

Camberwell Community Council - Planning -

22 February 2010

7.00 pm

Room A2, Town Hall, Peckham Road, London SE5 8UB

Membership

Councillor Dora Dixon-Fyle (Chair)
Councillor Ian Wingfield (Vice-Chair)
Councillor John Friary
Councillor Peter John
Councillor Jenny Jones
Councillor Alison McGovern
Councillor Chris Page
Councillor Sandra Rhule
Councillor Veronica Ward

INFORMATION FOR MEMBERS OF THE PUBLIC

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Contact: Sally Masson, Constitutional Officer: on 020 7525 7224 or email: sally.masson@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Friday 12 February 2010



Camberwell Community Council

- Planning -

Monday 22 February 2010

7.00 pm

Town Hall, Peckham Road, London SE5 8UB

Order of Business

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CAMBERWELL COMMUNITY COUNCIL MEMBERSHIP

Councillor Dora Dixon-Fyle (Chair)

Councillor Ian Wingfield (Vice-Chair)

Councillor John Friary

Councillor Peter John

Councillor Jenny Jones

Councillor Alison McGovern

Councillor Chris Page

Councillor Sandra Rhule

Councillor Veronica Ward

DATE OF DESPATCH:

12 February 2010

ADDITIONAL INFORMATION

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

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Date: Friday 12 February 2010

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কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা
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Spanish

Lati bēre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini re, jọwọ pe telifoonu 020 7525 7187. Lati jẹ ki a mọ nipa iranlọwọ tabi idi pato, gẹgẹbi ọkọ (mọto) tabi olutumọ, jọwọ pe telifoonu 020 7525 7187.

Yoruba



CAMBERWELL COMMUNITY COUNCIL PLANNING

MINUTES of the Camberwell Community Council Planning held on Thursday 17 December 2009 at 7.00 pm at Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Dora Dixon Fyle (Chair)
Councillor Peter John
Councillor Jenny Jones
Councillor Alison McGovern
Councillor Veronica Ward

OFFICER SUPPORT: Becky Baker (Planning Officer),
Nicky Bradbury (Legal Officer) and
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME [CHAIR]

2. APOLOGIES

Apologies for absence were received on behalf of Councillors Ian Wingfield, and Sandra Rhule.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Cllr Veronica Ward declared a personal and non prejudicial interest in item 6.1 as she met the person at 47 Oglander Rd and therefore agreed not to take part in the debate or decision of this item.

Cllr Jenny Jones declared a personal and non prejudicial interest in respect of item 6.2, 21 Grove Park, London SE5 8LH.

Cllr Peter John also declared the same interest concerning item 6.2 and agreed to step down to speak as a ward councillor.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The Chair agreed to accept the following late report which was an Addendum report concerning *item 6.2, 21 Grove Park, London SE5 8LH* which addressed late observations, consultation responses, information and revisions.

The reason for lateness

That comments in the report were received since the agenda was dispatched, and relate to items on the agenda. Members should be made aware of the objections and comments made.

The reason for urgency

That applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Sub-Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications/enforcements and would inconvenience all those who attend the meeting.

5. MINUTES

The Minutes of the meeting held on 29 October 2009 be agreed as an accurate record of the meeting subject an amendment that Cllr Jones's apologies for absence should be included.

6. DEVELOPMENT CONTROL ITEMS**RECORDING OF MEMBERS' VOTES**

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda. In every case the planning officer introduced the item to Members.

DEVELOPMENT CONTROL ITEM**6.1 47 OGLANDER ROAD, LONDON SE15 4DD****Proposal:** (09-AP-1073)

Erection of single storey ground floor rear extension to the side of the existing two storey back addition, and installation of obscure glazed window in side of existing property at ground floor.

Procedure:

The planning officer introduced the item.
 Members asked questions of the planning officer.
 There were no objectors present.
 The applicant's agent spoke for up to three minutes. .
 Cllr Veronica Ward withdrew from the meeting to speak in her capacity as a Ward Councillor.
 Members further debated on the proposal and then voted.

RESOLVED: That the application be **granted**, subject to an additional condition to secure obscure glazing to roof lights (which is shown on the plans).

