

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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| Applicant | London School of Economics And Hollybrook Limited | Reg. Number | 20/AP/0039 |
| Application Type Recommendation | Major application | Case Number | XXX-X |

Draft of Decision Notice

for the following development:

Demolition of the existing building and erection of a new mixed use building of up to 15 storeys (plus lower ground and basement) (51.525m AOD) to provide a Halls of Residence for the London School of Economics and Political Science consisting of 676 student rooms, replacement commercial floorspace of 2,375sqm consisting of 1190sqm of B1c, and 1,185sqm of flexible B1c/D1/A3 Use as a Creative Commercial Centre that includes University related community uses, a community café; and new areas of public realm.

Bianca Warehouse, 43 Glengall Road London SE15 6NF

In accordance with application received on 8 January 2020

and Applicant's Drawing Nos.:

Existing Plans

- P02 – SIITE PLAN EXISTING – dated 13 December 2019
- P03 – EXISTING SITE ELEVATION SOUTH (BIANCA ROAD) – dated 4th February 2020
- P04 – EXISTING SOUTH ELEVATION BIANCA ROAD– dated 4th February 2020
- P05 – EXISTING WEST ELEVATION GLENGALL ROAD – dated 4th February 2020
- P06 – EXISTING NORTH ELEVATION – dated 4th February 2020
- P07 – EXISTING LONG SECTION – dated 4th February 2020
- P08 – EXISTING CROSS SECTION – dated 4th February 2020

Proposed Plans

- P01 – LOCATION PLAN – dated 13 December 2019
- P09 REV A – PROPOSED SITE PLAN – dated 7 May 2020
- P10 – PROPOSED SITE ELEVATION SOUTH (BIANCA ROAD) – dated 13 December 2019
- P11 – PROPOSED SITE ELEVATION WEST (GLENGALL ROAD) – dated 13 December 2019
- P12 – PROPOSED SITE ELEVATION NORTH– dated 13 December 2019
- P13 – PROPOSED SOUTH ELEVATION BIANCA ROAD – dated 13 December 2019
- P14 – PROPOSED WEST ELEVATION GLENGALL ROAD – dated 13 December 2019
- P15 – PROPOSED NORTH ELEVATION – dated 13 December 2019
- P16 – PROPOSED EAST ELEVATION – dated 13 December 2019
- P17 – LONG SECTION AA – dated 13 December 2019
- P18 Rev A – LONG SECTION BB – dated 28 May 2020
- P19 Rev A – LONG SECTION CC – dated 28 May 2020
- P20 – CROSS SECTION DD – dated 13 December 2019
- P21 – CROSS SECTION EE – dated 13 December 2019

P22 – CROSS SECTION FF – dated 13 December 2019
P23 – CROSS SECTION GG – dated 13 December 2019
P24 – PROPOSED BAY STUDY 1 – PROJECTING KITCHEN FACING BIANCA ROAD – dated 13 December 2019
P25 – PROPOSED BAY STUDY 2 – EMPLOYMENT SPACE ENTRANCE TO BIANCA ROAD – dated 13 December 2019
P26 – PROPOSED BAY STUDY 3 – COMMON ROOM TERRACE FACING BURGESS PARK – dated 13 December 2019
P27 – BASEMENT PLAN – dated 13 December 2019
P28 REV B – LOWER GROUND FLOOR PLAN – dated 28 May 2020
P29 REV B – UPPER GROUND FLOOR PLAN – dated 28 May 2020
P30 REV A – 1ST FLOOR PLAN – dated 7 May 2020
P31 REV A – 2ND TO 3RD FLOOR PLANS – dated 7 May 2020
P32 REV A – 4TH FLOOR PLAN – dated 7 May 2020
P33 REV A – 5TH FLOOR PLAN – dated 7 May 2020
P34 REV A – 6TH FLOOR PLAN – dated 7 May 2020
P35 REV A – 7TH FLOOR PLAN – dated 7 May 2020
P36 REV A – 8TH FLOOR PLAN – dated 7 May 2020
P37 REV A – 9TH FLOOR PLAN – dated 7 May 2020
P38 REV A – 10TH FLOOR PLAN – dated 7 May 2020
P39 REV A – 11TH FLOOR PLAN – dated 7 May 2020
P40 REV A – 12TH FLOOR PLAN – dated 7 May 2020
P41 REV A – 13TH FLOOR PLAN – dated 7 May 2020
P42 REV A – 14TH FLOOR PLAN – dated 7 May 2020
P43 REV A – ROOF PLAN – dated 7 May 2020
P44 – TYPICAL ENSUITE ROOM – dated 13 December 2019
P45 – TYPICAL ACCESSIBLE STUDIO – dated 13 December 2019
P46 – TYPICAL PROJECTING CLUSTER KITCHEN – dated 13 December 2019
P47 – TYPICAL RECESSED CLUSTED KITCHEN – dated 13 December 2019
P48 – ACCOMMODATION SCHEDULE – dated 13 December 2019

