

**Appendix 3(2): Conditions suggested in the event the appeal is allowed**

**Site Address: Woodlands Nursing Home, 1 Dugard Way, LONDON, SE11 4TH**

**LPA Ref: 19/02696/FUL**

**PINS Ref: APP/N5660/W/20/3248960**

<b>STANDARD CONDITIONS</b>				
1.	Time limit	The development to which this permission relates must be begun no later than three years from the date of this decision notice.		Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2.	In accordance with approved plans	The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.		Reason: To define the permission.
<b>PRIOR TO COMMENCEMENT</b>			<b>Consultee Link</b>	<b>Justification</b>
3.	Archaeology	<p>No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and</p> <p>a) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</p> <p>b) The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination and deposition of resulting material. This part of the condition</p>	GLAAS	Reason: Discharge prior to commencement is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

		shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.		
4.	CEMP	<p>The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:</p> <ul style="list-style-type: none"> <li>i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;</li> <li>ii. A description of management responsibilities;</li> <li>iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;</li> <li>iv. Site working hours and a named person for residents to contact;</li> <li>v. Detailed Site logistics arrangements;</li> <li>vi. Details regarding parking, deliveries, and storage;</li> <li>vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;</li> <li>viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and</li> <li>ix. Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc.</li> </ul> <p>The construction shall thereafter be carried out in accordance with the details and measures approved in</p>	EHST	Reason: This is required prior to commencement to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity during the whole of the construction period. (Policies T6 and Q2 of the Lambeth Local Plan (2015)).

		the CEMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation.		
5.	Land contamination	<p>A) No development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site, including asbestos and unexploded ordnance, have been submitted to and approved in writing by the local planning authority:</p> <p>i. A site investigation scheme, based on previous findings to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;</p> <p>ii. The site investigation results and the detailed risk assessment resulting from i);</p> <p>iii. An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;</p> <p>iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>The development shall thereafter be implemented in accordance with the details and measures approved.</p> <p>B) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.</p>	EHST	Reason: Development must not commence before relevant parts of this condition are discharged to safeguard future users or occupiers of this site and the wider environment from irreversible risks and to demonstrate that any work has been carried out effectively and the environmental risks have been satisfactorily managed (policies 5.21 of the London Plan (2015) and EN4 of the Lambeth Local Plan (2015))
6.	Remediation of land	Prior to occupation of the development, a verification report demonstrating completion of the works set out		Reason: To ensure that the development carried out

		<p>in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.</p>		<p>effectively and the environmental risks have been satisfactorily managed (policies 5.21 of the London Plan (2015) and EN4 of the Lambeth Local Plan (2015)).</p>
7.	Sustainable urban drainage strategy	<p>No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been provided for approval by the Local Planning Authority, that demonstrates the technical feasibility/viability of the development's surface water drainage system through the use of SuDS to manage the flood risk to the site and elsewhere during and post construction; and the measures taken to manage the water quality for the life time of the development. The SuDS Strategy must include but not limited to:</p> <ul style="list-style-type: none"> <li>- Confirmation of the method of surface water discharge/disposal and demonstration of its technical feasibility/viability</li> <li>- Detailed design and plan of the development's surface water management system and associated pipework and components.</li> <li>- A demonstration of the surface water management system's capability to manage its 1% Annual Exceedance Percentage (AEP) event critical storm with a 40% climate change factor.</li> </ul>	LLFA	<p>Reason: To ensure the development is provided with a satisfactory means of drainage and in the interests of securing a more sustainable development and to reduce the impact of flooding both to and from the development in accordance with Policies 5.12 and 5.13 of the London Plan (2015) and Policies EN5 and EN6 of the Lambeth Local Plan (September 2015). It is important that these details are agreed prior to the commencement of development as any works on site could have implications on flood risk.</p>