New condition reads:

The scheme shall not be carried out other than in accordance with the approved drawings and in particular the rooflights shall be finished in obscured glazing as shown on Drawing Number G006 Rev A.

Reason

To ensure that the scheme is not carried out other than in accordance with the approved plans, and in particular to ensure that impacts in relation to light spill from the proposed extension and roof lights are minimised, in order to protect the amenities of surrounding occupiers, in accordance with Policy 3.2 Protection of amenity of the Southwark Plan 2007.

6.2 21 GROVE PARK, LONDON SE5 8LH

Proposal: (09-AP-1698)

Felling of Eucalyptus in rear garden and replacement with indigenous species.

RESOLVED: Following legal advice Members agreed to defer the planning application to a future meeting.

7. NON DEVELOPMENT CONTROL ITEM

7. PLANNING ENFORCEMENT UPDATE REPORT

The enforcement officer introduced the report and highlighted each enforcement case outlined in the report.

RESOLVED: Members welcomed the report and requested that quarterly updates be given at future meetings.

The meeting ended at 8.05 p.m.

CHAIR:

DATED:

Item No. 6	Classification: Open	Date: 22 February 2010	Meeting Name: Camberwell Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within [Camberwell Green, South Camberwell and Brunswick Park] Community Council	
From:		Strategic Director of Regeneration and Neighbourhoods	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

- 4 The council's powers to consider planning business are detailed in Article 8 which describes the role and functions of the planning committee and Article 10 which describes the role and functions of community councils. These were agreed by the constitutional meeting of the Council on May 23 2007 and amended on January 30 2008. The matters reserved to the planning committee and community councils Exercising Planning Functions are described in part 3F of the Southwark council constitution 2007/08. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items is preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. The draft decision notice will detail the reasons for any approval or refusal.

7. Applicants have the right to appeal to the First Secretary of State against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration and Neighbourhoods budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. Equal opportunities considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Legal and Democratic Services

12. A resolution to grant planning permission shall mean that the Head of Development Control is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Head of Development Control shall constitute a planning permission. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Head of Development Control is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Legal and Democratic Services, and which is satisfactory to the Head of Development Control. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Legal and Democratic Services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
15. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 1. restrict the development or use of the land;
 2. require operations or activities to be carried out in, on, under or over the land;
 3. require the land to be used in any specified way; or
 4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

17. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda May 23 2007 and Council Assembly Agenda January 30 2008	Constitutional Support Services, 160 Tooley Street	Sally Masson 020 7525 7224
Each application has a separate planning case file	Council Offices 160 Tooley Street	The named case Officer as listed or Gary Rice 020 7525 5447

APPENDIX 1**Audit Trail**

<i>Lead Officer</i>	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Principal Planning Lawyer Constitutional Support Officer	
Version	Final	
Dated	2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal and Democratic Services	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Control	No	No

ITEMS ON AGENDA OF THE CAMBERWELL CC
on Monday 22 February 2010

Appl. Type Council's Own Development - Reg. 3
Site THE CHARTER SCHOOL, RED POST HILL, LONDON, SE24 9JH

