

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



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DECISION NOTICE

LBS Reg. No.: 21/AP/4628

Date of Issue of Decision: 10/06/2022

Applicant Elephant & Castle Properties Co Ltd

Planning Permission was **GRANTED** for the following development:

Installation of underground heating pipework and associated works.

At

Elephant And Castle Railway Station, Elephant Road, London SE1 6LW

In accordance with the valid application received on 17 February 2022 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

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 or document name/Rev.	Received on
ETC-HL-EX-00-DR-Y-900012 Plans - Proposed	17/02/2022
935_06_07_005 REV P1 SITE LOCATION PLAN	17/12/2021

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Boring under network rail station document by WSP. BORING UNDER NETWORK RAIL STATION	17/12/2021
ETC-HL-EX-00-DR-Y-900010 REV 02 DISTRICT HEATING - PROPOSED ROUTE - BORED	12/01/2022
Reasonable exception statement (fire safety) by Hoare Lea	

Reason:

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

Permission is subject to the following Time Limit:

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

Reason:

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

Permission is subject to the following Pre-Commencements Condition(s)

3. Archaeological Mitigation (Watching Brief)

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works, an archaeological watching brief, 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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework (2021).

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4. Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- o A detailed specification of boring and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

Reason:

To minimise the impacts upon neighbouring occupiers and the wider environment, in accordance with policy P56 'Protection of amenity', P65 'Improving air quality' and P66 'Reducing noise pollution and enhancing soundscapes' of the Southwark Plan (2022).

Permission is subject to the following Special Condition(s)

5. Archaeological Reporting

Within one year of the completion of the archaeological work on site, an

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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 Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework (2021).

Signed: Stephen Platts Director of Planning and Growth

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Informative Notes to Applicant Relating to the Proposed Development

1. You will require consent from the Council as Highway Authority to carry out any works on Elephant Road. Please contact Hernan Castano on 02075254706.

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Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12
- Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

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<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have

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granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].

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- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

7. Other Approvals Required Prior to the Implementation of this Permission.

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. Works Affecting the Public Highway

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. The Dulwich Estate Scheme of Management

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. Building Regulations.