		<ul style="list-style-type: none"> <li>- Detail and efficacy of the measures to manage the site's water quality and runoff volume.</li> <li>- Detail of the exceedance flow paths of the final drainage system.</li> <li>- A Timetable of implementation for the complete surface water management, including the measures used to manage surface water runoff during construction.</li> </ul> <p>The approved scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.</p>		
8.	Final SUDS	No development shall be brought in to use/occupied until a management and maintenance plan of the final surface water management system (i.e. Sustainable Drainage System - SuDS) and associated pipework and components has been provided for approval by the Local Planning Authority. The plan must consider the management and maintenance for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The approved plan shall be implemented in full in accordance with the agreed terms and conditions.	LLFA	Reason: To ensure there are clear arrangements in place for ongoing maintenance over the lifetime of the development to maintain the performance of the drainage scheme. (Policy EN6 of the Lambeth Local Plan 2015, Policy 5.13 of the London Plan 2016 and Government ministerial statement HCWS161).
9.	Air Quality and Dust Management Plan	No demolition or development shall commence until full details of the proposed mitigation measures for impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP), have been submitted to and approved in writing by the local planning authority. In preparing the AQMDP the applicant should follow the guidance on mitigation measures for High Risk sites set out in Appendix 7 of the Control of Dust and Emissions during Construction and Demolition SPG 2014. Both 'highly recommended' and 'desirable' measures should be included.	LBL Air Quality	The site is classified as large risk for dust emissions for all Construction Phases (Demolition, Earthworks, Construction and Trackout). Additionally, a medium risk of health effects of PM10 has been identified during the Demolition phase. All other phases are low risk for health effects of PM10. Reason: Development must not commence before this condition is

		<p>The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and trackout):</p> <ul style="list-style-type: none"> <li>a) A summary of work to be carried out;</li> <li>b) Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;</li> <li>c) Inventory and timetable of all dust and NOx air pollutant generating activities;</li> <li>d) List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;</li> <li>e) Details of any fuel stored on-site;</li> <li>f) Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions);</li> <li>g) Summary of monitoring protocols and agreed procedure of notification to the local authority; and</li> <li>h) A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar incident reoccurring.</li> </ul> <p>Automatic continuous PM10 monitoring should be carried out on site. Baseline monitoring should commence at least 6 months before the</p>		<p>discharged to manage and mitigate the impact of the development from demolition onwards on the air quality and dust emissions in the area and London as a whole, and to avoid irreversible and unacceptable damage to the environment (London Plan policies 5.3 and 7.14, and the London Plan SPGs for Sustainable Design and Construction and Control of Dust and Emissions during Construction and Demolition).</p>
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		<p>commencement of works and continue throughout all construction phases.</p> <p>Details of the equipment to be used, its positioning, trigger levels, additional mitigation to be employed during high pollution episodes and a proposed alert system should be submitted to the Council for approval.</p> <p>No demolition or development shall commence until all necessary pre-commencement measures described in the AQDMP have been put in place and set out on site.</p> <p>The demolition and development shall thereafter be carried out and monitored in accordance with the details and measures approved in the AQDMP.</p> <p>The AQDMP can form part of the Construction Environmental Management Plan (CEMP).</p>		
10.	Piling method statement	<p>No impact piling or other penetrative foundation work shall take place until a Piling Method Statement (PMS) has been submitted to and approved in writing by the local planning authority. The PMS shall include details of</p> <ul style="list-style-type: none"> <li>(a) the depth and type of piling to be undertaken;</li> <li>(b) the methodology to be carried out in relation to such piling;</li> <li>(c) measures to prevent and minimise the potential for damage to subsurface water infrastructure;</li> <li>(d) measures to ensure that there is no unacceptable risk to groundwater as a result of the work; and (e) a programme for the works. Development shall be</li> </ul>		Reason: To ensure that any piling works would not unduly impact upon the local underground sewerage utility infrastructure and in order to avoid adverse environmental impact upon the community. (Policies EN5 and EN6 of Lambeth Local Plan 2015).

		carried out in accordance with the approved PMS.		
11.	Tunnel safeguarding	<p>The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for each stage of the development for all of the demolition, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:</p> <ul style="list-style-type: none"> <li>- provide details on all structures</li> <li>- accommodate the location of the existing London Underground structures and tunnels;</li> <li>- accommodate ground movement arising from the construction thereof;</li> <li>- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.</li> </ul> <p>The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p>	TfL	Reason: To ensure that the development does not impact on existing London Underground transport infrastructure (Policy T6 of the Local Plan 2015).
12.				
<b>PRIOR TO ABOVE GRADE WORKS</b>				
13.	Design details	Notwithstanding any indication on the drawings hereby approved, no above ground construction of the development shall take place until drawings at 1:10 scale (including sections) or at another scale agreed by the Local Planning Authority showing all external		Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area along



