

Planning Committee

Tuesday 17 January 2017

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Catherine Dale
Councillor Helen Dennis
Councillor Ben Johnson
Councillor Eleanor Kerlake
Councillor Sarah King
Councillor Jane Lyons

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 9 January 2017



Planning Committee

Tuesday 17 January 2017
5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 9
	To approve as a correct record the minutes of the open sections of the meetings held on 6 December and 19 December 2016.	

Item No.	Title	Page No.
6.	DEVELOPMENT MANAGEMENT	10 - 14
	6.1. 62-68 HALF MOON LANE, LONDON SE24 9JE	15 - 36

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the 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.”

Date: 9 January 2017



Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 6 December 2016 at 5.30 pm at 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE (Vice-Chair)
 Councillor Ben Johnson (Reserve)
 Councillor Sarah King (Reserve)
 Councillor Hamish McCallum
 Councillor Michael Mitchell
 Councillor Darren Merrill
 Councillor Jamine Mohammed

OTHER MEMBERS PRESENT: Councillor Paul Fleming – Member of Faraday Ward

OFFICER SUPPORT: Simon Bevan – Director of Planning
 Jon Gorst – Legal Representative
 Yvonne Lewis – Group Manager, Strategic Applications Team
 Dan Davies – Development Management
 Michael Tsoukaris – Group Manager, Design and Conservation
 Sam Hepworth – Transport Policy
 Kevin Burke – Transport Policy
 Everton Roberts – Principal Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Samantha Jury-Dada and Councillor Adele Morris.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the

meeting:

- Addendum report relating to agenda item 6.1
- Members pack relating to agenda item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Lorraine Lauder declared a non-pecuniary interest in item 6.1, as she was a Faraday Ward Councillor and a Creation Trust trustee. She had, however, not expressed a view and approached the application with an open mind. Councillor Lauder was not required to withdraw from the meeting during the consideration of the item.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 November 2016 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda 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 reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

6. AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17

Planning application reference 16/AP/2800

Report: see pages 14 to 84 of the agenda and pages 1 to 3 of the addendum report.

PROPOSAL

Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking.

The committee heard an officer's introduction to the report and addendum report. Councillors asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site that wished to speak.

The committee heard a representation from local ward councillor Councillor Paul Fleming, and asked questions of the ward councillor.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried as follows:

RESOLVED:

That planning permission be granted, subject to conditions set out in the report and addendum report.

The meeting ended at 7.28pm

CHAIR:

DATED:



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Monday 19 December 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Nick Dolezal (Chair) Councillor Lorraine Lauder MBE (Vice-Chair) Councillor Samantha Jury-Dada Councillor Hamish McCallum Councillor Darren Merrill Councillor Jamille Mohammed Councillor Adele Morris
OFFICER SUPPORT:	Simon Bevan, Director of Planning Jon Gorst, Legal Representative Sally Crew, Transport Policy Manager Dan Davies, Senior Planning Officer Victoria Foreman, Constitutional Officer Adam Greenhalgh, Planning Officer Yvonne Lewis, Group Manager, Strategic Applications Team Dipesh Patel, Group Manager, Major Applications Michael Tsoukaris, Group Manager, Design and Conservation

1. APOLOGIES

Apologies for absence were received from Councillor Michael Mitchell.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

- Addendum report relating to agenda items 5.1 and 5.2
- Members pack relating to agenda items 5.1 and 5.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no declarations of interest or dispensations.

5. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda 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 reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

6. THE PRINTWORKS (FORMER HARMSWORTH QUAYS PRINTWORKS), SURREY QUAYS ROAD, LONDON SE16 7ND

Planning application reference 16/AP/3818

Report: see pages 6 to 47 of the agenda and pages 1 to 6 of the addendum report.

PROPOSAL

Change of use from a Printworks (Sui Generis) to an events and entertainment space with ancillary food, drink and ancillary storage for a temporary period of 5 years.

The committee heard an officer's introduction to the report and addendum report. Councillors asked questions of the officer.

There were no objectors to the application present that wished to speak on the application.

The applicant addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site that wished to speak.

There were no ward councillors present that wished to speak on the application.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried as follows:

RESOLVED:

That planning permission be granted for a limited period, subject to appropriate conditions set out in the report and addendum report.

7. 213 RYE LANE, LONDON SE15 4TP

Planning application reference 16/AP/0130

Report: see pages 48 to 72 of the agenda and pages 6 to 9 of the addendum report.

PROPOSAL

Partial demolition of existing buildings and redevelopment to provide buildings ranging from 1 to 7 storeys in height accommodating ground floor commercial space (Class A1/B8) with 40 residential units above (Class C3), raised amenity courtyard together with associated blue badge car parking and cycle parking.

The committee heard an officer's introduction to the report and addendum report. Councillors asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agents addressed the committee and answered the committee's questions arising from their submission.

There were no supporters of the application who lived within 100m of the development site that wished to speak.

There were no ward councillors present who wished to speak on the application.

The committee debated the application and asked further questions of officers.

A motion to refuse to grant planning permission was moved but was not seconded.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried as follows:

RESOLVED:

1. That planning permission be granted subject to a legal agreement and conditions set out in the report and addendum report and that the legal agreement specify that the review of the affordable housing contribution be triggered at the point at which the residential units are 'ready for occupation'.
2. That in the event that the legal agreement is not completed by 31 March 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 107 of the report.

The meeting ended at 7.15 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 17 January 2017	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

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 Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are 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. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
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 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 budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager 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 management 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 planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management 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 director of legal services, and which is satisfactory to the head of development management. 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 director of legal 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. 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).