Other Documents

Planning Application Form (dated 23 December 2019) – completed by Rolfe Judd Planning
CIL Additional Information Form (dated 20 December 2019) – completed by Rolfe Judd Planning
Design and Access Statement (dated December 2019) – prepared by Stephen Marshall Architects
Planning Statement (dated December 2019) – prepared by Rolfe Judd Planning
Landscape Design Statement (dated November 2019) – prepared by Fabrik
Daylight and Sunlight Report (dated 27 November 2019) – prepared by Lumina
Addendum Daylight and Sunlight Report (dated 31 January 2020) – prepared by Lumina
Flood Risk Assessment & Drainage Strategy (including SUDS Pro Forma) (3rd Issue – dated May 2020) – prepared by Mayer Brown
Revised Transport Assessment (dated May 2020) – prepared by Caneparo Associates
Geotechnical and Geoenvironmental Interpretative Report Revision 1 (Contamination) (dated December 2019) – prepared by CGL
Preliminary Bat & Walkover Survey (dated 12 December 2019) – prepared by 4 Acre Ecology
Energy Statement (including Overheating Assessment) (Revision 4 dated 18 May 2020) – prepared by Hoare Lea
Sustainability Statement (including BREEAM Pre-Assessment) (dated 10 December 2019) – prepared by Hoare Lea
Student Travel Plan (dated December 2019) – prepared by Caneparo Associates
Delivery & Servicing Plan (dated December 2019) – prepared by Caneparo Associates
Environmental Noise Assessment (dated 13 December 2019) – prepared by Paragon Acoustics
Tree Survey & Impact Assessment Rev B (dated December 2019) – prepared by Keen Consultants
TREE PROTECTION PLAN – drawing number 1308-KC-XX-YTREE-TPP01RevA – dated October 2019
TREE CONSTRAINTS PLAN – drawing number 1308-KC-XX-YTREE-TCP01RevA – dated July 2019

Statement of Community Involvement (dated December 2019) – prepared by Kanda
 Engagement Summary (Development Consultation Charter) – prepared by Kanda
 Historic Environment Assessment (Archaeology) (dated November 2019) – prepared by MOLA
 Air Quality Assessment (dated January 2019) – prepared by Air Quality Consultants
 Construction Management Plan (dated 20 December 2019) – prepared by Hollybrook
 LSE Student Accommodation Management Plan (dated December 2019) – prepared by LSE
 Financial Viability Appraisal Executive Summary (dated 29 January 2020) – prepared by Montagu
 Evans
 AVR Images (Verified Views) (dated 25 November 2019) – prepared by Rockhunter
 Letter from LSE regarding proposed use of the development (dated 19 December 2019) – prepared
 by LSE
 Fire Safety Statement – prepared by Hoare Lea (12 March 2020)
 Response to waste comments (submitted 2 March 2020) – prepared by Rolfe Judd Planning

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:

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| P10 PROPOSED SITE ELEVATION SOUTH (BIANCA ROAD) | Plans - Proposed | | 13.12.2019 |
| P11 PROPOSED SITE ELEVATION WEST (GLENGALL ROAD) | Plans - Proposed | | 13.12.2019 |
| P12 PROPOSED SITE ELEVATION NORTH | Plans - Proposed | | 13.12.2019 |
| P13 PROPOSED SOUTH ELEVATION BIANCA ROAD | Plans - Proposed | | 13.12.2019 |
| P14 PROPOSED WEST ELEVATION GLENGALL ROAD | Plans - Proposed | | 13.12.2019 |
| P15 PROPOSED NORTH ELEVATION | Plans - Proposed | | 13.12.2020 |
| P16 PROPOSED EAST ELEVATION | Plans - Proposed | | 13.12.2019 |
| P17 LONG SECTION AA | Plans - Proposed | | 13.12.2019 |
| P18 REV A LONG SECTION BB | Plans - Proposed | | 28.05.2020 |
| P19 REV A | | | |