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

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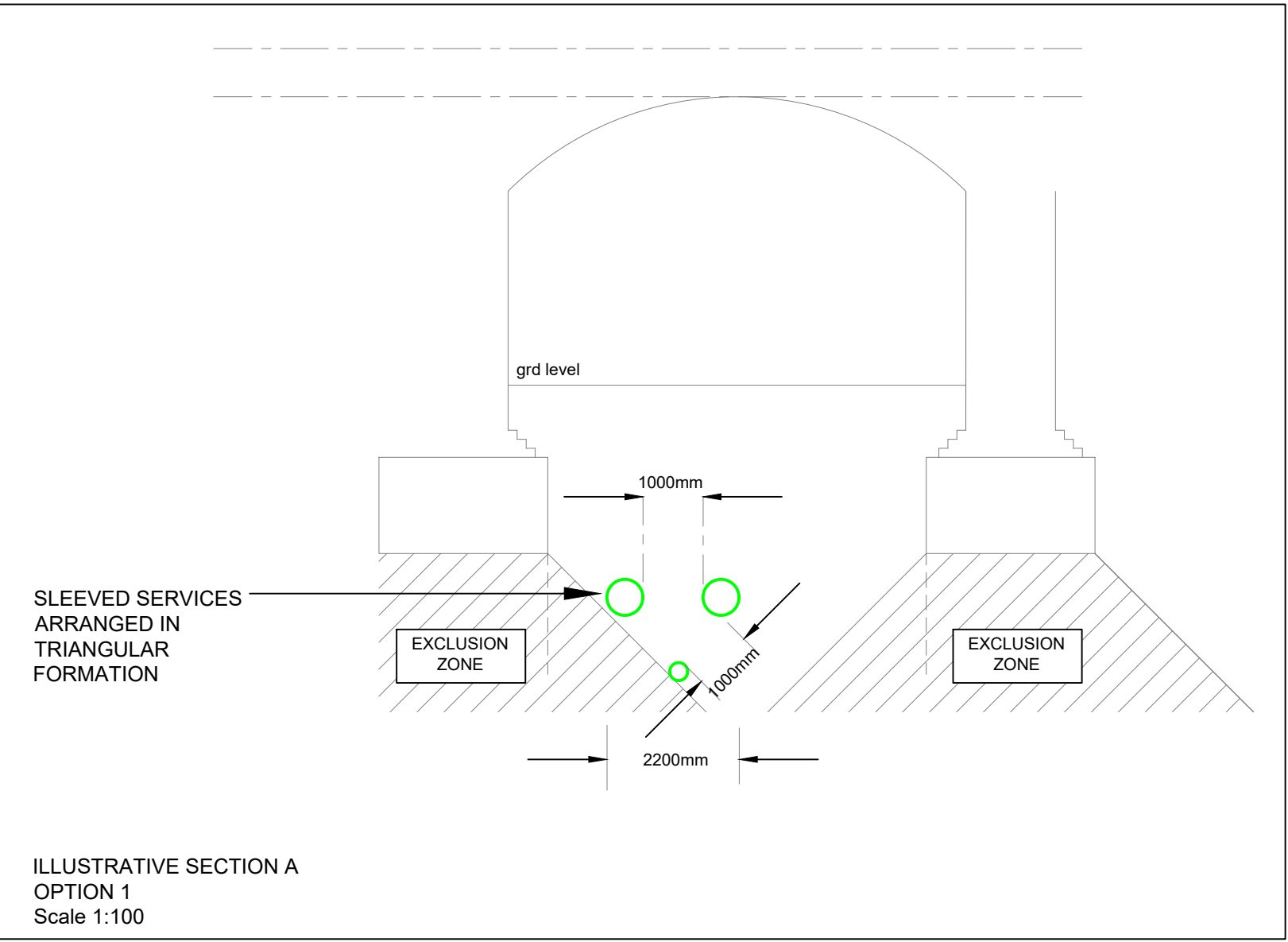