Reg. No. 09-CO-0126

TP No. TP/2100-A

Ward South Camberwell

Officer Fennel Mason

Recommendation GRANT PERMISSION

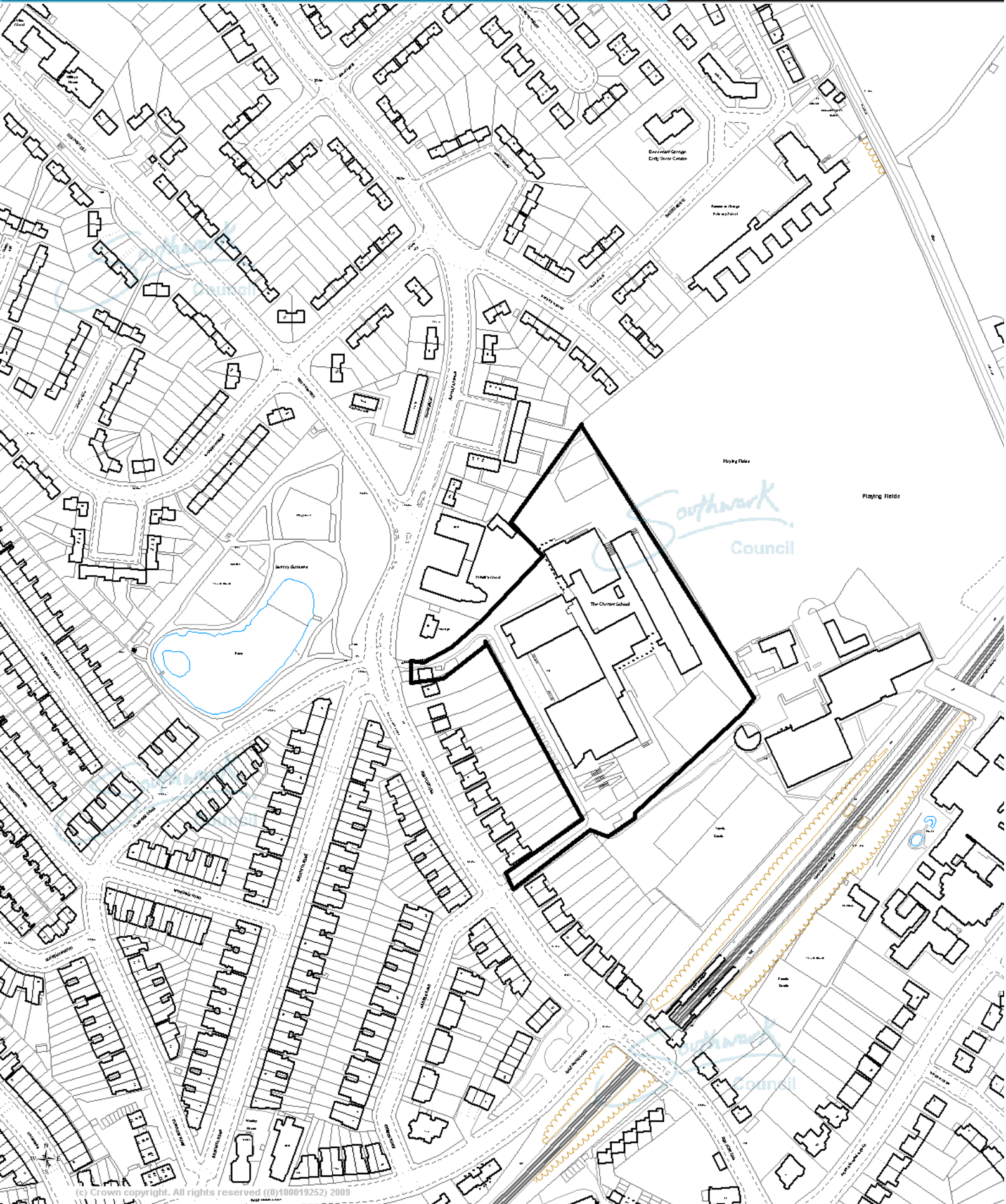
Item /1

Proposal

Construction of covered multi use games area incorporating an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting, in addition to replacement 1.8m high metal and timber fence to the south-east and south-western part of the boundary.

Ordnance Survey

Date 29/1/2010



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Item no 1.1	Classification OPEN	Decision Level Camberwell Community Council	Date 22/02/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-CO-0126) Construction of covered multi use games area incorporating an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting, in addition to replacement 1.8m high metal and timber fence to the south-east and south-western part of the boundary.		Address THE CHARTER SCHOOL, RED POST HILL, LONDON, SE24 9JH Ward South Camberwell	

PURPOSE

- 1 To consider the above application as scheme is a 'Council's own' application and the volume of the development exceeds a volume of 300m³.

RECOMMENDATION

- 2 To approve planning permission.

BACKGROUND

Site location and description

- 3 The Charter School is located to the eastern side of Red Post Hill, behind a row of terraced and semi-detached dwellings. St Faiths Church is located to the immediate north-west of the site, and JAGS sports club is located to the immediate east of the site, with their main sports fields adjoining the School. North Dulwich Station is located approximately 120m to the south of the main school entrance. The surrounding area is otherwise generally characterised by residential dwellings.

The site is located just to the south of the Sunray Estate Extended Conservation Area but is not within the conservation area.

