

GREATER **LONDON** AUTHORITY
Development, Enterprise and Environment

Guy Bransby
JLL Planning
30 Warwick Street
London
W1B 5NH

GLA ref: GLA/3537a/04
Application ref: 2016/7356
Date: 2 August 2018

Dear Mr Bransby,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Homebase, Swandon Way, Wandsworth
GLA reference: GLA/3537a
Wandsworth Council planning application reference: 2016/7356
Applicant: National Grid UK Pension Scheme

GRANT OF FULL PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND PRIOR WRITTEN CONCLUSION OF A SECTION 106 AGREEMENT

The Mayor of London, as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith):

Application for planning permission (Local Authority reference 2016/7356).

Demolition of existing retail warehouse building and erection of three buildings ranging from 8 to 17 storeys with basement to provide a mixed use scheme including 385 residential units (Class C3), 563 sq.m. GIA of retail units (Class A1 and/or A2 and/or A3 uses) 165 sq.m. of leisure use (Class D1) and 1,620 sq.m. GIA of studio/offices (Class B1), with associated cycle parking spaces and 89 car parking spaces, playspace, landscaping and public realm improvements (including contribution towards the new entrance to Wandsworth Town Station).

At: Homebase, Swandon Way, Wandsworth, SW18 1EW

Subject to the following conditions and reasons for conditions:

1. Time limit

This development must be commenced within seven years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. Compliance with approved plans

Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall only be carried out in accordance with the submitted plans and documents set out below, and any subsequent details to be approved.

Proposed site plans and existing plans

970_02_07_001 P1; 970_02_07_010 P1; 970_02_07_020 P1; 970_02_07_050 P2;
970_02_07_051 P2; 970_02_07_052 P2

Proposed floor plans

970_02_07_098 P2; 970_02_07_099 P2; 970_02_07_100 P2; 970_02_07_101 P3;
970_02_07_102 P4; 970_02_07_103 P4; 970_02_07_104 P4; 970_02_07_105 P4;
970_02_07_106 P4; 970_02_07_107 P4; 970_02_07_108 P2; 970_02_07_109 P2;
970_02_07_110 P2; 970_02_07_111 P2; 970_02_07_112 P2; 970_02_07_113 P2;
970_02_07_114 P2; 970_02_07_115 P1; 970_02_07_116 P1; 970_02_07_117 P1;
970_02_07_125 P2.

Proposed elevations and sections

970_02_00_07_200 P4; 970_02_00_07_300 P2; 970_02_01_07_200 P3;
970_02_01_07_201 P1; 970_02_01_07_300 P2; 970_02_02_07_200 P3;
970_02_02_07_201 P3; 970_02_02_07_300 P2; 970_02_03_07_200 P3;
970_02_03_07_300 P2; 970_02_07_301 P2; 970_02_07_302 P2.

Bay studies and unit details

970_02_01_07_500 P3; 970_02_02_07_500 P3; 970_02_03_07_500 P3;
970_02_07_900 P2; 970_02_07_901 P2; 970_02_07_902 P2; 970_02_07_903 P2;
970_02_07_904 P2; 970_02_07_905 P2; 970_02_07_906 P2; 970_02_07_907 P2;
970_02_07_908 P2; 970_02_07_909 P2; 970_02_07_910 P2; 970_02_07_911 P2;
970_02_07_912 P2; 970_02_07_913 P1.

Landscape drawings

D2303 L.110; D2303 L.111; D2303 L.112; D2303 L.113; D2303 L.114; D2303 L.115;
D2303 L.116; D2303 L.310; D2303 L.311; D2303 L.411; D2303 L.412; D2303 L.413;
D2303 L.414; D2303 L.415.

Submitted documents

Design and Access Statement and Addendum; Planning Statement; Affordable Housing Viability Assessment; Energy Strategy and Addendum; Arboricultural Impact Assessment; Statement of Community Involvement; Waste Management Strategy; Sequential Site Assessment; Landscape Statement; Environmental Statement.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as

assessed in accordance with Policies IS1, IS3, DMS1, DMH6 and DMH7 of the Wandsworth Local Plan and Policy 1.1 of the London Plan (2016).