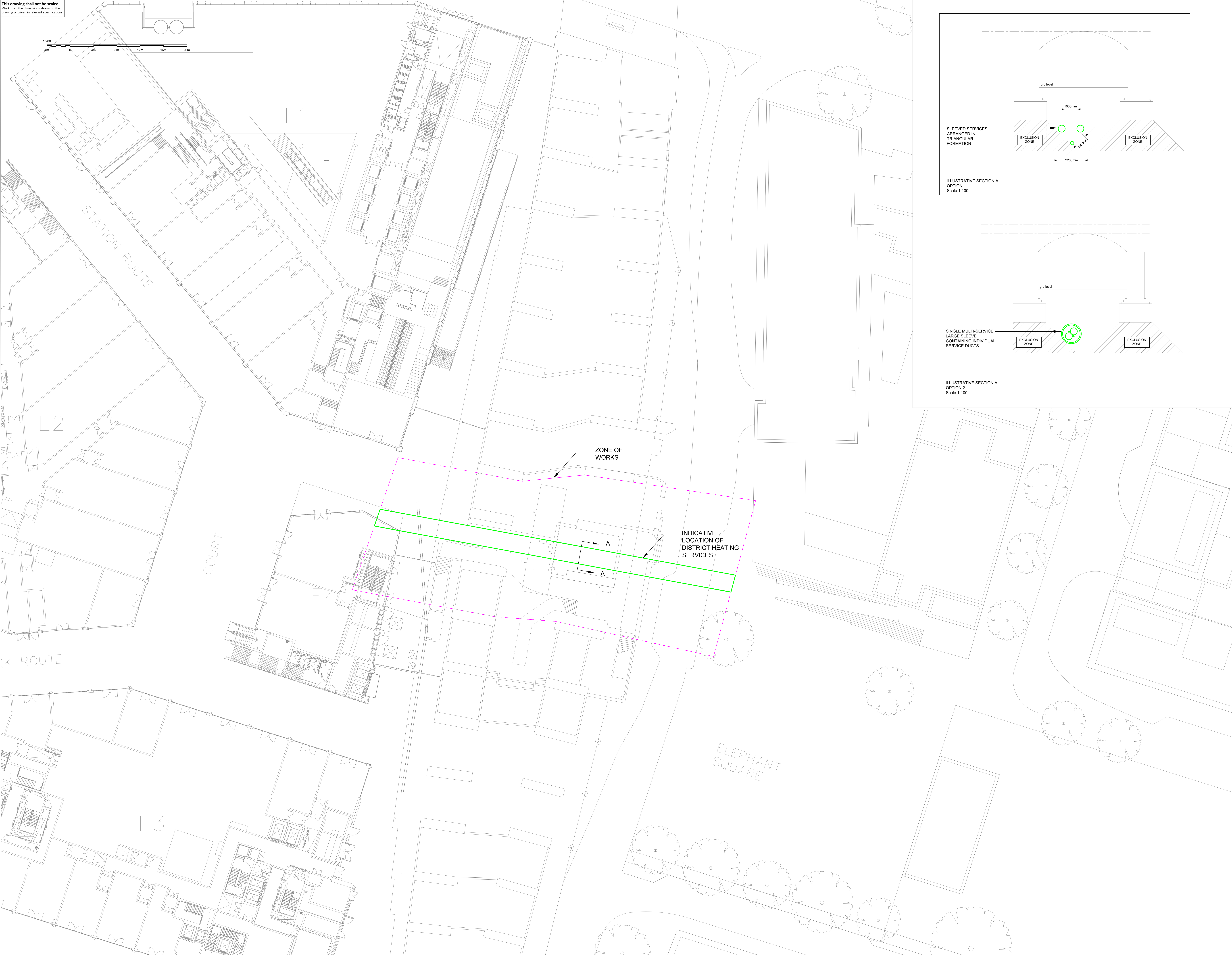
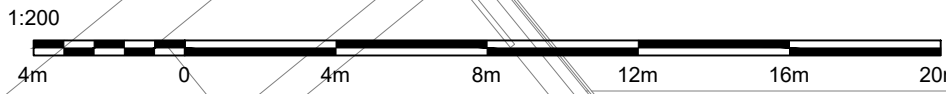
11. The Party Wall Etc. Act 1996.