Details of proposal

- 4 Planning permission is sought for the construction of covered multi use games area (MUGA) over an existing, although unused, hard surface playing area. The location of the MUGA is within the arrangement of the existing school buildings, although it is located to the north-east corner of the school property, beside an existing hard surface playing area.
- 5 The new MUGA playing surface will measure 15.8m in width and 35.7m in length, and will also incorporate an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting. The canopy will extend over most of this surface and the curved roof will measure a maximum of 6.4m in height.

- 6 In addition, permission is also sought to replace the existing fence with a 1.8m high metal and timber fence to the south-east and south-western part of the boundary.

Planning history

- 7 Planning permission (05-CO-0137) was granted in March 2006 for the replacement of an existing gymnasium block with a new two storey sports hall complex. Alterations to the existing vehicular access on junction of Red Post Hill and the school's north drive.

Planning history of adjoining sites

- 8 None relevant

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the potential impact on the amenity of surrounding occupiers.
 - c] the design and appearance of the proposed development.

Planning Policy

- 10 Southwark Plan 2007 [July]
 3.2 Protection of amenity
 3.11 Efficient use of land
 3.12 Quality in design
 3.13 Urban design
 3.15 Conservation of the historic environment
 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 11 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
 PPG 24: Planning and Noise

Consultations

- 12 Site notice date:
 8 December 2009

- 13 Press notice date:
 Not required.

- 14 Neighbour consultation letters sent:
 8 December 2009

- 15 Case officer site visit date:
 An accompanied site visit was undertaken on 8 December 2009

- 16 Internal consultees
 Environmental Protection
 Transportation Team

- 17 Statutory and non-statutory consultees

None

- 18 Neighbour consultees
Refer to list in Appendix 1

- 19 Re-consultation
N/A

Consultation replies

- 20 Internal consultees
Environmental Protection - do not object to the development.

Transportation Team - no objection to the development.

- 21 Neighbour consultees
No responses received.

PLANNING CONSIDERATIONS

Land Use

- 22 The site of The Charter School has long been established for educational use, and it is considered that the proposed MUGA would be ancillary to this use. In this regard the principle of the development is acceptable. The applicant has indicated that there would be some wider community use made of the facilities which would accord with policies on community uses and making efficient use of land. The subject site is also not located within Metropolitan Open Land (which is located to the east of the site).

Amenity

- 23 The hard playing surface itself is already established and formed on the site of the proposed MUGA upgrade, and it is not considered that this would have any impact.
- 24 With regard to the proposed canopy structure and associated fencing, whilst this is generally located within the arrangement of school buildings, it could be seen from St Faiths Church to the south, and the surrounding residential properties to the west of the site. It would be sufficiently distanced from the boundaries with adjoining residential properties that it would not have a harmful impact in terms of loss of sunlight or daylight, or result in a sense of loss of outlook.
- 25 The new structure will be seen with the existing buildings as a backdrop, and would not be seen above the skyline. Overall it is considered that the appearance of the structure would not cause harm to the visual amenity of the area.
- 26 It is proposed to install 8 lights beneath the canopy and directed onto the playing surface. The development does therefore raise the potential for light overspill, and noise issues in relation to use of the facility. For this reason the Council's Environmental Protection Team (EPT) have assessed the proposed development with regard to these two aspects in particular.
- 27 The applicant has submitted a Lighting Report (prepared by LTL Contracts), which assessed the effect of light spill. The Environmental Protection Team have no concerns regarding any potential light spillage, and consider as such that there would be no harm to any neighbouring occupier.
- 28 The applicant has proposed that the MUGA will be used solely by the school until 17:00pm, and there would likely be some casual community use between the hours of 18:00pm and 20:00pm although they indicate that this would be likely to be

infrequent. Use of the facilities by the school, or wider community is not considered to be likely in itself to cause harm to amenities, subject mainly to assessment of the hours of use.

- 29 Regarding potential for noise disturbance to surrounding occupiers, the EPT do not object to the scheme in principle, although there is a concern that unless there is some control regarding the hours of operation, noise disturbance and a resulting loss of amenity could arise. Therefore it is proposed to restrict the hours of operation of the MUGA to 20:00pm.
- 30 Overall, for the reasons discussed above, it is considered that the proposed development would not harm the amenities of any adjoining occupier, subject to the imposition of conditions.