		<p>construction detailing of that part of the development has been submitted to and approved by the Local Planning Authority in writing.</p> <p>The drawings shall include details of:</p> <ul style="list-style-type: none"> <li>a) the façade of the building(s) including details of ground and first floor.</li> <li>b) main entrances including canopies</li> <li>c) balconies and terrace including balustrades</li> <li>d) boundary treatments</li> <li>e) soffits, screens, vents and copings</li> <li>f) roof and parapet including detailed design of plant</li> <li>g) windows and doors, including service entrances</li> <li>h) signage strategy</li> <li>i) lighting strategy for building</li> <li>j) rainwater pipes in external elevations</li> <li>k) photovoltaic panels</li> <li>l) window cleaning apparatus</li> </ul> <p>The development shall not be carried out otherwise than in accordance with the details and drawings thus approved.</p>		<p>with setting of the nearby conservation areas (Policies Q6, Q7, Q8, Q22 and Q26 of the Lambeth Local Plan 2015).</p>
14.	Materials samples	<p>Notwithstanding any indication on the drawings hereby approved, no erection / construction of the building's facades on site shall take place until sample panels of all external materials have been erected on site for</p>		<p>Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and</p>

		inspection by a council officer and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the samples thus approved.		visual amenity of the area along with the setting of the nearby conservation areas (Policies Q6, Q7, Q8, Q22 and Q26 of the Lambeth Local Plan 2015).
15.	Solar Glare	No work above grade shall commence until details of a scheme for reducing solar reflectivity/glare from glazed areas of the buildings has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the details approved thereafter.		Work above the grade must not commence until these details have been approved to protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2015)).
16.	Flues/vents	<p>Prior to the commencement of building works above ground of the relevant part of the development, full details of any internal and external plant equipment and trunking, including building services plant, ventilation and filtration equipment and commercial kitchen exhaust ducting / ventilation, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>All flues, ducting and other equipment shall be installed in accordance with the approved details prior to the use commencing on site and shall thereafter be maintained in accordance with the manufacturer's instructions.</p>	EHST	To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future residential occupiers or of the area generally (Policy Q2 of the Lambeth Local Plan 2015).
17.	Hard/soft landscaping	<p>Prior to the commencement of any landscaping works on site, a Soft and Hard Landscaping Scheme shall be submitted to and approved in writing by the local planning authority. All tree, shrub, and hedge planting included shall accord with BS3936:1992, BS4043:1989, and BS 4428:1989 (or any superseding equivalent). The submitted details shall set out:</p> <p>(a) treatment of all parts of the site not covered by buildings including walls and boundary features, and the podium level amenity space;</p> <p>(b) the quantity, size, species, position and the time of planting of all trees and shrubs;</p>		Reason: In order to introduce high quality soft landscaping in and around the site in the interests of the ecological value of the site and to ensure a satisfactory landscaping of the site in the interests of visual amenity (Policies Q6 and Q7 of the Lambeth Local Plan 2015).

		<p>(c) an indication of how all trees and shrubs will integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance and protection;</p> <p>(d) Specification of shrubs and hedges that are intended to achieve a significant size and presence;</p> <p>(e) all hard landscaping including ground surfaces, seating, refuse disposal points, cycle parking facilities, bollards, vehicle crossovers/access points, any ramps or stairs plus wheelchair access together with finished ground levels and site-wide topographical levels; and</p> <p>(f) details of the communal play area;</p> <p>The approved scheme shall be carried out in accordance with the approved details within 6 months of first occupation of any building, or a programme first submitted to and approved in writing by the local planning authority, and retained thereafter.</p>		
18.	Horticultural management	<p>Prior to the implementation of the landscaping scheme, a horticultural management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how the planting will be managed for a minimum of five years to ensure full and successful establishment of plants and trees. The plans shall identify all areas that will be under communal management and clearly specify that properly qualified horticulturists will be contracted to manage the site. The planting shall be thereafter managed in accordance with the approved management plan.</p>		<p>Reason: In order to ensure the long term successful establishment of the planting in the interests of ecology and visual amenity (Lambeth Local Plan Policy Q9).</p>
19.	Gas boiler installation	<p>Prior to installation, the proposed gas boiler system should meet the emission standards set out in the GLA's Sustainable Design and Construction</p>	LBL Air Q	<p>Reason: To ensure that air quality is not adversely affected by the development in line with London</p>