15. 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, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the 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. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation 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.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Victoria Foreman 020 7525 5485
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or General Enquiries 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Constitutional Manager (Acting)	
Report Author	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	9 January 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		9 January 2017

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Tuesday 17 January 2017

Appl. Type Full Planning Permission
Site 62-68 HALF MOON LANE, LONDON SE24 9JE

Reg. No. 16-AP-1944

TP No. TP/2075-62

Ward Village

Officer Andre Verster

Recommendation GRANT PERMISSION

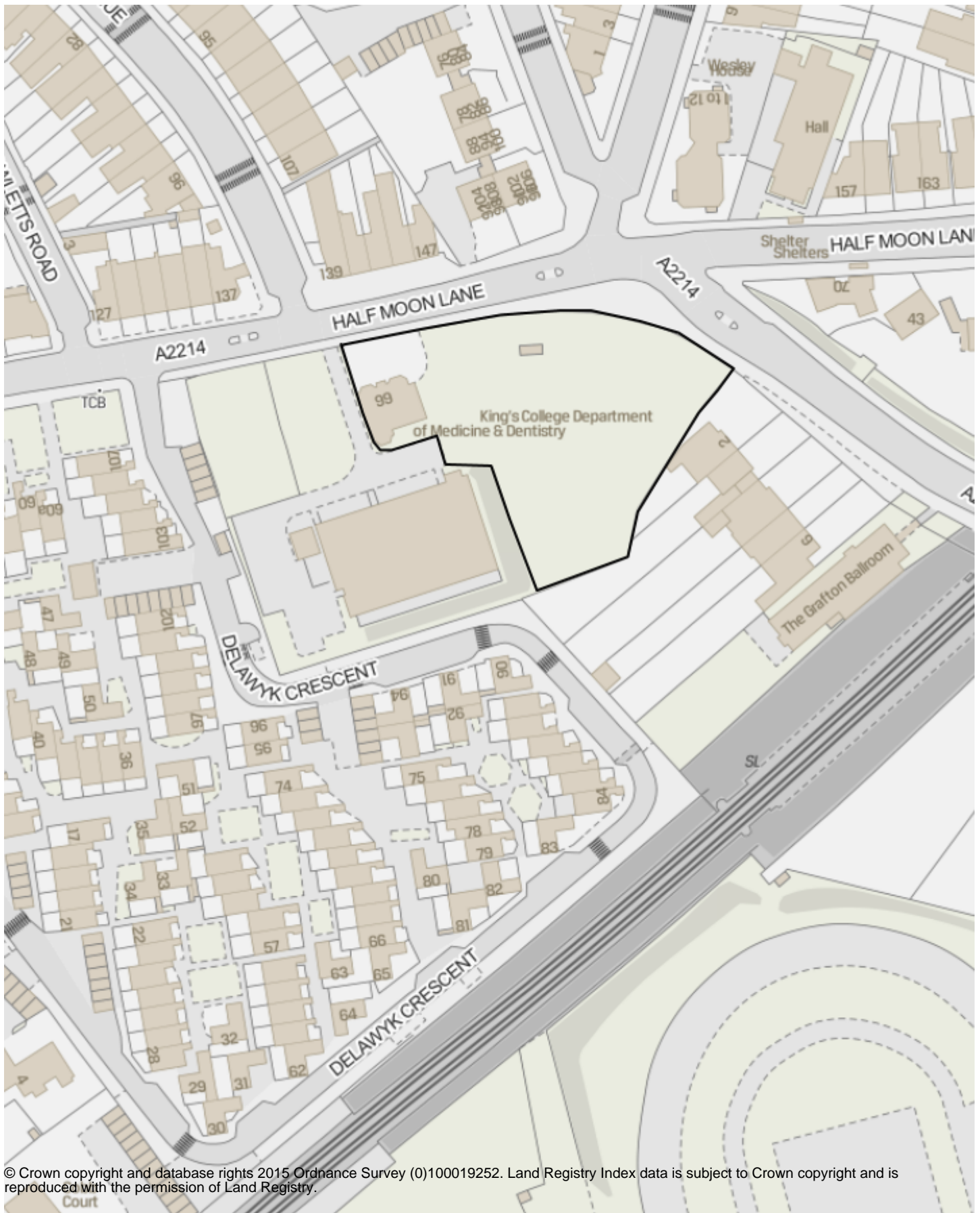
Item 6.1

Proposal

Change of use of a former caretaker's house to extend an existing as part of a primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field used ancillary



Agenda Item 6.1 - 62 - 68 Half Moon Lane



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50 m Scale = 1 : 1250
 6-Jan-2017

Item No. 6.1	Classification: Open	Date: 17 January 2017	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/1944 for: Full Planning Permission Address: 62 - 68 HALF MOON LANE, LONDON SE24 9JE Proposal: Change of use of a former caretaker's house to extend an existing as part of a primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field used ancillary to school.		
Ward(s) or groups affected:	Village		
From:	Director of Planning		
Application Start Date	06/06/2016	Application Expiry Date	01/08/2016
Earliest Decision Date	29/06/2016		

RECOMMENDATION

1. That planning permission be granted subject to the conditions set out in the report.

BACKGROUND INFORMATION

Site location and description

2. The site comprises a two storey caretaker's house and the grounds of the former James Black Institute Research Facility/King's College Biological Sciences Building ('the research facility'), a use that has ceased. It is located south of Half Moon Lane close to the junction with Village Way and Beckwith Road. Only the central part of the grounds are currently used as a playing area and is covered with rubber mats and enclosed with timber fencing panels and metal fencing.





