.30 to 22.00 on Monday to Friday or 09.30 to 20.00 on Saturdays, Sundays and Bank Holidays.

Reason

To safeguard the amenities of neighbouring residential properties 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.

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.

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