		<p>Supplementary Planning Guidance 2014 (or any superseding requirements). Full details of the final proposed combined heat and power (CHP) plant and gas boiler system should be submitted to the Council for approval.</p> <p>Details of the proposed CHP should be provided using Combined Heat and Power System information request form.</p>		<p>Plan policy 7.14 and the Mayor's Sustainable Design and Construction SPG.</p>
20.	Green guide materials	<p>Prior to the commencement of above ground works a materials specification should be submitted to and approved in writing by the Local Planning Authority demonstrating that all building elements achieve at least a rating of A to C in the BRE's Green Guide to Specification.</p>	Sustainability	<p>Reason: Development above-ground must not commence prior to these details being discharged in order to ensure the design and construction is informed and carried-out in accordance with appropriate sustainability standards (Lambeth Local Plan (2015) Policy EN4 and London Plan (2016) Policy 5.3).</p>
21.	Overheating / CIBSE modelling	<p>Prior to the commencement of above ground works an overheating assessment report demonstrating how the risk of overheating and reliance on active cooling has been minimized in in line with the Mayor's cooling hierarchy and CIBSE TM59 and TM49 shall be submitted to and approved in writing by the Local Planning Authority.</p>	Sustainability	<p>The GLA's Energy Assessment Guidance requires that dynamic overheating modelling is undertaken in line with the guidance and data sets in CIBSE TM59 and TM49, respectively. The applicant has failed to use the TM49 data sets (DSY02 and DSY03).</p> <p>Reason: Above-ground works should not commence until these details have been provided to ensure the design and construction is informed and carried-out in accordance with appropriate sustainability standards (London Plan (2016) Policies 5.3 &amp; 5.9)</p>

22.	PV Panels	<p>Prior to above-ground works, details including a roof plan of the entire site, shall be submitted to and approved in writing by the LPA to demonstrate that provision of photovoltaic panels has been maximised.</p> <p>The development shall thereafter be retained in accordance with approved plans.</p>	Sustainability	Reason: Above-ground works should not commence until these details have been provided to ensure the design and construction is informed and carried-out in accordance with appropriate sustainability standards (London Plan (2016) Policies 5.3 & 5.9)
23.	Waste and Recycling	<p>Prior to the commencement of above ground construction, details of the refuse storage areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained permanently thereafter.</p>		Reason: To ensure suitable provision for the users of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area (Policy Q12 of the Lambeth Local Plan (2015)).
24.	Cycle storage	<p>Prior to the commencement of above ground works, details of the provision to be made for cycle parking shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The cycle parking shall be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.</p>	LBL Transport	Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport (policies T1, T3 and Q13 of the Lambeth Local Plan (2015)).
25.	Parking Design and Management Plan	<p>Prior to first occupation, full details of the provision to be made for disabled persons parking shall be submitted to and approved in writing. Those details shall include:</p> <ul style="list-style-type: none"> <li>- Demonstrate that at least one designated disabled persons parking bay per dwelling, for three per cent of dwellings, is available at the date of first occupation;</li> <li>- Details of how an additional seven per cent of dwellings will be provided with one designated disabled persons parking space per dwelling in future</li> </ul>	LBL Transport	Reason: To ensure adequate provision is made for disabled persons parking and ensure genuine housing choice (policy T7 of the Lambeth Local Plan (2015), Policy T6.1 of the Intend to Publish London Plan (2019)).