3. The former research facility, a four storey building, is located to the south west of the application site ('the site') and is in use as a primary school, following the grant of an application for prior approval in 2014 for the change of use of the building to a state funded primary school for up to 350 pupils per academic year ('the 2014 prior approval').
4. The site is in a predominantly residential area. Delawyck Crescent, a residential road, runs adjacent to part of the eastern and southern boundary and a residential terrace lies to the south east with the side boundaries of numbers 2 and 4 Village Way immediately adjacent.
5. Retail and commercial units, some with flats above, are located on the opposite side of Half Moon Lane. These commercial units do not form part of a town centre or a protected shopping parade.
6. The site has a public transport accessibility level (PTAL) of 4 and falls within an air quality management area and the suburban density zone (middle).
7. Tree Preservation Order (No. 450) 2013 identifies the following protected trees on site: T1 Koelreuteria, T2 Liquidambar, T3 Cedar, T4 Walnut, protected group G2 and protected group G3.

Details of proposal

8. The application is for the use of the caretaker's house as part of the primary school and the retention of the use of the grounds as a playing field for the school; the use of the grounds as a playing field having already occurred.
9. The application site was not included in the area subject to the 2014 prior approval for the change of use of the research facility to a state funded primary school, so

permission is required for its use as part of the school. The grounds in the current application were not given curtilage consent under the 2014 prior approval.

10. **Planning history**

<p>14/EN/0423 Enforcement type: Non-compliance with plans (NCWP) Breach of condition 5 (boundary fencing not installed); use of land outside of permitted area as play area.</p> <p>Sign-off date 29/01/2015</p> <p>Sign-off reason: Final closure - not expedient to enforce (FCNE)</p> <p>The existing close board fencing has only been partially retained and the "play area" slightly extended on a temporary basis, it is considered that both the herras/mesh fencing and the use of a slightly larger play area would not detrimentally affect the amenity of adjoining neighbours, particularly in terms of noise nuisance as the closest residents are located some distance away from this area, Furthermore, the play area is used only occasionally, dependent on the weather and for less than half an hour, per school day, it therefore considered insufficient to justify enforcement action.</p>
<p>15/EN/0116 Enforcement type: Breach of condition (BOC) Usage times of children playing outdoors</p> <p>Sign-off date 31/03/2015</p> <p>Sign-off reason: Final closure - insufficient grounds to pursue further at this time.</p>
<p>15/EQ/0117 Application type: Pre-Application Enquiry (ENQ) Demolition of existing building on site and re-develop to provide 6 townhouses and 22 almshouses (all 1 bedroom)</p> <p>Decision date 17/08/2015</p> <p>Decision: Pre-application enquiry closed (EQC)</p>

11. **Planning history of adjoining sites**

<p>14/EQ/0053 Application type: Pre-Application Enquiry (ENQ) Change of use from B1 to D1 state funded school - utilising permanent permitted development rights under the 2013 amendments to general permitted development order.</p> <p>Decision date 21/04/2014</p> <p>Decision: Pre-application enquiry closed (EQC)</p>
<p>14/AP/1426 Application type: Prior Approval (PRAP) Permanent change of use from university research building (Use Class B1) to a state funded primary school (Use Class D1) for up to 350 pupils.</p> <p>Decision date 25/06/2014</p> <p>Decision: Prior Approval Required - Approved (PARA)</p>
<p>15/AP/0309 Application type: Tree Preservation Order - works related (TPO)</p> <p>1. T8 - Tree absent prior to the commencement of works, cause unknown. Tree to</p>

- be replaced with prior agreement by Southwark's Urban Forester.
2. T17-T25 and T29 - Crown lift to 2.5m as necessary, root pruning to facilitate resurfacing under the supervision of an arboriculturalist.
 3. T20, T25, T29 and T30 - Crown lift to 2.5m as necessary, root pruning to facilitate resurfacing under the supervision of an arboriculturalist.
 4. T27 and T28 - Fell to enable proposed construction of a new pedestrian path. Two trees to be replaced with prior agreement by Southwark's Urban Forester.
 5. T16 - Crown lift to 2.5m as necessary, root pruning to facilitate resurfacing under the supervision of an arboriculturalist to facilitate a new canopy the entrance to the school on the northern façade, partially encircling a Tea Crabapple tree.
 6. T30, T31, T32 and T33 Crown lift to 2.5m as necessary and root pruning to facilitate erection of new secure fence along this perimeter under the supervision of an arboriculturalist.

Decision date 24/03/2015

Decision: TPO consent granted (TPOG) with a condition to replant three trees.

15/AP/1810 Application type: Certificate of Lawfulness - proposed (CLP)

Alterations and works to existing building and grounds in association with permanent change of use from university research building (Use Class B1) to a state funded primary school (Use Class D1) for up to 350 pupils (associated PARAP 14/AP/14260).

The works comprise:

- Artificial grass play area located over the existing gravel area to the west of the school building
- Security perimeter fence.
- Pedestrian entrance gate (2m high) on to Half Moon Lane.
- Entrance path within the site.
- The erection of replacement canopies to the SW and NW elevations.
- New keyclamp rail to parapet.
- The insertion of extract louvres on all elevations.
- Removal of existing plant and replacement with new plant.
- Façade treatment, repainting the metal window frames and the curtain walling to all elevations, and solar shading on the south façade.

Decision date 20/07/2015

Decision: Granted (GRA)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
 - a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the development on the amenity of the adjoining properties.
 - c) Ecology and trees.

d) Transport.

