

## 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.

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<b>Applicant</b>	University Of The Arts London And Hollybrook Limited	<b>Reg. Number</b>	19/AP/2087
<b>Application Type Recommendation</b>	Major application	<b>Case Number</b>	2748-K

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### Draft of Decision Notice

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**for the following development:**

Redevelopment of site comprising the demolition of existing building and erection of two buildings at four and six storeys in height. The application scheme will provide a 753 sqm creative Digital Hub workspace (Class B1/D1) and student accommodation incorporating 393 student bedrooms and associated communal facilities. The scheme includes highway improvements, landscaping, blue badge car parking, and cycle parking spaces for students and visitors.

Eagle Wharf 90-96 Peckham Hill Street London SE15 5JT

**In accordance with application received on 18 June 2019**

**and Applicant's Drawing Nos.:**

Existing Plans

- P02 – SIITE PLAN EXISTING – dated 24th May 2019
- P03 – EXISTING WEST (PARK) SITE ELEVATION – dated 24th May 2019
- P04 – EXISTING EAST (COURTYARD) ELEVATION – dated 24th May 2019
- P05 – PECKHAM HILL STREET ELEVATION EXISTING – dated 24th May 2019
- P06 – EXISTING SITE SECTIONS – dated 24th May 2019
- P07 – EXISTING WEST ELEVATION – dated 24th May 2019
- P08 – EXISTING NORTH ELEVATION – dated 24th May 2019
- P09 – EXISTING EAST ELEVATION – dated 24th May 2019
- P10 – EXISTING SOUTH ELEVATION – dated 24th May 2019
- P11 – PECKHAM HILL STREET ELEVATION EXISTING – dated 24th May 2019
- P12 – PECKHAM HILL STREET EXISTING COURTYARD ELEVATION – dated 24th May 2019

Proposed Plans

- P01 – SITE LOCATION PLAN – dated 24th May 2019
- P13 – SITE PLAN PROPOSED – dated 24th May 2019
- P14 – PROPOSED WEST (PARK) SITE ELEVATION – dated 24th May 2019
- P15 – PROPOSED EAST (COURTYARD) SITE ELEVATION – dated 24th May 2019
- P16 – PECKHAM HILL STREET SITE ELEVATION PROPOSED – dated 24th May 2019
- P17 – PROPOSED SITE SECTIONS – dated 24th May 2019
- P18 – WEST ELEVATION OF STUDENT ACCOMMODATION – dated 24th May 2019
- P19 – PROPOSED NORTH ELEVATION – dated 24th May 2019

P20 – REAR (EAST) ELEVATION OF STUDENT ACCOMMODATION – dated 24th May 2019  
P21 – PROPOSED SOUTH ELEVATION – dated 24th May 2019  
P22 – STREET BUILDING PROPOSED EAST (PECKHAM HILL STREET) ELEVATION – dated 24th May 2019  
P23 – STREET BUILDING PROPOSED WEST (COURTYARD) ELEVATION AND ROUTE ELEVATIONS – dated 24th May 2019  
P24 – PROPOSED SECTION AA ENTRANCE COURTYARD – dated 24th May 2019  
P25 – PROPOSED SECTION BB POSTGRADUATE COURTYARD – dated 24th May 2019  
P26 – PROPOSED BAY STUDY 1 - PARK BUILDING WEST (PARK) ELEVATION – dated 24th May 2019  
P27 – PROPOSED BAY STUDY 2 - PARK BUILDING, NORTH ELEVATION – dated 24th May 2019  
P28 – BAY STUDY 3 - PECKHAM HILL STREET BUILDING – dated 24th May 2019  
P29 – PROPOSED GROUND FLOOR PLAN – dated 24th May 2019  
P30 – PROPOSED FIRST FLOOR PLAN – dated 24th May 2019  
P31 – PROPOSED SECOND FLOOR PLAN – dated 24th May 2019  
P32 – PROPOSED THIRD FLOOR PLAN – dated 24th May 2019  
P33 – PROPOSED FOURTH FLOOR PLAN – dated 24th May 2019  
P34 – PROPOSED FIFTH FLOOR PLAN – dated 24th May 2019  
P35 – PROPOSED ROOF FLOOR PLAN – dated 24th May 2019  
P36 – PROPOSED ROOM TYPES SHEET 1 – dated 24th May 2019  
P37 – PROPOSED ROOM TYPES SHEET 2 – dated 24th May 2019