		<p>upon request as soon as existing provision is insufficient.</p> <ul style="list-style-type: none"> <li>- Details of how their availability will be made clear to residents prior to occupation to inform their housing decision.</li> <li>- Details of how existing or future residents would request a bay, the time scale in which it would be made available and</li> <li>- Detail what, if any, provision of visitor parking for disabled residents is available.</li> </ul>		
26.	Environmental noise	<p>Prior to the commencement of the relevant part, a scheme of noise and vibration attenuation, including measures to control re-radiated sound, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take due account of the assumptions and recommendations detailed in Sharps Redmore Project No: 1817836 dated 11th July 2019 and include measures to ensure adequate mechanical ventilation and prevention of overheating. The scheme shall achieve the habitable room standard as detailed in BS8233:2014 with no relaxation for exceptional circumstances and must include details of post construction validation. The approved noise and vibration attenuation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.</p>	EHST	<p>The development site is exposed to environmental noise and vibration occasioned by the proximity of major roads and London Underground railway lines. The Environmental Noise and Vibration Assessment has identified the need to protect the residential units from both environmental noise and re-radiated noise from the underground lines passing directly beneath the site. To ensure that habitable rooms and other noise sensitive spaces are adequately protected from noise a condition is proposed requiring a scheme of noise mitigation to be submitted to the Local Planning Authority for approval.</p> <p>Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy Q2, Amenity - Lambeth Local Plan 2015). These details are require</p>

				prior to commencement to ensure that the development is constructed in accordance with the approved details.
27.	Amenity space acoustics	Prior to the commencement of the relevant part, a scheme of measures to ensure that all residential units have access to amenity space within the development where noise levels do not exceed 55dB LAEQ (16 hour) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to occupation. Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of future occupiers (Policy Q2, Amenity - Lambeth Local Plan 2015).	EHST	<p>The Environmental Noise and Vibration Assessment has identified the need to protect the residential units from both environmental noise and re-radiated noise from the underground lines passing directly beneath the site.</p> <p>The provision of amenity space within the development is particularly sensitive to environmental noise sources. To ensure occupiers of the development will be able to access good quality amenity space it is recommended a scheme be submitted to the Local Planning Authority for approval.</p>
28.	Finalised energy statement	Prior to the commencement of works on-site, a finalised Energy Assessment Report and Sustainability Statement, showing how carbon dioxide emissions reduction will be achieved in line with the Mayor's energy hierarchy and demonstrating how overheating and reliance on air conditioning will be reduced, should be submitted to and approved in writing by the Local Planning Authority.	Bioregional	Reason: Development above-ground must not commence prior to these details being discharged in order to ensure the design and construction is informed and carried-out in accordance with appropriate sustainability standards and to minimise carbon dioxide emissions of the development (London Plan (2016) Policies 5.2, 5.7 and guidance set out in the Mayor's Housing SPG).
<b>PRIOR TO OCCUPATION</b>			<b>Consultee</b>	<b>Justification</b>

29.	Secure by design	<p>Prior to the occupation of buildings, a Crime Prevention Strategy including a Security Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details will include the following:</p> <ul style="list-style-type: none"> <li>a) A summary of known crime risks in the area;</li> <li>b) Details of how the development has mitigated known crime risks in the area; and</li> <li>c) Detail of how the development seeks to achieve 'Secured by Design Standards', including details of a CCTV scheme, external security, street lighting and landscaping.</li> </ul> <p>The use shall thereafter be operated in accordance with the approved details, unless the written consent of the Local Planning Authority is received for any variation.</p>	Met police	<p>Reason: To ensure that the development maintains and enhances community safety. (Policy Q3 of the Lambeth Local Plan 2015).</p>
30.	Water infrastructure	<p>Prior to the occupation of the development hereby permitted, a Water Network Upgrade Confirmation Statement shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water), providing either:</p> <ul style="list-style-type: none"> <li>a) Confirmation that all water network upgrades required to accommodate the additional flows from the development have been completed; or</li> <li>b) A Housing and Infrastructure Phasing Plan, as agreed with Thames Water, detailing an agreed phasing plan for occupation of the development.</li> </ul>	Thames Water	<p>The consultee has identified an inadequate provision to meet the needs of the development however considers there would be a workable.</p> <p>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 (Policy EN6 (vii) of the Lambeth Local Plan (2015)).</p>



		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.		
31.	Building plant noise	<p>Prior to occupation, or the operation of any building services plant hereby permitted, an assessment of the acoustic impact arising from the operation of all internally and externally located plant shall be submitted to and approved in writing by the local planning authority.</p> <p>The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5dB less than background.</p> <p>The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.</p>	EHST	Reason: To protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2015)).
32.	Servicing plan	<p>The use hereby permitted shall not commence until a servicing management plan has been submitted and approved in writing by the local planning authority. The submitted details must include the following:</p> <ul style="list-style-type: none"> <li>a) Frequency of deliveries to the site;</li> <li>b) Frequency of other servicing vehicles such as refuse collections;</li> <li>c) Dimensions of delivery and servicing vehicles;</li> </ul>	EHST	A Delivery and Servicing Management Plan has been provided with the application. The principles outlined in this document are accepted but will require detailed local implementation. A condition requiring submission of a detailed servicing management plan is therefore proposed.