Planning policy

13. National Planning Policy Framework 2012 (the Framework)

Core planning principles

Section 1 - Building a strong competitive economy

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment.

14. London Plan July 2016

Policy 3.16 Education facilities

Policy 3.19 Sports facilities

Policy 4.2 Offices.

15. Core Strategy 2011

Strategic policy 4: Places for learning, enjoyment and healthy lifestyles

Strategic policy 10: Jobs and businesses

Strategic policy 11: Open spaces and wildlife

Strategic policy 12: Design and conservation

Strategic policy 13: High environmental standards.

Southwark Plan 2007 (July) - saved policies

16. The council's cabinet on 19 March 2013, as required by paragraph 215 of the National Planning Policy Framework 2012 ('NPPF'), considered the issue of compliance of Southwark Planning Policy with the NPPF. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF:

1.4 - Employment sites outside the preferred office locations and preferred industrial locations

2.2 - Provision of new community facilities

2.4 - Educational deficiency - provision of new educational establishments

3.1 - Environmental effects

3.2 - Protection of amenity

3.11 - Efficient use of land

3.14 - Designing out crime

3.28 - Biodiversity

5.2 - Transport impacts

5.3 - Walking and cycling.

17. The Dulwich Supplementary Planning Document 2013

Representations

Total number of representations:		129			
In favour:	123	Against:	6	Neutral:	0
Petitions in favour:		0	Petitions against:		0

Summary of representations

18. Of the people who commented in favour of the application, most referenced the enhancement of the educational facility that would result and the benefit to the school and children attending.
19. Of the six objections, the following matters were referenced:
 - Loss of residential floorspace
 - Loss of business floorspace
 - Impact on amenity
 - Impact on trees and biodiversity
 - Loss of green space
 - Questions about whether the application was valid
 - The site should be used for almshouses.

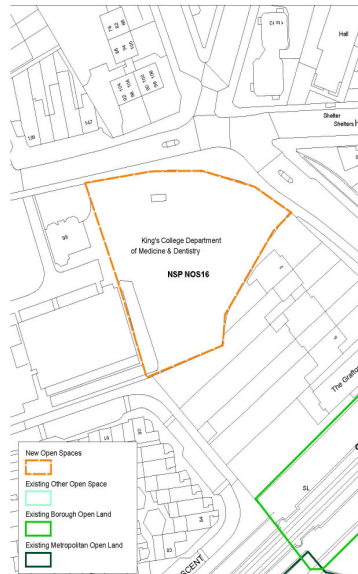
Principle of development

20. The proposed development would improve the existing school, provide improved education opportunities, improve facilities which encourage physical activity and would ensure the promotion of healthy lifestyles in accordance with Strategic Policy 4: 'Places for learning, enjoyment and healthy lifestyles'.
21. The grounds have not been open to the public in the past so there would not be any loss of public open space.

The building and grounds

22. The caretaker's house is not listed and the grounds are not designated as borough open land or metropolitan open land, however, part of the site (excluding the caretaker's house) is proposed as other open space in the New Southwark Plan preferred option.
23. As set out above, the caretaker's house is currently vacant. This building once formed part of the wider class B1 (business) use of the research facility but has most recently been occupied by persons looking after what was the vacant research facility. The grounds once formed part of the research facility but have been used by the primary school, which now occupies the research facility, as part of their playing field.
24. An objector has suggested that the change of use of the caretaker's building would result in the loss of a substantial residential property. Officers do not believe the caretaker's house has been used as a residential property because the building was occupied by a caretaker and generally occupation by a caretaker is considered to be a use ancillary to the principal use of the land. In this case, the caretaker looked after the former research institute which ceased to be used for this purpose in 2012.

25. An objector has also suggested that the change of use of the caretaker's building would result in the loss of B1 (business) floor space, and therefore should be assessed against saved policy 1.4 'Employment sites outside the preferred office locations and preferred industrial locations of the Southwark Plan', which provides that:
- 'Outside preferred industrial locations and preferred office locations, on sites which have an established B Class Use and which meet any of the following criteria:*
- i. The site fronts onto or has direct access to a classified road; or*
 - ii. The site is in a Public Transport Accessibility Zone (a designation that no longer exists); or*
 - iii. The site is within the Central Activities Zone; or*
 - iv. The site is within a Strategic Cultural Area.'*
26. Or, if the site is within a town or local centre, an action area core or within the Camberwell Action Area.
27. Development will be permitted provided that the proposal would not result in a net loss of floor space in Class B use. An exception to this may be made to this where:
- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful
 - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints
 - c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floor space is proposed, the additional floor space may be used for suitable mixed or residential use.
28. Half Moon Lane is a classified road but officers do not believe that policy 1.4 applies because the caretaker's house does not have an established Class B Use. Although the property may have once been used as part of a wider business use of the site, this use ceased in 2012. Since then, the property has been occupied by a caretaker looking after the vacant building and grounds.
29. Furthermore, officers consider that the land would not be suitable for re-use or redevelopment for B Class because most of the land is vacant grassland.
- Proposed designation as an other open space
30. As referred to above, there is a proposal to designate part of the site as other open space in the New Southwark Plan preferred option.



31. The National Planning Policy Framework advises that the weight given to relevant policies in emerging plans should depend on its stage of preparation, the degree of consistency with the Framework and extent to which objections to the policies remain unresolved.
32. The designation is at an early stage of preparation and while there have been many representations in support of it, the landowner (the Dulwich Estate) has provided a detailed objection. A consultation report which addresses the objections raised by the Dulwich Estate has not been published by the council and the objection has not yet been resolved. Due to these factors, the proposed designation should be given limited weight.