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

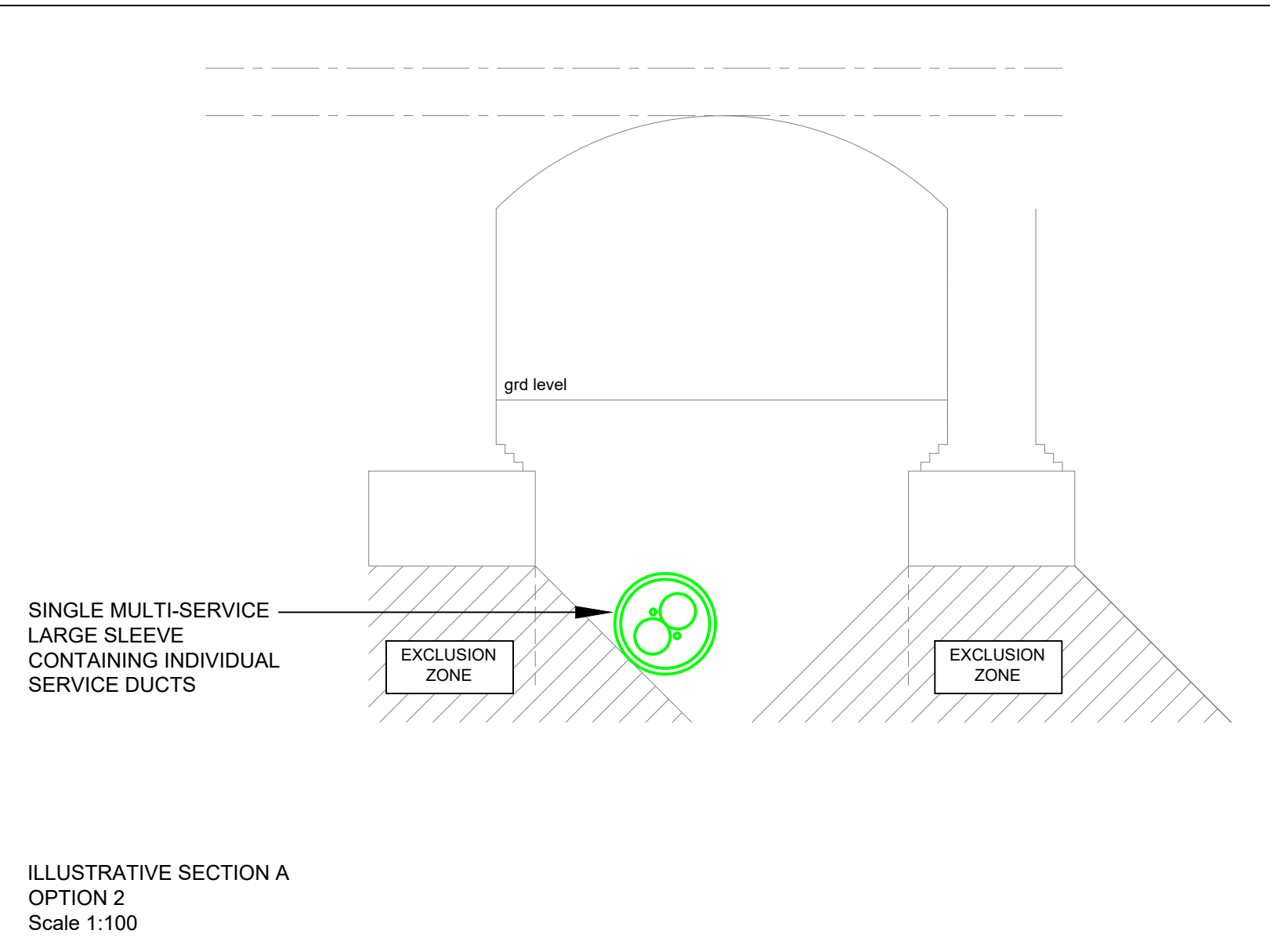
12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

This drawing shall not be scaled.
Work from the dimensions shown. In the
drawing or given in relevant specifications



ILLUSTRATIVE SECTION A
OPTION 1
Scale 1:100



ILLUSTRATIVE SECTION A
OPTION 2
Scale 1:100

CDM Regulations:

In addition to any information included in this drawing or the model from which it is derived, refer also to the project CDM Risk Register for information on residual risks.

General Notes:

- The drawing does not necessarily show all the information needed to interpret the design intent or the construction details.
- The drawing contains information from more than one source and must be read in conjunction with all relevant specifications.
- Any apparent drafting errors and differences between other drawings and specifications shall be brought to our attention.

Project Notes:

NOTES:

- DISTRICT HEATING SERVICES CONSIST OF LTHW PIPEWORK (FLOW AND RETURN) AND COMMUNICATIONS DUCTS.
- SERVICES INSTALLED AT CIRCA 4m DEPTH.
- SECTIONS SHOW SERVICES TO BE INSTALLED. DETAIL IS INDICATIVE, SUBJECT TO FURTHER DEVELOPMENT, APPROVAL AND FINAL SELECTIONS INCLUDING DIMENSIONS, ARRANGEMENT AND QUANTITY.