		<p>d) Proposed loading and delivery locations; and e) a strategy to manage vehicles servicing the site and their potential for adverse impacts including noise.</p> <p>The use hereby permitted shall thereafter be operated in accordance with the approved details.</p>		<p>Reason: To protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the London Borough of Lambeth Local Plan (2015)</p>
33.	Lighting scheme	<p>Prior to occupation a lighting scheme shall be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011.</p> <p>Before commencement of operation of the approved lighting scheme the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011</p>	EHST	<p>The height and the proximity of the proposed scheme to adjoining residential developments may cause issues in terms of light trespass and glare if external lighting is not appropriately designed. It is recommended that this matter be made subject to condition.</p> <p>Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally (Policy Q2 Lambeth Local Plan 2015.)</p>
34.	Wind climate	<p>Prior to construction a scheme of mitigation of the impact of the development hereby permitted on local wind microclimate shall be submitted to and approved in writing by the local planning authority.</p> <p>The scheme shall incorporate the recommended mitigation measures set out in the Wind Microclimate Assessment reference A0109461 and dated 28th June 2019. The scheme shall ensure that all external spaces achieve the relevant standards set out in the Lawson Comfort Criteria, allowing for cumulative development and including mitigation of any identified off-site impacts.</p>	EHST	<p>The Wind Microclimate Assessment reference A0109461 has identified potentially adverse effects of the wind microclimate on the pedestrian areas at the base of proposed Block B.</p> <p>Measures have been proposed within the report to ensure these adverse impacts are mitigated and a condition is proposed to ensure these recommendations are implemented.</p>

		The scheme of mitigation shall be implemented in accordance with the approved details and mitigation measures, and they shall be fully installed prior to occupation and permanently retained and maintained for the duration of the use and their operation.		Reason: To protect the amenities of future residential occupiers and the surrounding area (Policy Q2 of the Lambeth Local Plan (2015)).
35.	Electromagnetic interference	Prior to occupation of development, a report prepared by an appropriately qualified consultant shall be submitted for approval in writing investigating the possible impact to television, radio, and mobile phone broadcasting and reception as well as proposing any mitigation measures. Any mitigation required measures shall be implemented prior to occupation and thereafter maintained for the duration of the development.		Reason: To avoid any irremediable interference to broadcasting and telecommunications in the surrounding area (Policy Q26 of the Lambeth Local Plan (2015) and NPPF para 114).
36.	Post-construction waste management	Prior to first occupation of the development, a Post Construction Waste Management Report must be submitted to and approved in writing by the Local Planning Authority demonstrating how construction waste recycling has been maximised with details of waste stream quantities and final waste destinations provided and supported with waste transfer notes.	Bioregional	Reason: The details must be discharged prior to occupation to allow for adequate monitoring against relevant sustainability standards (Lambeth Local Plan Policy EN4, London Plan 2016 & Sustainable Design and Construction SPG).
37.	Water efficiency	Prior to first occupation of the development, the applicant must demonstrate that the internal water consumption will not exceed 105 L/person/day in line with The Water Efficiency Calculator for new dwellings from the Department of Communities and Local Government.	Bioregional	Reason: Occupation must not commence prior to these details being discharged in order to ensure the development would achieve an acceptable standard of water efficiency (London Plan (2016) Policies 5.3).
38.	Water measures verification	For each building, prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.	Bioregional	Reason: Occupation must not commence prior to these details being discharged in order to ensure the development would achieve an acceptable standard of water efficiency (London Plan (2016) Policies 5.3).