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| LONG SECTION CC | Plans - Proposed | 28.05.2020 |
| P20 CROSS SECTION DD | Plans - Proposed | 13.12.2019 |
| P21 CROSS SECTION EE | Plans - Proposed | 13.12.2019 |
| P22 CROSS SECTION FF | Plans - Proposed | 13.12.2019 |
| P23 CROSS SECTION GG | Plans - Proposed | 13.12.2019 |
| P24 PROPOSED BAY STUDY 1 | Plans - Proposed | 13.12.2019 |
| P25 PROPOSED BAY STUDY 2 | Plans - Proposed | 13.12.2019 |
| P26 PROPOSED BAY STUDY 3 | Plans - Proposed | 13.12.2019 |
| P27 BASEMENT PLAN | Plans - Proposed | 13.12.2019 |
| P28 REV B LOWER GROUND FLOOR PL | Plans - Proposed | 28.05.2020 |
| P29 REV B UPPER GROUND FLOOR PL | Plans - Proposed | 28.05.2020 |
| P30 REV A 1 ST FLOOR PL | Plans - Proposed | 07.05.2020 |
| P31 REV A 2 ND - 3 RD FLOOR PL | Plans - Proposed | 07.05.2020 |
| P32 REV A 4 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P33 REV A 5 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P34 REV A 6 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P35 REV A 7 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P36 REV A 8 TH FLOOR PL | Plans - Proposed | 07.05.2020 |

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| P37 REV A 9 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P38 REV A 10 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P39 REV A 11 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P40 REV A 12 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P41 REV A 13 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P42 REV A 14 TH FLOOR PL | Plans - Proposed | 07.05.2020 |
| P43 REV A ROOF PLAN | Plans - Proposed | 07.05.2020 |
| P44 TYPICAL ENSUITE | Plans - Proposed | 13.12.2019 |
| P45 TYPICAL ACCESSIBLE ST | Plans - Proposed | 13.12.2019 |
| P46 TYPICAL PROJECTING CL | Plans - Proposed | 13.12.2019 |
| P47 TYPICAL RECESSED CL | Plans - Proposed | 13.12.2019 |

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

TREE PROTECTION MEASURES/ARBORICULTURAL METHOD STATEMENT

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.

5. Pre-commencement condition

Archaeological Fieldwork Condition.

Before any development (excluding demolition to ground level only), hereby authorised, begins, the applicant shall:

- A. Secure the implementation of a programme of archaeological evaluation (initial investigative trial trenching) in accordance with a written scheme of investigation (WSI), which has been submitted to and approved in writing by the Local Planning Authority;
- B. Submit a report on the results of these evaluation works to the Local Planning Authority for approval in writing. No further demolition or development shall take place until that written approval is received, which will either allow the development to be carried out without further evaluation, or will require:
- C. The implementation of a further programme of archaeological work, known as archaeological mitigation. Archaeological mitigation can involve a range of possible options, including: preservation of archaeological remains by record (archaeological excavation and removal); and/or in situ (preservation

on the site by design or by the implementation of an approved preservation regime); or further options to investigate, monitor (watching brief), model or sample archaeological deposits. This further programme of archaeological work shall be in accordance with a second (Stage C) written scheme of investigation (WSI) for archaeological mitigation, which shall be submitted to the Local Planning Authority for approval in writing.

Reason:

Parts A, B and C: to ensure the preservation of archaeological remains by record or in situ, to identify and record any features of archaeological interest discovered during the works, and in order to mitigate the impact of the works on the archaeological resource, in accordance with the National Planning Policy Framework (2018), policy 7.8 (Heritage assets and archaeology) of the London Plan (2016), policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

6. Pre-commencement condition

"Prior to works commencing, full details of all proposed planting of 11 single stem trees on Bianca Road, together with other multistem trees on Bianca Road, and 22 trees at roof, courtyard and on terrace levels 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. 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."

7. Pre-commencement condition

BASEMENT IMPACT ASSESSMENT (BIA)

No works shall commence until a full Basement Impact Assessment (BIA) and details of relevant investigations to determine the ground and groundwater conditions (including levels) have been submitted to and approved by the Local Planning Authority. The BIA should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. The BIA should assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. It should consider fluctuations in groundwater levels and the risks this can pose to the site. The BIA should include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site. This is to see if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures. Further guidance on preparing BIAs can be found in Appendix I of our Strategic Flood Risk Assessment:

<https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2>

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2016).

8. Pre-commencement condition

CONSTRUCTION MANAGEMENT PLAN

Further to the submitted draft Construction Management Plan, no development shall take place, including any works of demolition, until a written detailed construction environmental management plan (CEMP) to cover each phase of site works has been devised and submitted by the appropriate contractor for that phase for the approval of the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates in locations to be agreed with the Council's Environmental Protection Team;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- Site traffic controls - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction 2016, available from <https://www.southwark.gov.uk/environment/environmental-protection/construction>
- S61 of Control of Pollution Act 1974,
- The London Mayors 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,
- Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>,
- Relevant CIRIA and BRE practice notes.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed 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 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 Policy Framework 2012.