#### Other Documents

Design and Access Statement (dated May 2019) – prepared by Stephen Marshall Architects  
Planning Statement (dated 14.06.2019) – prepared by Rolfe Judd Planning  
Landscape and Public Realm Strategy (dated May 2019) – prepared by Townshend Landscape Architects  
Preliminary Bat & Walkover Survey (dated 05.06.2019) – prepared by 4 Acre Ecology  
Daylight and Sunlight Report (dated 29th May 2019) – prepared by Lumina  
Transport Assessment (dated May 2019) – prepared by Caneparo Associates  
Heritage Statement (dated 30.05.2019) – prepared by MOLA  
Student Travel Plan (dated May 2019) – prepared by Caneparo Associates  
Construction Management Plan (dated May 2019) – prepared by Hollybrook  
Historic Environment Assessment (dated May 2019) (Archaeology) – prepared by MOLA  
Environmental Noise Assessment (dated 31.05.2019) – prepared by Paragon Acoustic Consultants  
Engagement Summary (dated June 2019) – prepared by KANDA  
Statement of Community Involvement (dated June 2019) – prepared by KANDA  
Tree Survey and Impact Assessment (dated May 2019) – prepared by Keen Consultants  
Tree Constraints Plan – drawing no 1073-KC-XX-YTREE-TCP01RevD – prepared by Keen Consultants  
Tree Protection Plan – drawing no 1073-KC-XX-YTREE-TPP01RevB – prepared by Keen Consultants  
Geo-environmental and Geotechnical Interpretative Report and Remediation Method Statement (dated April 2019) – prepared by CGL  
Energy Statement (dated May 2019) – prepared by Max Fordham  
Sustainability Statement (dated May 2019) – prepared by Max Fordham  
BREEAM tracker – Construction Scoresheet – prepared by Max Fordham  
Financial Viability Assessment Executive Summary (dated 30th May 2019) – prepared by Montagu Evans  
Air Quality Assessment (dated June 2019) – prepared by WYG  
The role of the UAL Digital Hub – prepared by Ramidus Consulting Ltd (7 June 2019)  
UAL Student Accommodation Management Plan (dated June 2019) – prepared by University of the Arts London  
CIL Additional Information Form (dated 13.01.2020) – completed by Rolfe Judd Planning  
Bat Activity Surveys (dated 01.06.2020) – prepared by 4 Acre Ecology Limited  
Delivery & Servicing Plan (dated May 2020) prepared by Caneparo Associates

Transport Issues letter (dated 19.05.2020) summarising agreed points – prepared by Caneparo Associates  
 Flood Risk Assessment & Drainage Strategy 3rd Issue(dated June 2019) – prepared by Mayer Brown  
 Overshadowing study – dated June 2020

Conditions:

Permission is subject to the following Approved Plans Condition:

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

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

P23 STREET BUILDING PROPOSED	Plans - Proposed		10.07.2019
P24 PROPOSED SECTION AA ENTR	Plans - Proposed		10.07.2019
P25 PROPOSED SECTION BB POST	Plans - Proposed		10.07.2019
P26 PROPOSED BAY STUDY 1 PAR	Plans - Proposed		10.07.2019
P27 PROPOSED BAY STUDY 2 PAR	Plans - Proposed		10.07.2019
P28 BAY STUDY 3 PECKHAM HILL	Plans - Proposed		10.07.2019
P29 PROPOSED GROUND FLOOR PL	Plans - Proposed		10.07.2019
P30 PROPOSED FIRST FLOOR PLA	Plans - Proposed		10.07.2019
P31 PROPOSED SECOND FLOOR PL	Plans - Proposed		10.07.2019
P32 PROPOSED THIRD FLOOR PLA	Plans - Proposed		10.07.2019
P33 PROPOSED			