39.	As-built SAP	Prior to first occupation of the development, As-Built SAP calculations with a Block Compliance worksheet (as an output of the National Calculation Method) shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development has achieved a 35% reduction in carbon emissions over that required by Part L of the Building Regulations 2013.	Bioregional	Reason: Occupation must not begin prior to these details being discharged in order to ensure the development would achieve acceptable reductions in carbon dioxide emissions (London Plan (2016) Policies 5.2 and guidance set out in the Mayor's Housing SPG (2016)).
40.	Estate Management	Prior to the occupation of the development, an Estate Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall thereafter be managed and maintained in accordance with the Management Plan. The submitted details will include details of how the development will be managed including security, cleaning and maintenance regimes and the co-ordination of refuse, deliveries, removal and access for trades people.		Reason: To ensure that the development is maintained properly in the interest of safety and residential amenity (Lambeth Local Plan 2015 Policies Q2 and Q3).
41.	Flood Evacuation Plan	<p>Prior to occupation, an emergency flooding plan shall be submitted to, and approved in writing by, the LPA. The scheme shall as a minimum include:</p> <ul style="list-style-type: none"> <li>a) Details of advanced flood warning measures;</li> <li>b) Advanced site preparation measures to be undertaken in the event of a flood warning;</li> <li>c) Site evacuation measures;</li> <li>d) Measures to monitor the surface water drainage system and drainage ditch system in the wider area;</li> <li>e) Dedicated named flood wardens who will be on site during all operational hours of the development, responsible for flood</li> </ul>		Reason: Development must not commence until these details are approved to prevent risk to life and protect the amenities of future occupiers of the development hereby approved in accordance with policy EN5 and Q2 of the Lambeth Local Plan (2015)).

		<p>safety measures in accordance with emergency flood management plan.</p> <p>The approved emergency flooding plan shall be relayed to all site workers and shall be implemented for prior to occupation and retained permanently thereafter.</p>		
<b>COMPLIANCE CONDITIONS</b>				
42.	NRMM	No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).	LBL Air	Reason: To ensure that air quality is not adversely affected by the development in line with London Plan policy 7.14 and the Mayor's SPG: The Control of Dust and Emissions During Construction and Demolition
43.	Accessibility provision	<p>All residential units, communal areas and accesses hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.</p> <p>At least ten per cent of the residential units hereby permitted shall be constructed to comply with Part M4(3) of the Building Regulations. Any communal areas and accesses serving the M4(3) compliant Wheelchair User Dwellings should also comply with Part M4(3). All other residential units, communal areas and accesses hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.</p>		Reason: To secure appropriate access for disabled people, older people and others with mobility constraints (policies 3.8 of the London Plan (2015) and Q1 of the London Borough of Lambeth Local Plan (2015) and the guidance in the London Plan Housing SPG (2012)).
44.	Planting and seeding	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development die, are removed or become seriously damaged or diseased shall be		Reasons: In order to introduce high quality soft landscaping in and around the site in the interests of the ecological value of the site and to ensure a satisfactory landscaping of the site in the interests of visual amenity (Lambeth Local Plan Policy Q9).

		replaced in the next planting season with others of similar size and species.		
<b>INFORMATIVES</b>				
1.	Thames Water	<p>The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. [<a href="https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.">https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes.</a>]</p> <p>Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a></p>		
2.	Air quality	<p>The latest Sustainable Design and Construction SPG can be found on the GLA's website [<a href="https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance">https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance</a>]</p>		
3.	TfL	<p>The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods</p>		
4.	Building Regulations	<p>Your attention is drawn to the requirements of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.</p>		
5.	Party Wall Act	<p>Your attention is drawn to the provisions of The Party Wall Act 1996 in relation to the rights of adjoining</p>		

		owners regarding party walls etc. These rights are a matter for civil enforcement and you may wish to consult a surveyor or architect.		
6.	Construction noise	Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.		
7.	Highway consents	<p>You are advised of the necessity to consult the Principal Highways Engineer of the Highways team in order to obtain necessary prior approval for undertaking any works within the Public Highway including Scaffold, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections and Repairs on the Highways, Hoarding, Excavations, Temporary Full/Part Road Closures, Craneage Licenses etc.</p> <p>Please to go to  <a href="http://www.lambeth.gov.uk/business-services-rates-and-licensing/licence-applications/highways-licences-guide">http://www.lambeth.gov.uk/business-services-rates-and-licensing/licence-applications/highways-licences-guide</a>.</p>		
8.	NRMM	For information on the NRMM Low Emission Zone requirements please visit 'http://nrmm.london/nrmm'		
9.	Archaeology	Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.		