

Item No. 6	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 06/07/2004
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-CO-0024) Removal of existing bowling green buildings and erection of a new single storey bowling pavilion and associated works.		Address Peckham Rye Park, Strakers Road SE22 Ward Peckham Rye	

1. PURPOSE

- 1.1 To consider the above application. The application requires Committee consideration because it is Council own development and is within designated Metropolitan Open Land (MOL).

2. RECOMMENDATION

- 2.1 Grant Planning Permission.

3. BACKGROUND

- 3.1 The application site is within the boundary of Peckham Rye Park and relates to bowling green buildings located towards the southern section of the park. There is no previous planning history relevant to this application. The site is designated in both the Council's Unitary Development Plans (UDPs) as being within Metropolitan Open Land.
- 3.2 This application is for removal of existing bowling green buildings and erection of a new single storey bowling pavilion and associated works. The proposed new building will be roughly 5.2 metres in height, 5 metres in width, 10 metres in length and include contemporary design materials.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are the principle of the development, the aesthetic appropriateness of the proposal and the amenity of future users of this facility.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 - Aesthetic Control: complies, the proposal is considered to comply with this policy.

Policy E.3.1 - Protection of Amenity: complies, the proposal will not result in loss of amenity.

Policy C.4.2 - New Leisure and Recreational Facilities: complies, will provide new and improved single storey bowling pavilion.

Policy C.5.7 - Use of Metropolitan Open Land: complies.

Regional Planning Guidance (RPG) 3 - Metropolitan Open Land: complies, will provide a bowling pavilion which contributes to leisure, recreation, sport and tourism which serves part of London.

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

Policy 3.2 - Protection of Amenity: complies: the proposed development will not result in loss of amenity.

Policy 3.11 - Quality in Design: the proposal is considered to comply with this policy.

Policy 2.2 - Provision of new Community Facilities: complies.

Policy 3.25 - Metropolitan Open Land (MOL): complies, the proposed development is ancillary to the use of the bowling green and is small in scale.

Supplementary Planning Guidance (SPG) - Open Space (5.2.6): complies, will provide outdoor recreation/sport.

4.3 Consultations

Site Notices: 06/04/2004

Press Notice: N/A

Consultees:

Conservation & Design Team
Archaeology Officer
Traffic Group
Secure by Design
Arboriculturalist
Garden History Society
The Peckham Society
Peckham Rye East Residents Association:

Replies from:

Conservation Officer: No objection.

Archaeology Officer: Monitored the test pits and they clearly indicated that considerable disturbance had taken place on the site. No archaeological conditions necessary.

Traffic Group: Refuse storage capable of accommodating 500 litres. Eurobin should be provided within 10 metre of its collection point. A secure parking space for 1 cycle should be provided.

Secure by Design: No issues/objection. The security measures proposed are entirely appropriate.

Arboriculturalist: No comments received.

Garden History Society: Do not wish to comment.

The Peckham Society: No comments received

Peckham Rye East Residents Association: No comments received.

5 PLANNING CONSIDERATIONS

The Principle of the Development

- 5.1 This application entails the removal of existing bowling green buildings and the erection of a new single storey pavilion and associated works covering a similar area. The principle of the development is therefore considered acceptable, as buildings ancillary to the bowling green in this location already exist. The existing bowling green building is presently an eyesore and this proposed replacement is welcomed, within this designated MOL.
- 5.2 The proposed new building will be roughly 5.2 metres (height), 5 metre (width) and 10 metre (length). The materials proposed include powder coated steel cladding (external walls), powder coated aluminium (windows), powder coated steel (doors) and copper (roof). This is considered, in design terms, acceptable and appropriate within Metropolitan Open Land. The internal layout of the pavilion is also considered acceptable, with adequate kitchenette, social room, 2 changing rooms and 3 separate water closets.
- 5.3 The amenity of future users of the bowling green will be enhanced by this new facility and both users and on-lookers/ spectators will have a building to compliment one of the best parks located in the southern section of the borough. The proposed facility is considered ancillary to the bowling green and both present and future participants will be able to use this MOL to pursue recreation and leisure activity. It is therefore recommended that planning permission is granted.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 Will not be accessible to wheel chair users.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 Will contribute to a safer environment in the park and continue to promote the game of bowling for future generations.

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	David Williams	[tel. 020 7525 5446]
CASE FILE	TP/2614-A	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	