3. Occupation restriction for Crescent Building

No residential units shall be occupied within the Crescent Building until the hazardous substances consent for the storage and distribution of natural gas at the Wandsworth Gas Holder Station has been revoked in its entirety under the provisions of the Planning (Hazardous Substances) Act 1990, and written confirmation of the necessary revocation has been issued by the Hazardous Substances Authority.

Reason: The occupation of the residential units within the Crescent Building without revocation of the hazardous substances consent for the gasholder station could expose the occupants of this part of the development to unacceptable safety risks contrary to Policy DMS1 of the Wandsworth Local Plan and Policy 5.22 of the London Plan (2016).

4. Restriction on use of residents' facilities

The resident's lounge and gym at first floor level of the Garden Building shall be for the use of the residents of the development only and for no other purpose or public use, and retained as such, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of the future residents and ensure its provision as an amenity for the residential units hereby approved in accordance with Policy DMS1 of the Wandsworth Local Plan.

5. Residential management plan

Prior to occupation of the development a development management plan shall be submitted to the Local Planning Authority for approval in writing, which shall include details of how the development would be managed and maintained including security measures; management procedures; tenant forum/complaint procedures. The development management plan shall thereafter be implemented as approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory management of the development in accordance with Policy DMS4 of the Wandsworth Local Plan.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

6. Opening hours (A1-A3 and B1 uses)

The ground floor level Class A1/A2/A3 and B1 premises, as shown on the approved drawings, shall not be open to customers other than between the hours of 0700 and 2300 Mondays to Saturdays, and 0800 to 2200 Sundays and at no other times, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and future residents of the development, in accordance with Policy DMS1 of the Wandsworth Local Plan.

7. Ventilation (A1-A3 uses)

Details of external ventilation equipment, including ducting, shall be submitted to the Local Planning Authority for approval prior to commencement of above ground works, and shall be installed in accordance with those details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policy DMS1 of the Wandsworth Local Plan.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

8. Detailed drawings, external materials and balcony screens

Notwithstanding the details shown on the plans, hereby approved, prior to the commencement of the development (other than demolition, site clearance and ground works):

(a) details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority; and

(b) sample panels shall be constructed on site of building materials and hard surfacing, to be inspected and approved in writing by the Local Planning Authority.

(c) details of the following features and elements of the scheme for that phase must be submitted to Local Planning Authority and approved by the Local Planning Authority in writing:

i) Brick bonding and brick and stone detailing (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

ii) External windows, balconies, doors, screens and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).

iii) Depth of window reveals (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

iv) Rainwater goods (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).

v) Privacy screens (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).

vi) Shop fronts (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

vii) Full design details of residential units demonstrating compliance with the housing design standards set out in the Mayor's Housing SPG (2016) (or any other subsequent standards replacing this, with or without modification), including detailed floor layouts of each residential unit type, showing window positions and indicative furniture layouts (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

The development shall be implemented in full accordance with the approved details prior to the first occupation of each phase of development hereby approved.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies DMS1 of the Wandsworth Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

9. Landscaping, public realm, play space and boundary treatments

A landscaping and public realm scheme for the public and private areas in the development shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

The detailed plan shall include the following details:

- a.) The overall layout, including extent and type of hard and soft landscaping;
- b.) The location, species and sizes of proposed trees, tree pit design and details of any trees to be retained;
- c.) At least 20 trees to be planted as semi-mature specimens with a girth of 40-45 centimetres;
- d.) Details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- e.) Enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- f.) Hard landscaping, including ground surface materials, kerbs, edges, ridge and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- g.) Street furniture, including type, materials and manufacturer's spec if appropriate;
- h.) Details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- i.) Any other landscaping features forming part of the scheme, including amenity spaces and green/brown roofs;
- j.) A statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;
- k.) A wayfinding and signage strategy.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any trees or shrubs which die within five years of completion of the development shall be replaced with the same species or an approved alternative, to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with London Plan Policies 7.3, 7.4, 7.5 and Policies DMS1 and DMO4 of the Wandsworth Local Plan.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

10. Site levels

Notwithstanding the details submitted in the drawings hereby approved the development is not to commence (other than demolition, ground works and site clearance) unless and until details of the levels of the proposed buildings, footpaths and other landscaped areas relative to adjoining land and any other changes proposed in the levels of the site associated with the works permitted by this permission have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details as so approved before any of the residential units and commercial units approved are occupied.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers in accordance with Policy DMS1 of the Wandsworth Local Plan and Policies 7.2, 7.3, 7.4, 7.5, 7.6, 7.13 and 7.21 of the London Plan (2016).