Education facilities

33. Paragraph 72 of the NPPF relates to schools and advises that the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It requires local planning authorities (LPAs) to take a proactive, positive and collaborative approach to meeting this requirement. LPAs are required to give great weight to the need to create, expand or alter schools, and to work with school promoters to identify and resolve key planning issues before applications are submitted.
34. This is reinforced through London Plan policy 3.18 'Education facilities', which offers strong support for the establishment of new schools. The policy states that development proposals which enhance education provision will be supported, including new build or change of use to educational purposes. Proposals which address the projected shortfall of primary and secondary school places will be particularly encouraged. The policy states that:

'In particular, proposals for new schools, including free schools, should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the use of planning conditions or obligations'.

35. Strategic policy 4 of the Core Strategy 'Places for learning, enjoyment and healthy lifestyles' advises that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas. Part 4 of the policy states that the council will do this by building new schools and improving existing schools to provide improved education opportunities. Saved policy 2.4 of the Southwark Plan states that planning permission will be granted for new educational establishments, especially in areas of demonstrated educational deficiency, provided opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.

Land use implications

36. Some objectors, including the Dulwich Estate have mentioned the potential for the site to be used for housing in the future. The Dulwich Estate publicised their proposal locally in their newsletter of September 2016.
37. The framework requires local planning authorities to have a supply of specific deliverable sites to provide five years worth of housing. A five and fifteen year housing land supply report was recently published. It states that the projected housing requirement for the next five years and 15 years can be met with sites identified in the Southwark Plan, area action plans, supplementary planning documents plus windfall sites and those with planning permission. This site is not required for housing to deliver Southwark's housing needs.
38. Were planning permission given for this change of use, any further change to the land use would need to take account of with saved policy 2.1 of the Southwark Plan and the emerging New Southwark Plan policy DM21, both of which seek to protect community facilities which would include school playing fields.

Environmental impact assessment

39. The site comprises approximately 3,900m² and the site of the existing school is approximately 3,700m².
40. An environmental impact assessment is not required for this application.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

41. Parts of the grounds are currently used as an outdoor play area. It appears that the existing vegetable garden in the south western part of the grounds will be retained. The proposed removal of the existing undergrowth will result in an enlarged outdoor play area which would be closer to residential properties, most noticeably those located to the east and south east along Village Way.
42. While noise from pupils playing outside may be noticeable to neighbours, times that the space is used is limited to physical exercise classes and after school clubs are supervised to ensure that noise and disturbance is kept to a minimum. The council's noise and nuisance team have had no complaints about noise from the site.
43. No significant adverse impact on health or quality of life has occurred or is expected to occur from the use of the grounds as a playing field. This is because the neighbouring properties are already subject to some noise from road traffic and the fact that noise

from the playing field would be limited to certain periods and to daytime hours. Further, there are many playing fields in urban and suburban locations close to dwellings, so the use of the grounds would be neither unusual nor unreasonable. It is for these reasons that a noise report was not requested.

Impact of adjoining and nearby uses on occupiers and users of proposed development

44. There is a transparent first floor window to the side elevation of No. 2 Village Way, a single family dwelling, overlooking the proposed outdoor play area. It is considered that overlooking from this window, which is likely to be a bedroom, would be limited and the level of overlooking into the site is likely to be less than views from Half Moon Lane into the artificial grass play area to the west of the school building (not part of this site).
45. The other adjoining residential and nearby residential and commercial uses would not have a detrimental impact on the proposal.

Transport issues

46. This existing school received approval of prior approval under application reference (14/AP/1426) on 25 June 2014 subject to a condition restricting the site to take a maximum of 350 pupils per academic year to mitigate any potential highway and transport implications.
47. The current application relates to a change of use only; no increase in pupil numbers are proposed and the condition imposed previously would continue to mitigate any highway or transport harm from the existing school.

Design issues

48. None identified as no external alterations to the building or to the boundary treatment of the grounds proposed.

Impact on trees

49. No works to trees are proposed and the over-riding character of the site, open green space populated by mature trees, will be retained.
50. An arboricultural survey was not required in this case as no works are proposed which would affect any trees. Over time, with the greater footfall on the site, there may be some compaction of soil near trees which can effect their health. It is recommended that a condition be imposed to ensure that protection measures are submitted for approval.

Other matters

Validity of application

51. An objector notes that section 18 of the application form incorrectly states that non-residential floor space will not be affected and that this is significant and misleading as the application attempts to change the use of lawful B1 floor space to D1 community use. For this reason the application should not have been validated and leaves any

decision open to legal challenge.

52. As set out above, officers do not believe the caretaker's house consists of established B1 floor space.

Open space

53. The site is not a protected open space in the Dulwich SPD.

Sites of importance for nature conservation (SINC)

54. The site is not designated as a site of importance for nature conservation and no physical changes to the site are proposed.

Ecological considerations

55. There are no records of protected species on the site. Any works that would take place to undergrowth would need to comply with the Wildlife and Countryside Act 1981 which amongst other things, protects wild and nesting birds.
56. Although the proposal is not seeking to enhance biodiversity it is likely that this can be achieved as officers are recommending approval subject to a condition to provide planting areas near the boundaries of the site.
57. The council's ecology officer supports the creation of a native hedge to buffer.