9. Pre-commencement condition

WHEELCHAIR STUDENT ROOMS

Prior to the commencement of works above grade, the applicant shall submit written confirmation from the appointed building control body that the specifications for 35 student rooms (minimum 5% of total student room) identified in the approved floor plans meet the standard of the Approved Document M of the Building Regulations (2015) The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

Reason:

In order to ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2016 Policy 3.8 (Housing choice).

10. 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 that 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. Above grade condition

MOCK UPS

full-scale mock-ups of the typical façade to be used shall be presented on site or its vicinity and approved in writing by the Local Planning Authority before any works thereby affected are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These mock-ups must demonstrate how the proposal makes a contextual response in terms of materials to be used and shall include a physical mock up of a typical elevation of the plot at 1:1 scale of a typical window bay showing full details of brickwork bond, mortar, window and reveal details. For the avoidance of doubt this can be discharged on a phase by phase basis for the relevant phase

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 in accordance with the National Planning Policy Framework 2018, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

16. Above grade condition

SIGNAGE STRATEGY

Prior to any works above grade), a signage strategy for all uses within that phase shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

For the avoidance of doubt this condition can be discharged on a Phase by Phase basis for the relevant phase.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with Strategic Policy SP12 Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.2 Protection of amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan (2007).

17. Above grade condition

B1(C) FIT OUT

Before any work above grade hereby approved begins, full particulars and details of a scheme for the fit out of the approved B1 (c) use floorspace in, shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, the inclusion of sprinkler systems for fire safety purposes, the provision of goods lifts, and the provision of kitchen and toilet facilities.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1(c) fit out for each phase shall be implemented no later than six months from the practical completion of the residential component of the same phase.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with 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 Southwark Plan 2007 and the National Planning Policy Framework 2018.

18. 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.

19. 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 a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

20. 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 12 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.

21. Above grade condition

SECURE BY DESIGN

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.

22. Above grade condition

GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) 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 (green/brown) 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 so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed 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 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

23. Pre-Occupation condition

Prior to first occupation of the building hereby approved details of 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.

24. Pre-Occupation condition

KITCHEN EXTRACT

Before the restaurant/cafe kitchen use hereby permitted commences, the detailed design of the kitchen extract system, including all emissions abatement equipment and flue, together with a maintenance scheme, shall be submitted to the local planning authority for approval.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of odour 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.

25. Pre-Occupation condition

WASTE WATER CAPACITY

The development shall not be occupied until confirmation has been provided that either:-

1. Capacity exists off site to serve the development or
2. A housing and infrastructure phasing plan has been agreed with Thames Water. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason:

Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

26. Pre-Occupation condition

WASTE WATER CAPACITY

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

27. Pre-Occupation condition

REFUSE COLLECTION

Prior to first occupation of the building hereby approved, details of the refuse collection arrangements 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.

28. Pre-Occupation condition

TRAVEL PLAN FOR CREATIVE CENTRE USE

a) Before the first occupation of Creative Centre use commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a 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 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 2018, 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.

29. Compliance condition

NOISE LEVELS

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.

30. Compliance condition

PLANT NOISE LEVELS

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).

31. 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).

32. Compliance condition

ENERGY STATEMENT

The development shall be constructed in accordance with the energy efficiency measures and provision of photovoltaic panels to achieve a minimum 66% reduction in carbon dioxide emissions as detailed in

the Energy Strategy by Hoare Lea (dated August 2017), 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).

33. 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).

34. Compliance condition

HOURS OF USE OF CREATIVE CENTRE

The B1/D1 use for 'LSE Creative Centre' on the ground floor of the development hereby permitted shall not be carried on outside of the hours of 07:00 and 23:00 on Monday to Friday and between 09:00 and 18:00 on Saturdays -Sunday.

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.

35. Compliance condition

FULL & OUTLINE - NOISE TRANSFER

Following the fit out of commercial premises, party walls, floors and ceilings between any commercial premises and student accommodation shall be designed to achieve a minimum weighted standardized level difference of 55dB DnT,w + 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

36. 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.

37. Special condition

CONTAMINATION

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 that the site is suitable and safe for the developed use, controlled waters and the wider environment.

Reason:

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

38. 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

39. Special condition

ARCHAEOLOGY REPORTING SITE WORK

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

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2018.

40. 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

41. Special condition

HOURS OF USE OF OUTDOOR AMENITY AREAS

Other than for maintenance purposes, repair purposes or means of escape, the outdoor amenity areas (courtyards and roof terraces) shall not be used outside of the following hours: 7am to 10pm on Mondays to Sundays (including Bank Holidays)

Reason:

To ensure that 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).

42. Special condition

PILING

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

43. Special condition

SURFACE WATER

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason:

To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

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.

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.