It is necessary to deal with these matters by approval of details, as the development will involve substantial changes to site levels that requires detailed consideration.

11. Open space and landscaping management and maintenance plan

An open space and landscaping management plan, setting out a maintenance schedule for all landscaped areas (public and private) shall be submitted to the Local Planning Authority for approval prior to occupation of development. The landscaping shall be maintained in accordance with the details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policy DMS1 of the Wandsworth Local Plan.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

12. Flood risk and finished floor levels

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) 19/12/2016 / 654206-D-010/ CH2MHill and the following mitigation measures detailed within the FRA:

1. Residential finished floor levels to be set no lower than 13.15 metres above Ordnance Datum (AOD).
2. Commercial/retail podium deck floor levels are set no lower than 6.4 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy DMS5 of the Wandsworth Local Plan and London Plan Policy 5.12.

13. Flood warning and evacuation plan

Prior to first occupation of the development the applicant shall submit to the Local Planning Authority for approval in writing an evacuation plan in event of flood for all occupants of the development. It shall set out where possible places of refuge and safe egress routes. Once approved the evacuation plan shall be observed at all times unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of safety for future occupiers, in accordance with Policy DMS5 of the Wandsworth Local Plan and London Plan Policy 5.12.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

14. Delivery and servicing plan

A delivery and servicing plan (DSP) for both the commercial and residential uses, shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of any part of the development, and the approved DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing. The DSP should reflect the need for robust safety standards from freight operators and include a requirement for providers of goods transport services to offer FORS - or FORS bronze-equivalent or better safety.

Reason: To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with Policies DMT1, DMT2 and DMS1 of the Wandsworth Local Plan and London Plan Policy 6.14.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

15. Cycle parking

Details of the secure/enclosed cycle parking spaces for the residential units, visitors spaces and spaces for the commercial/retail tenants, including their location and type of storage, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to occupation of any part of the development, and maintained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of cycle storage facilities, in accordance with Policy DMT2 of the Wandsworth Local Plan and Policy 6.9 of the London Plan.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

16. Electric vehicle charging points

Details of electric vehicle charging points, to ensure 20% active and 20% passive provision, shall be submitted to and approved, in writing, by the Local Planning Authority. The charging points shall be installed prior to occupation of any part of the development, and retained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of cycle storage facilities, in accordance with Policy DMT2 of the Wandsworth Local Plan and Policy 6.13 of the London Plan.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

17. Noise fixed plant

Prior to the occupation of any part of the development, details of any plant and machinery to be installed on that part of the building (including mechanical ventilation), including measures to reduce the impact of such installations on the amenities of residential properties by way of noise, vibration and odour, are submitted to and approved in writing by the Local Planning Authority. The details shall include a noise assessment to demonstrate that the plant and associated equipment shall be designed in accordance with BS4142 to achieve a level of 10db below the lowest level measured background noise, as measured one metre from the nearest affected openable window of the nearest habitable room at the date of this permission being granted.

The plant and machinery shall be installed in accordance with the approved details and no other plant and machinery shall be installed on the building without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residential properties and future occupiers of the development, in accordance with London Plan Policy 7.15 and Policy DMS1 of the Wandsworth Local Plan.

It is necessary to deal with these matters by approval of details, as the detailed information on plant and machinery was not available for consideration as part of the planning application submission.

18. Noise, vibration and air quality – internal residential environment

Prior to the commencement of development above ground floor slab level, details of the built fabric and ventilation strategy within the scheme to ensure:

- (a) The approved residential units are insulated against external noise which achieves internal noise levels which do not exceed the guidelines values contained in table 4 of BS 8233:2014;
- (b) The approved residential units are insulated by noise insulation measures of the A1- A3, B1 and D1 uses to provide effective resistance to the transmission of airborne and impact sound horizontally and/or vertically between those uses; and
- (c) That future occupiers of the residential units are protected from poor air quality.

Shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to the occupation of the residential units and thereafter retained

Reason: To protect the amenities and health of the occupiers of the building(s), in accordance with Policy DMS1 of the Wandsworth Local Plan and London Plan Policies 7.14 and 7.15.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

19. External lighting and security

Notwithstanding the plans hereby approved, details of:

- CCTV;
- General external lighting;
- Security lighting;
- Access control measures for residential core entrances;
- Secured by Design accreditation measures and counter terrorism measures;

on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the first occupation of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details will also include an assessment of the impact of any such lighting on the surrounding residential environment.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To safeguard the security of the development and to ensure that any resulting general or security lighting and CCTV are appropriately located, designed to not adversely impact on neighbouring residential amenity or ecology, and are appropriate to the overall design of the development in accordance with policies 7.3, 7.4, 7.6 and 7.19 of the London Plan and Policy DMS1 and DMO4 of the Wandsworth Local Plan.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

20. Sustainability standards for non-residential uses

The development shall achieve an 'Excellent' rating under BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) for the Shell/Shell and Core stage and an 'Excellent' rating under BREEAM Refurbishment and Fit-out 2014.

1. Within 6 months of work starting on site, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the developer, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.

2. Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the developer, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.
3. Prior to commencement of the fit-out of the building, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
4. Within 3 months of first occupation, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7 and Wandsworth Local Plan Policies IS2 and DMS3.

It is necessary to deal with these matters by approval of details, as this information was not available for consideration as part of the planning application submission.

21. Compliance with energy strategy

The development shall be built in accordance with the Energy Strategy approved by the Local Planning Authority, demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 35% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013.

Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy unless otherwise agreed by the Local Planning Authority in writing.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7, and Wandsworth Local Plan Policies IS2 and DMS3.

It is necessary to deal with these matters by approval of details, as verification of constructed works is required.

22. Accessible homes

Prior to occupation, details identifying the 42 units that shall to be built to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', (designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users) shall be submitted to and approved in writing by the Local Planning Authority. The units shall

be retained as such, unless otherwise approved, in writing, by the Local Planning Authority. The remaining residential units shall be built to meet Building Regulation requirement M4(2).

Reason: To ensure that the development makes appropriate provision for accessible housing in accordance with London Plan Policy 3.8 and Wandsworth Local Plan Policy DMS1.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

23. Air quality – boilers and CHP

Development shall not proceed above ground floor slab level unless and until details of boilers and CHP plant to be installed within the development are submitted and approved in writing by the Local Planning Authority. The details shall include measures to ensure that this plant and equipment meets relevant standards for air quality. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To protect the amenities and health of the occupiers of the building(s) and neighbouring occupiers, in accordance with Policy DMS1 of the Wandsworth Local Plan and London Plan Policy 7.14.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

24. Surface water drainage

No development shall commence until a sustainable drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

No infiltration of surface water drainage into the ground is 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.

Reason: To ensure the sustainable management of rainwater and minimise the potential for surface water flooding, and to avoid pollution of groundwater, in accordance with London Plan Policy 5.13 and Policy DMS6 of the Wandsworth Local Plan.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

25. Restriction on site clearance Feb-Aug

Should site clearance works (including demolition of buildings and tree/vegetation removal) take place between February and August inclusive, such works shall not commence until updated habitat surveys for breeding birds are submitted and approved in writing by the Local Planning Authority. Should the habitat surveys identify any

active nests, measures to protect breeding birds during the course of site clearance works shall be implemented in accordance with the recommendations of a qualified ecologist.

Reason: To safeguard protected species, in accordance with London Plan Policy 7.19 and Wandsworth Local Plan Policy DMO4.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

26. Biodiversity enhancement plan

Prior to occupation, details of the ecological enhancements as outlined in the ecological assessment chapter of the Environmental Statement, shall be submitted to and approved, in writing, by the local planning authority prior to occupation of the relevant building. The approved roosting provisions shall be implemented in full and thereafter permanently maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of ecology and habitat preservation and enhancement, in accordance with London Plan Policy 7.19 and Wandsworth Local Plan Policy DMO4.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

27. Contaminated land strategy

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) shall be carried out within that Phase 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 Local Planning Authority.

Reason: For the protection of Controlled Waters and to ensure the site is deemed suitable for use, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as there could be unexpected or unidentified contamination of the land, which may not be revealed until works commence.