Contamination

58. No information was submitted with regard to contamination but an 'additional sampling' report (reference 14-016.01L) dated May 2014 was attached to the planning statement of prior approval 14/AP/1426. This report covers both the application site and the land to the west, which is occupied by the school buildings. This report concludes that there is no significant risk and no remedial measures are required for 'the existing areas of soft landscaping that are to be used for soft play areas by the school'.
59. It is recommended that permission be granted subject to an appropriate contamination condition, identical to condition 6 of prior approval application 14/AP/1426, in the event that potential contamination is found at any time when carrying out the approved development.

Conclusion on planning issues

60. The grounds are not currently designated as borough open land or metropolitan open land, the proposed designation of the site as other open space should be given limited weight.
61. Historically the grounds have been associated with and were part of the grounds of the former King's College Biological Sciences building (Use Class B1).
62. There is no reasonable prospect of the grounds being used for employment and therefore the proposal to continue to use the grounds as a playground for the school is acceptable.

63. The caretaker's house currently has no clear use given it was used ancillary to the institute which is no longer in use. Once the principal use of a building has come to an end, so does any related ancillary use.
64. While the proposal may result in some noise for surrounding residents, playing fields in residential areas are a common. Given the separation to neighbouring properties, along with the form and times of the noise, the impact would be acceptable.

Community impact statement

65. 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.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none.

Consultations

66. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

67. Details of consultation responses received are set out in Appendix 2.

Summary of internal consultation responses

Transport Planning Team

68. No objection.

Environmental Protection Team

69. No objection, they recommended a condition relating to contamination.

Human rights implications

70. This planning application engages certain human rights under the Human Rights Act 1998 (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.
71. This application has the legitimate aim of providing an outdoor play area and additional space for the school. The rights potentially engaged by this application, including the

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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/403-15 Application file: 16/AP/1944 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5461 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Andre Verster, Team Leader	
Version	Final	
Dated	6 January 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		6 January 2017

APPENDIX 1

Consultation undertaken

Site notice date: 17/06/2016

Press notice date: n/a

Case officer site visit date: 17/06/2016

Neighbour consultation letters sent: 07/06/2016

Internal services consulted:

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat 4 Wesley Court SE24 9LJ	49 Elmwood Road Herne Hill SE24 9NS
Flat 3 Wesley Court SE24 9LJ	73 Ruskin Walk London SE24 9NA
Flat 5 Wesley Court SE24 9LJ	59 Casino Avenue Herne Hill SE24 9PJ
Flat 7 Wesley Court SE24 9LJ	Flat A 297 Norwood Road London SE24 9AQ
Flat 6 Wesley Court SE24 9LJ	27 Warmington Road Herne Hill SE24 9LA
Flat 2 Wesley Court SE24 9LJ	20 Voltaire, Sceaux Gardens, SE5 7DD
Flat 1 Wesley Court SE24 9LJ	72 Delawyck Crescent London SE24 9JD
147 Half Moon Lane London SE24 9JY	33 Burbage Road London SE24 9HB
Flat 10 Wesley Court SE24 9LJ	Flat 34 252 Milkwood Rd SE24 0HP
Flat 12 Wesley Court SE24 9LJ	59 Holmdene Avenue London SE24 9LD
Flat 11 Wesley Court SE24 9LJ	257 Milkwood Road 257 Se240je
Herne Hill Methodist Church Hall Half Moon Lane SE24 9JG	Flat 4 Spring House 8 Dewar Street SE15 4JJ
147a Half Moon Lane London SE24 9JY	60 Archbishops Place London SW2 2AJ
First Floor And Second Floor Flat 139 Half Moon Lane SE24 9JY	8 Lancaster Avenue London Se27 9dz
Rear Of 139 Half Moon Lane SE24 9JY	6 Gylcote Close London se5 8eu
141 Half Moon Lane London SE24 9JY	47 Highfield Hill London SE19 3PT
Flat 9 Wesley Court SE24 9LJ	6 Gylcote Close London se5 8eu
Flat 8 Wesley Court SE24 9LJ	27 Ruskin Walk London SE249NA
139 Half Moon Lane London SE24 9JY	16 Crownstone Court London SW2 1LS
145 Half Moon Lane London SE24 9JY	54 Danecroft Rd London Se24 9Nz
141a Half Moon Lane London SE24 9JY	6 Wagstaff Gardens Dagenham RM9 4HQ
143 Half Moon Lane London SE24 9JY	60 Therapia Road London SE22 0SD
5 Village Way London SE21 7AW	95a Herne Hill London SE249LY
4 Village Way London SE21 7AW	3 Drakewood Road London SW16 5DT
6 Village Way London SE21 7AW	100 Delawyck Crescent Herne Hill SE24 9JD
43 Village Way London SE21 7AP	Flat 1 1 Frankfurt Road SE24 9NX
2 Village Way London SE21 7AW	3 Drakewood Road London SW16 5DT
3 Village Way London SE21 7AW	178 Upland Road London SE220DQ
Flat A 145 Half Moon Lane SE24 9JY	79b Herne Hill London SE24 9NE
First Floor Flat 143 Half Moon Lane SE24 9JY	20 Mount Adon Park London SE22 0DT
41 Village Way London SE21 7AP	20 Mount Adon Park London SE22 0DT
40 Village Way London SE21 7AP	Flat 10 Onslow Lodge 5 Charles Haller Street sw2 2yp
98 Elmwood Road London SE24 9NR	Flat 1 17 Breakspears Road SE4 1XW
96 Elmwood Road London SE24 9NR	9 St Georges Residences 78-80 Railton Road SE24 0LG
66 Half Moon Lane London SE24 9JE	133 Casewick Road London se27 0ta
159 Half Moon Lane London SE24 9JG	37 Giles Coppice London SE19 1XF
157 Half Moon Lane London SE24 9JG	Flat 7 Mundania Court Forest Hill Road SE22 0NQ
92 Elmwood Road London SE24 9NR	2 Brockwell Park Gardens Herne Hill SE24 9BL