00	ISSUE FOR PLANNING	PS	DM	FEB'22
Issue	Description	Designed	Reviewed	Authorised
REVISIONS:				

HOARE LEA

ARCHITECT:
ALLIES AND MORRISON LLP
85 SOUTHWARK STREET
LONDON
SE1 0HX

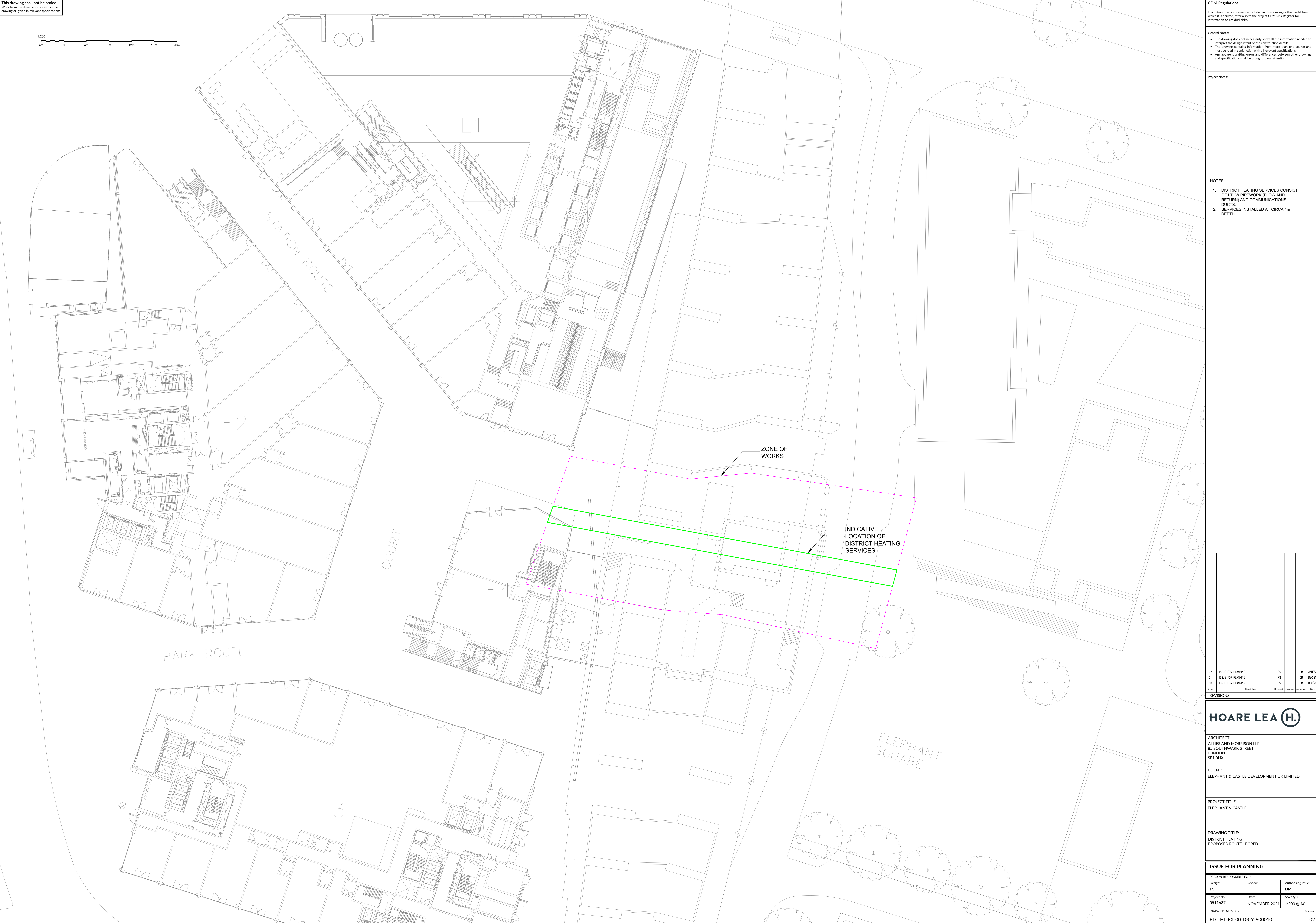
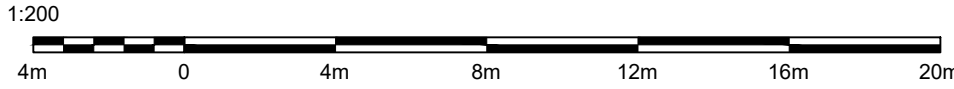
CLIENT:
ELEPHANT & CASTLE DEVELOPMENT UK LIMITED