28. Contaminated land verification

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation/mitigation 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 any 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.

Reason: For the protection of Controlled Waters and to ensure the site is deemed suitable for use, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as this requires verification of works carried out during development.

29. Piling method statement / foundation design

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.

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. It is recommended that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into Contaminated Sites'. Piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters will not be permitted.

Reason: For the protection of Controlled Waters, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

30. Groundwater protection

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: For the protection of Controlled Waters, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

31. Water contamination not previously identified

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) shall be carried out within that Phase 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 Local Planning Authority.

Reason: For the protection of Controlled Waters, in accordance with Wandsworth Local Plan Policies DMS5 and DMS6 and London Plan Policy 5.21, and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as this requires verification of works carried out during development.

32. Construction environmental management and logistics plan

The development shall not commence until a demolition and construction management and logistics plan is submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The demolition and construction works shall be carried out in accordance with the details approved.

The plan shall include specific details relating to the construction, logistics and management of all works associated with the proposed development and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. It should be produced in accordance with TfL's latest Construction Logistics Plan Guidance. The plans should include:

- a.) Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b.) The parking of vehicles of site operatives and visitors;
- c.) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing;
- d.) Wheel washing facilities;
- e.) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- f.) Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent highways through the construction period;
- g.) Any means of protection of services such as pipes and water mains within adjacent highways;
- h.) Measures to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and unloading of building plants and materials and similar demolition/construction activities;
- i.) Measures to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
- j.) Location of workers' conveniences (e.g. temporary toilets);
- k.) Ingress and egress to and from the site for construction vehicles;
- l.) Proposed numbers and timings of truck movements throughout the day and the proposed routes;
- m.) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
- n.) Details of the mitigation for dust and emissions as well as methodology for monitoring during construction;
- o.) Measures to minimise disruption to neighbouring and adjoining residential and commercial occupiers.

The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and to prevent or reduce air pollution during demolition and construction in accordance with Policy DMS1 of the Wandsworth Local Plan and London Plan Policies 6.14 and 7.14.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

33. Protection of trees

Prior to commencement of development an arboricultural impact assessment shall be submitted and approved in writing by the Local Planning Authority. The assessment shall provide details of tree protection measures during construction works for the trees to be retained, an assessment of the condition of the trees to be retained and details of how they would be integrated into the design and significant negative impacts avoided. The approved assessment shall be fully implemented prior to commencement of development.

Reason: To ensure sufficient protection is given to the on-site trees to be retained, in accordance with Wandsworth Local Plan Policy DMO5.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

34. Site waste management plan

Prior to commencement of development site waste management plan shall be submitted and approved in writing by the Local Planning Authority. The plan shall provide details of measures to reduce construction waste and encourage efficient use of materials, including a target for proportion of waste to landfill. The plan shall also include commitments to sustainable sourcing of materials. The development shall be carried out in accordance with the approved plan.

Reason: In the interests of sustainable development, in accordance with Wandsworth Local Plan Policy DMS3 and London Plan Policies 5.3 and 5.18.

It is necessary to deal with these matters by approval of details, as the detailed strategy was not available for consideration as part of the planning application submission.

35. Operational waste management and recycling strategy

Notwithstanding the approved drawings, a waste and recycling strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The waste and recycling strategy shall be implemented approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, made available for use prior to the first occupation of the development, and managed and operated in accordance with the approved strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, to accord with the Wandsworth Local Plan Policy DMS1 and Refuse and Recyclables in Development SPD.

It is necessary to deal with these matters by approval of details, as the proposed strategy was not available for consideration as part of the planning application submission.

36. Wind mitigation measures

Prior to the commencement of the development above the ground floor slab, details of wind mitigation measures shall be submitted and approved by the Local Planning Authority. The measures shall be installed in accordance with the approved details prior to the first occupation, and retained as such, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To mitigate the impact of the development on wind conditions at ground level to accord with Wandsworth Local Plan Policy DMS4.

It is necessary to deal with these matters by approval of details, as limited information was available for consideration as part of the planning application submission.

37. Archaeology

A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological evaluation in accordance with a Written Scheme of Investigation.

C) A report of the evaluation results will be submitted for approval by the local planning authority which will be given in writing.