FOURTH FLOOR PL	Plans - Proposed	10.07.2019
P34 PROPOSED FIFTH FLOOR PLA	Plans - Proposed	10.07.2019
P35 PROPOSED ROOF PLAN	Plans - Proposed	10.07.2019
P36 PROPOSED ROOM TYPES SHEE	Plans - Proposed	10.07.2019
P37 PROPOSED ROOM TYPES SHEE	Plans - Proposed	10.07.2019
P38 SUBSTATION Plans - Proposed 15.05.2020		
P15 PROPOSED EAST (COURTYARD	Plans - Proposed	10.07.2019
P16 PECKHAM HILL STREET SITE	Plans - Proposed	10.07.2019
P17 PROPOSED SITE SECTIONS	Plans - Proposed	10.07.2019
P18 WEST ELEVATION OF STUDEN	Plans - Proposed	10.07.2019
P19 PROPOSED NORTH ELEVATION	Plans - Proposed	10.07.2019
P20 REAR (EAST) ELEVATION OF	Plans - Proposed	10.07.2019
P21 PROPOSED SOUTH ELEVATION	Plans - Proposed	10.07.2019
P22 STREET BUILDING PROPOSED	Plans - Proposed	10.07.2019
003 PEDESRTRIAN VISIBILITY SPLAY 2M X		

2M	Plans – Proposed	
P14		
PROPOSED		
WEST (PARK)		
SIT	Plans - Proposed	10.07.2019
P13	Site location plan	10.07.2019

## 2. Time limit condition

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.

## 3. Pre-commencement condition

Archaeological Mitigation

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

Reason

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

## 4. Pre-commencement condition

Archaeological Foundation Design

Before any work hereby authorised begins, 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

## 5. Pre-commencement condition

Prior to works commencing, including any demolition, an Arboricultural Method Statement 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.

### **6. Pre-commencement condition**

#### CONSTRUCTION MANAGEMENT PLAN

Prior to works commencing, including any demolition, a construction management plan including continuous monitoring of noise and dust emissions at positions shall be submitted to and approved in writing by the Local Planning Authority. The measures for the control of construction impacts listed in the Air Quality Assessment by WYG, ref. A109922, June 2019, shall be included as if part of the Construction Management Plan.

#### Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in 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 Framework 2012.

### **7. Above grade condition**

Prior to the commencement of above grade works a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The lighting specification shall use LED's (at 3 lux), a spectrum 80% amber and 20% white with a clear view, no UV, horizontal light spread shall less than 70° and a timer.

#### Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and to ensure that appropriate lighting is in place next to the SINC.

## **8. Above grade condition**

### DETAILED DRAWINGS

Prior to the commencement of above grade works, detailed drawings and section drawings at a scale of at least 1:10 through:

- the facades;
- parapets; and
- heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved 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 as to the quality of the design and details in accordance with saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

## **9. Above grade condition**

### MATERIAL SAMPLES

Prior to the commencement of above grade works a 1sqm sample panel of brickwork and all facing and roofing materials 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 the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

## **10. Above grade condition**

### CYCLE STORAGE DETAILS

Prior to the commencement of above grade works, details (1:50 scale drawings, technical specification and product information sheets) of the facilities to be provided for the secure storage of cycles for residents and staff, and the facilities for the storage of visitor cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, such facilities 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:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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 . Above grade condition**

## HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Reason:

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

### **12 . Above grade condition**

#### DETAILS OF THE MEANS OF ENCLOSURE

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries 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 the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

### **13. Above grade condition**

#### ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.



#### **14. Above grade condition**

Before any above grade work hereby authorised begins details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 6 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Swift nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

#### **15. Above grade condition**

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

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

#### **16. Pre-Occupation condition**

Prior to first occupation of the building hereby approved details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 6 sparrow terraces and 6 bat boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / terraces shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / terraces shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and the Local Planning Authority agreeing the submitted plans, and once the nest/roost

features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

#### **17. Pre-Occupation condition**

##### **REFUSE COLLECTION**

Prior to first occupation of the buildings hereby approved, details of the refuse collection arrangements for both the B1/D1 use Digital Hub and the sui generis student accommodation shall be submitted to and approved by the Local Planning Authority. The development shall be operated in accordance with the approved collection arrangements for the duration of the development. The refuse storage shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the premises prior to the first occupation of the building. 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 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007.