Transportation

- 31 The Transportation Team have assessed the proposed development and have no objection to the scheme. It is considered that the proposed 1.8m high close boarded fence would not materially disrupt drive sightlines when exiting the service road associated with the school. Sufficient sightlines are retained.

Other matters

- 32 There are no other matters for consideration.

Conclusion

- 33 Overall, for the reasons outlined above, it is considered that the proposed new MUGA would provide an improved sports facility for The Charter School, whilst ensuring that there are no significant impacts to the amenities of any adjoining occupier. The development meets the policies of The Southwark Plan [UDP] 2007, and should be granted on this basis.

COMMUNITY IMPACT STATEMENT

- 34 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 35 There are no sustainable development implications associated with this development.

HUMAN RIGHTS

- 36 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of providing additional accommodation in connection with the use of the site as a school. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

LEAD OFFICER Gary Rice
REPORT AUTHOR Fennel Mason

Head of Development Management
Planning Officer -Development

Management [tel. 020 7525 5470]

CASE FILE
Papers held at:

TP/2100-A
Regeneration and neighbourhoods dept.
tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk

Appendix 1

Neighbour Consultee List for Application Reg. No. 09-CO-0126

TP No	TP/2100-A	Site	THE CHARTER SCHOOL, RED POST HILL, LONDON, SE24 9JH
App. Type	Council's Own Development - Reg. 3		

**Date
Printed**

Address

Date Printed	Address
08/12/2009	8 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	ST FAITHS VICARAGE 62 RED POST HILL LONDON SE24 9JQ
08/12/2009	ST FAITHS COMMUNITY CENTRE RED POST HILL LONDON SE24 9JQ
08/12/2009	56 RED POST HILL LONDON SE24 9JQ
08/12/2009	103 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	105 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	109 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	113 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	77 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	81 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	85 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	58 RED POST HILL LONDON SE24 9JQ
08/12/2009	60 RED POST HILL LONDON SE24 9JQ
08/12/2009	89 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	91 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	95 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	99 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	16 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	27 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	31 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	101 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	107 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	111 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	115 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	79 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	83 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	87 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	93 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	97 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	10 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	12 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	14 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	2 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	25 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	29 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	4 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	6 NAIRNE GROVE LONDON SE24 9PU

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms Susan Fuller Education Property Division	Reg. Number 09- <u>CO</u> -0126
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)	
Recommendation	Grant permission	Case Number TP/2100-A

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Construction of covered multi use games area incorporating an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting, in addition to replacement 1.8m high metal and timber fence to the south-east and south-western part of the boundary.

At: THE CHARTER SCHOOL, RED POST HILL, LONDON, SE24 9JH

In accordance with application received on 30/10/2009

and Applicant's Drawing Nos. 7915-01, 7915-02A, 7915-03 A, 7915-04A and 7915.05
Design and Access Statement Job Ref 7915 dated Oct 2009, Lighting Report prepared by LTL Contracts dated 09-11-2009

Schedule

- 1 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
- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
7915-02A, 7915-03 A, 7915-04A

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 The multi use games area (MUGA) hereby permitted shall not be used outside the hours of 08:00am and 8.00pm on any day.

Reason:
In order to protect the amenity of the occupiers adjoining premises from undue noise and disturbance in accordance with 3.2 'Protection of Amenity' of The Southwark Plan [UDP] 2007.
- 4 The external lighting [including design, power and position of luminaires] in relation to the development hereby approved shall only be carried out in accordance with the lighting details set out in the Lighting Report prepared by LTL Contracts dated 09-11-2009 submitted with the application.

Reason
In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area and the amenity and privacy of adjoining occupiers in accordance with Policy 3.2 Protection of amenity of the Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design, 3.13 Urban design, 3.15 Conservation of the historic environment, 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan [UDP] 2007.

Particular regard was had to the impacts on the amenities of surrounding occupiers of the development, in

particular in relation to lighting, noise and disturbance, but it was considered there would be no material harm arising subject to conditions on lighting and the hours of use. The design and form of the proposal would be acceptable and will preserve the setting of the adjacent Sunray Avenue Conservation Area. It is also considered that educational and community benefits would follow from the proposed development and that the scheme would make for an appropriate and efficient use of the land. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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