D) Dependent upon the results presented under Part C, no development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

E) Under Part D, the applicant (or their heirs and successors in title) shall implement a programme of archaeological mitigation in accordance with a Written Scheme of Investigation.

F) The site investigation and post-investigation assessment will be completed prior to one year post the completion date of the development as defined by the borough building

Reason: To secure the provision of appropriate archaeological investigation as heritage assets of archaeological interest may survive on the site, including the publication of results, in accordance with Section 12 of the NPPF, London Plan Policy 7.8 and Wandsworth Local Plan Policy DMS2.

It is necessary to deal with these matters by approval of details, as limited information was available for consideration as part of the planning application submission.

38. Water efficiency measures

The development shall achieve an internal residential water use below 105L/person/day. 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.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.3 and 5.15 and Wandsworth Local Plan Policies IS2 and DMS3.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

39. Water supply and wastewater capacity

Development shall not commence (excluding demolition works above existing ground level) until impact studies of the existing water supply infrastructure have been submitted to and approved, in writing, by the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to accommodate the additional demand in accordance with Wandsworth Local Plan Policies DMS5 and DMS6, London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

40. Rooftop TV equipment details

A scheme for the provision of communal/centralised satellite and television reception equipment to be installed on the roof of all buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the development proceeding above ground floor slab level of each building. The development shall be implemented in accordance with the approved scheme and the equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason: To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the character of the area and architectural quality of the buildings, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Wandsworth Local Plan Policy DMS1.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

41. Restriction of rooftop plant and equipment

No water tanks, plant, lift rooms or other structures, other than those shown on the approved drawings, shall be erected upon the roofs of the approved buildings without the written approval of the local planning authority.

Reason: In the interests of the appearance of the buildings and to safeguard the appearance of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Wandsworth Local Plan Policy DMS1.

42. Retention of scheme architects

The existing architects or other such architects as approved in writing by the Local Authority, acting reasonably, shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Wandsworth Local Plan Policy DMS1.

Informatives

1. S106 agreement

It should be noted that there is a separate legal agreement which relates to the development for which this permission is granted.

2. Community Infrastructure Levy

Please note that the development is liable for a charge under the Community Infrastructure Levy (CIL) Regulations (2010), as amended.

This charge is payable upon commencement of the chargeable development and is in respect of the London Mayoral Community Infrastructure Levy (MCIL) and the Wandsworth Community Infrastructure Levy (WCIL). The Greater London Authority and Transport for London are responsible for setting the MCIL charge and the London Borough of Wandsworth is responsible for collecting money on their behalf. The calculation of the charge is based on an initial assessment of the floorspace information provided in the CIL Additional Information Requirement Form, alongside your planning application.

Prior to your development commencing, you are required to submit a Commencement Notice to the London Borough of Wandsworth stating the date when the development will commence. Development is to be treated as commencing on the earliest date on which any material operation begins to be carried out on the land within the meaning of section 56(4) of the Town and Country Planning Act 1990. Upon receipt of this the Council will then issue a Demand Notice with precise details of your payment arrangements, payable from the date development commences. If a valid Commencement Notice is not submitted before work starts, penalties will apply and payment will be due in full on the day the Council believes the development to have commenced. For the avoidance of doubt, site clearance and/or demolition will be considered as work having commenced.

A person intending to assume liability for the CIL payment identified in the Council's Liability Notice must submit an Assumption of Liability Notice before development is commenced in accordance with Regulation 31 of the CIL Regulations (2010) (as amended). A person is not able to assume liability to pay CIL after development is commenced. If the Notice is not served, then the Council can apply surcharges for its efforts in identifying the relevant owners and apportioning liability for CIL between them.

3. Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be

separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

4. Network Rail

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone

- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance

The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such

that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts AssetProtectionsWessex@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London, as the local planning authority, has expeditiously considered the application against all relevant national, regional and local planning policy, the Mayor has decided to grant planning permission in accordance with the recommendation within GLA Representation Hearing report D&P/3537a/03.

The Mayor has, therefore, worked in a positive and proactive manner in relation to dealing with this planning application and application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Signed



Juliemma McLoughlin
Chief Planner

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

The Mayor has noted that Wandsworth Council will be responsible for the decision on all subsequent approval of details pursuant to conditions set out in this decision notice.