PROJECT TITLE:
ELEPHANT & CASTLE

DRAWING TITLE:
DISTRICT HEATING
PROPOSED ROUTE - BORED
ILLUSTRATIVE DETAIL

ISSUE FOR PLANNING

PERSON RESPONSIBLE FOR:		
Design: PS	Review:	Authorising Issued: DM
Project No: 0511637	Date: NOVEMBER 2021	Scale @ A0: 1:200 @ A0
DRAWING NUMBER: ETC-HL-EX-00-DR-Y-900012		Revision: 00



CDM Regulations:
In addition to any information included in this drawing or the model from which it is derived, refer also to the project CDM Risk Register for information on residual risks.

- General Notes:
- The drawing does not necessarily show all the information needed to interpret the design intent or the construction details.
 - The drawing contains information from more than one source and must be read in conjunction with all relevant specifications.
 - Any apparent drafting errors and differences between other drawings and specifications shall be brought to our attention.

Project Notes:

- NOTES:**
- DISTRICT HEATING SERVICES CONSIST OF LTHW PIPEWORK (FLOW AND RETURN) AND COMMUNICATIONS DUCTS.
 - SERVICES INSTALLED AT CIRCA 4m DEPTH.

02	ISSUE FOR PLANNING	PS	DM	JAN'22
01	ISSUE FOR PLANNING	PS	DM	DEC'21
00	ISSUE FOR PLANNING	PS	DM	DEC'21

Issue	Description	Designed	Reviewed	Authorised	Date
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REVISIONS:

HOARE LEA

ARCHITECT:
ALLIES AND MORRISON LLP
85 SOUTHWARK STREET
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CLIENT:
ELEPHANT & CASTLE DEVELOPMENT UK LIMITED