104 Elmwood Road London SE24 9NR
 102 Elmwood Road London SE24 9NR
 106 Elmwood Road London SE24 9NR
 90 Elmwood Road London SE24 9NR
 108 Elmwood Road London SE24 9NR
 Cfbt Schools Trust 16-18 Duke Street RG1 4RU
 165 Fleet Street London EC4A 2DW
 Flat 17, Tayside Court Basingdon Way SE5 8HB
 73 Ruskin Walk Herne Hill SE24 9NA
 76b Norwood Road London SE24 9BB
 37 Derwent Grove London SE22 8DZ
 56 Kelvington Road London SE15 3EH
 90 Elfindale Roaf London SE24 9NW
 60 Therapia Road East Dulwich SE22 0SD
 269 Rosendale Rd London se21 8lr
 34 Stonehills Court College Road SE21 7LZ
 Flat 1 9 Wyneham Road SE24 9NT
 43 Canadian Ave Catford Se6 3AU
 8 Lancaster Avenue London SE27 9DZ
 2 Gylcote Close London SE5 8EU
 66a Glengarry Road London SE228QD
 5 Cobb Court Burbage Road se24 9HQ
 5 Cobb Court Burbage Road se24 9HQ
 22 Dorchester Drive London se24 0dq
 137 Camberwell New Road London SE50SU
 Flat 14 39 Effra Parade SW2 1PG
 6c Flodden Road London SE5 9LH
 13 Burnell Road Sutton SM1 4EE
 7 Holmdene Avenue London SE24 9LB
 59 Casino Avenue Herne Hill SE24 9PJ
 28 Hindmans Road London SE22 9NF
 48 Doggett Rd London Se6 4qa
 28 Hindmans Road East Dulwich SE22 9NF
 32 Lings Coppice West Dulwich SE21 8SY
 53 Himley Road London SW17 9AG
 20 Whitmore Building 3 Arts Lane Se16 3GB
 20 Whitmore Building London SE16 3GB
 44 Milton Road London SE24 0NP
 1a Underhill Road London SE22 0BT
 65 Barnwell Road London SW2 1PN
 41 Carver Road London SE24 9LS
 17 Bicknell Raod London SE59AU
 Flat 1, 63a Millbrook Road London SW9 7JD
 41 Carver Road London SE24 9LS
 53 Himley Road Tooting SW17 9AG
 20 Chancellor Grove West Dulwich SE21 8EG
 32 Lings Coppice SE218SY

48 Doggett Road SE6 4QA
 35 Elmwood Road London SE24 9NS
 38 Halifax Street London SE26 6JA
 60 Archbishops Place Brixton Hill Sw2 2aj
 10 Rushford Road London SE4 1SG
 37 Giles Coppice London SE19 1XF
 51 Elfindale Road Herne Hill SE24 9NN
 Flat 4 Spring House 8 Dewar Street SE15 4Jj
 26 Shakespeare Road London SE24 0LB
 38 Halifax Street London SE26 6JA
 32 Crofton Road London SE5 8NB
 22 Pollards Hill North London SW16 4NL
 39 Grosvenor Park London SE5 0NH
 32 Crofton Road London SE5 8NB
 10 Rushford Road London SE4 1SG
 57 Mackenzie Road Beckenham BR3 4RY
 6 Shackleton Court Croxted Road SE21 8RS
 27 Westdown Road London Se6 4rl
 14 Delawyk Crescent Herne Hill SE249JB
 97 Casino Avenue London SE24 9PJ
 70 Harde! Walk London SW2 2QF
 3 Recreation Road Flat 2 SE26 4ST
 97 Casino Avenue London SE24 9PJ
 23 Beecholme Avenue Mitcham CR4 2HT
 20 Wyneham Road London Se24 9nt
 27 Warmington Road London SE24 9LA
 20 Wyneham Road London SE24 9NT
 3 Recreation Road London
 17 Bicknell Rd London SE59AU
 229 Bellenden Road London SE15 4DQ
 229 Bellenden Rd London SE15 4DQ
 165 Herne Hill Road London SE24 0AD
 202, Alaska Building 61 Grange Rd SE13BB
 47 Elmwood Road London SE24 9NS
 70 Harde! Walk London SW2 2QF
 4 Shardcroft Avenue London Se24 0dt
 4 Shardcroft Avenue London SE24 0DT
 54a Romola Road London SE24 9AZ
 47 Elmwood Road London SE24 9NS
 51 A Endymion Road London SW2 2BU
 308 Coldharbour Lane London SW98SE
 32b Holmdene Avenue London SE24 9LF
 27 Westdown Road London Se6 4rl
 8 Burma Terrace London Se19 1qf
 149 Vassall Road London SW9 6nj
 23 Beecholme Avenue Mitcham Cr42ht
 66 Ruskin Walk London SE24 9LZ
 62 Fawnbrake Aveune London SE24 0BZ