#### **18. Pre-Occupation condition**

##### **STUDENT TRAVEL PLAN AND DETAILED TRANSPORT METHODS SURVEY**

a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Student Travel Plan 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.

b) At the start of the second year of operation of the approved Student Travel Plan, 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 shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: the National Planning Policy Framework 2019, Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

#### **19. Compliance condition**

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

Bedrooms - 35dB LAeq T†, 30 dB LAeq T\*, 45dB LAFmax T \*

Living rooms- 35dB LAeq T †

Dining room - 40 dB LAeq T †

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

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

Note that the above may be achieved by following the recommendations contained in the submitted report by Paragon Acoustic Consultants, ref. 20190531\_4253\_ENA01, May 2019.

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 strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

## 20. Compliance condition

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 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).

## 21. Compliance condition

### DRAINAGE STRATEGY

The development shall be constructed in accordance with the Flood Risk Assessment and Drainage Strategy (prepared by Mayer Brown, dated June 2019), unless an alternative drainage strategy is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the development includes sufficient sustainable urban drainage measures 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).

## 22. Compliance condition

### ENERGY STATEMENT

The development shall be constructed in accordance with the energy efficiency measures, CHP, mechanical ventilation with heat recovery system and provision of photovoltaic panels to achieve a minimum 35% reduction in carbon dioxide emissions as detailed in the Energy Statement and Sustainability Statement by Max Fordham (dated May 2019), unless an alternative energy assessment is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2019), Policy 5.2 of the London Plan (2016), 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).

## 23. Compliance condition

#### ROOFS TO BE USED ONLY IN EMERGENCY

The roofs of the buildings hereby permitted shall not be used outside the terrace areas annotated on the approved drawings shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

#### Reason:

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area 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).

#### 24. Compliance condition

##### SHOWERING FACILITIES

The showering facilities for staff cycling to the site hereby approved shall be retained and the space used for no other purpose.

#### 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: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the Southwark Plan 2007.

#### 25. Compliance condition

##### GATES ON WESTERN BOUNDARY TO BE USED ONLY IN FIRE EMERGENCY

The gates to be provided in the western elevation, along the boundary with the Surrey Canal, shall not be used other than for purposes as an exit in the case of fire emergency and shall not be used as a general means of access into and/or exit from the building/site by users of the building/site.

#### Reason:

In order to safeguard the amenity of nearby residents from potential noise nuisance associated with persons using these doors as a general means of access to and exit from the building in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

#### 26. Compliance condition

##### HOURS OF USE

The B1/D1 use for "The Digital Hub" on the ground floor of the development hereby permitted shall not be carried on outside of the hours of 07:00 and 22:00 on Monday to Fridays and between 09:00 and 17:00 on Saturdays.

#### 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.

#### 27. Compliance condition

## RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

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.

### **28. Special condition**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA. Post development, a verification report shall be submitted that confirms the conditions found during works and demonstrating the site is suitable and safe for the developed use, controlled waters and the wider environment.

Reason:

There is a potential for unexpected contamination to be identified during development ground works. The Environmental Protection Team shall be consulted should any contamination

### **29. Special condition**

#### BREEAM REPORT AND POST CONSTRUCTION REVIEW

a. Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed BREEAM Standards.

b. Within six months of first occupation of the development 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 BREEAM standards 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

### **30. Special condition**

#### Archaeology Reporting Site Work

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be

submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

#### Reason

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

#### Informatives

1.

The Council's Parks and Cemeteries Team raised concerns that tree protection plans show hoarding and ground protection outside of the development site, on park land. Explicit permission from the parks service would be required under a licence for such proposals. They also advise that if any parks land is temporarily required to facilitate this development e.g. scaffold/hoarding etc. a licence shall be required from the Parks Service to permit any access. No access shall be permitted on council land without prior agreement with the Parks Service.

2.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), [www.southwark.gov.uk/ssdm](http://www.southwark.gov.uk/ssdm).

The applicant will be required to enter into an s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

3.

The signage shown on the approved plans is only indicative and an application for advertisement consent would be required prior to installation of any signage, unless it is permitted under express consent.

4.

The development would be served by the existing combined sewer in Bonar Road for both foul and surface water drainage. The application should make Section 106 application to Thames Water at the detailed design stage in order to gain consent to connect to the public sewer.

5.

The applicant needs to obtain Listed Building Consent for the associated application for Listed Building Consent (20/AP/1259) for the abutting and underpinning of 98 Peckham Hill Street before commencing works to the front block.