PROJECT TITLE:
ELEPHANT & CASTLE

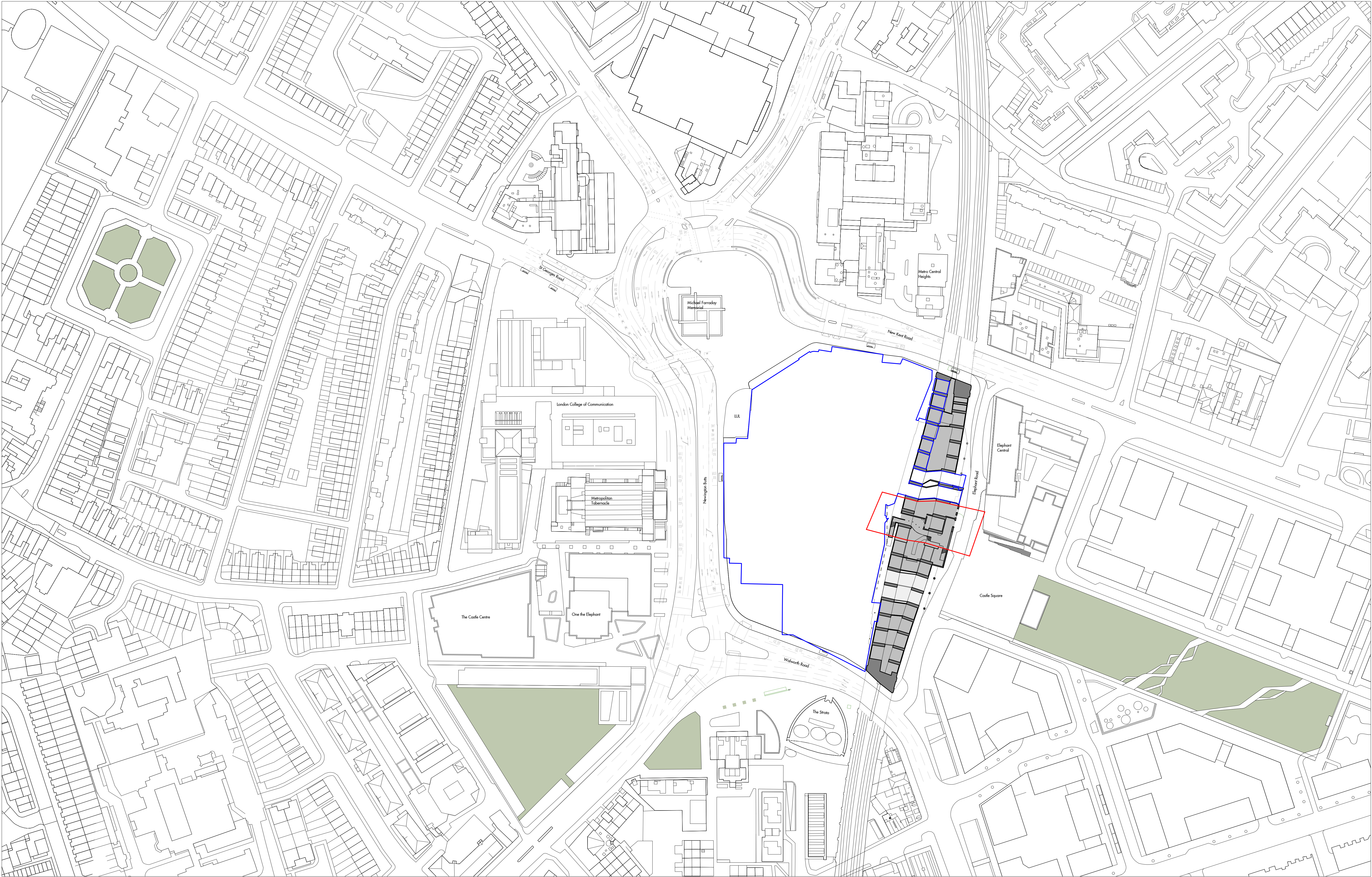
DRAWING TITLE:
DISTRICT HEATING
PROPOSED ROUTE - BORED


ISSUE FOR PLANNING

PERSON RESPONSIBLE FOR:		
Design: PS	Review: DM	Authorising Issued: DM

Project No: 0511637	Date: NOVEMBER 2021	Scale @ A0: 1:200 @ A0
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DRAWING NUMBER: ETC-HL-EX-00-DR-Y-900010		Revision: 02
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Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres.
All levels are in metres. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy.
Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as 'Issued for Design Intent' only.
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REV	DATE	DESCRIPTION	CKD
P1	30.11.21	ISSUED FOR PLANNING	ML

— Planning boundary
— Land ownership boundary

0 50.00m 100.0m

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London SE1 0HX
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facsimile 020 7921 0101
email studio@alliesandmorrison.com

A&M JOB No: 935_06

ELEPHANT AND CASTLE : TOWN CENTRE DISTRICT HEATING
LOCATION PLAN
PLANNING APPLICATION
935_06_07_005

SCALE 1 : 1000 @A1
SCALE: 1 : 2000 @A3

P1
Revision

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