Re-consultation: n/a

Consultation responses received**Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Cfbt Schools Trust 16-18 Duke Street RG1 4RU
 Email representation
 Flat A 297 Norwood Road London SE24 9AQ
 Flat 1 1 Frankfurt Road SE24 9NX
 Flat 1 17 Breakspears Road SE4 1XW
 Flat 1, 63a Millbrook Road London SW9 7JD
 Flat 1 9 Wyneham Road SE24 9NT
 Flat 10 Onslow Lodge 5 Charles Haller Street sw2 2yp
 Flat 14 39 Effra Parade SW2 1PG
 Flat 17, Tayside Court Basingdon Way SE5 8HB
 Flat 34 252 Milkwood Rd SE24 0HP
 Flat 4 Spring House 8 Dewar Street SE15 4JJ
 Flat 4 Spring House 8 Dewar Street SE15 4JJ
 Flat 4 Spring House 8 Dewar Street SE15 4Jj
 Flat 7 Mundania Court Forest Hill Road SE22 0NQ
 1a Underhill Road London SE22 0BT
 10 Rushford Road London SE4 1SG
 10 Rushford Road London SE4 1SG
 100 Delawyck Crescent Herne Hill SE24 9JD
 13 Burnell Road Sutton SM1 4EE
 133 Casewick Road London se27 0ta
 137 Camberwell New Road London SE50SU
 14 Delawyck Crescent Herne Hill SE249JB
 149 Vassall Road London SW9 6nj
 16 Crownstone Court London SW2 1LS
 165 Fleet Street London EC4A 2DW
 165 Fleet Street London EC4A 2DW
 165 Herne Hill Road London SE24 0AD
 17 Bicknell Raod London SE59AU
 17 Bicknell Rd London SE59AU
 17 Bicknell Rd London SE59AU
 178 Upland Road London SE220DQ
 2 Brockwell Park Gardens Herne Hill SE24 9BL
 2 Gylcote Close London SE5 8EU
 20 Chancellor Grove West Dulwich SE21 8EG
 20 Mount Adon Park London SE22 0DT
 20 Mount Adon Park London SE22 0DT
 20 Voltaire, Sceaux Gardens, SE5 7DD
 20 Whitmore Building London SE16 3GB
 20 Whitmore Building 3 Arts Lane Se16 3GB
 20 Wyneham Road London SE24 9NT

20 Wyneham Road London Se24 9nt
202, Alaska Building 61 Grange Rd SE13BB
22 Dorchester Drive London se24 0dq
22 Pollards Hill North London SW16 4NL
229 Bellenden Rd London SE15 4DQ
229 Bellenden Road London SE15 4DQ
23 Beecholme Avenue Mitcham CR4 2HT
23 Beecholme Avenue Mitcham Cr42ht
23 Beecholme Avenue Mitcham Cr42ht
257 Milkwood Road 257 Se240je
26 Shakespeare Road London SE24 0LB
269 Rosendale Rd London se21 8lr
27 Ruskin Walk London SE249NA
27 Warmington Road Herne Hill SE24 9LA
27 Warmington Road London SE24 9LA
27 Westdown Road London Se6 4rl
27 Westdown Road London Se6 4rl
28 Hindmans Road East Dulwich SE22 9NF
28 Hindmans Road London SE22 9NF
3 Drakewood Road London SW16 5DT
3 Recreation Road Flat 2 SE26 4ST
308 Coldharbour Lane London SW98SE
308 Coldharbour Lane London SW98SE
308 Coldharbour Lane London SW98SE
32 Crofton Road London SE5 8NB
32 Crofton Road London SE5 8NB
32 Lings Coppice SE218SY
32 Lings Coppice West Dulwich SE21 8SY
32b Holmdene Avenue London SE24 9LF
33 Burbage Road London SE24 9HB
34 Stonehills Court College Road SE21 7LZ
35 Elmwood Road London SE24 9NS
37 Derwent Grove London SE22 8DZ
37 Giles Coppice London SE19 1XF
37 Giles Coppice London SE19 1XF
38 Halifax Street London SE26 6JA
38 Halifax Street London SE26 6JA
39 Grosvenor Park London SE5 0NH
4 Shardcroft Avenue London SE24 0DT
4 Shardcroft Avenue London Se24 0dt
41 Carver Road London SE24 9LS
41 Carver Road London SE24 9LS
43 Canadian Ave Catford Se6 3AU
43 Village Way London SE21 7AP
44 Milton Road London SE24 0NP
47 Elmwood Road London SE24 9NS
47 Elmwood Road London SE24 9NS
47 Highfield Hill London SE19 3PT
48 Doggett Rd London Se6 4qa
48 Doggett Road SE6 4QA
49 Elmwood Road Herne Hill SE24 9NS
5 Cobb Court Burbage Road se24 9HQ
5 Cobb Court Burbage Road se24 9HQ

51 A Endymion Road London SW2 2BU
51 Elfindale Road Herne Hill SE24 9NN
53 Himley Road London SW17 9AG
53 Himley Road London SW17 9AG
53 Himley Road Tooting SW17 9AG
53 Himley Road Tooting SW17 9AG
54 Danecroft Rd London Se24 9Nz
54a Romola Road London SE24 9AZ
56 Kelvington Road London SE15 3EH
57 Mackenzie Road Beckenham BR3 4RY
59 Casino Avenue Herne Hill SE24 9PJ
59 Casino Avenue Herne Hill SE24 9PJ
59 Holmdene Avenue London SE24 9LD
59 Holmdene Avenue London SE24 9LD
6 Gylcote Close London se5 8eu
6 Gylcote Close London se5 8eu
6 Gylcote Close London se5 8eu
6 Shackleton Court Croxted Road SE21 8RS
6 Wagstaff Gardens Dagenham RM9 4HQ
6c Flodden Road London SE5 9LH
6c Flodden Road London SE5 9LH
60 Archbishops Place Brixton Hill Sw2 2aj
60 Archbishops Place London SW2 2AJ
60 Archbishops Place London SW2 2AJ
60 Therapia Road East Dulwich SE22 0SD
60 Therapia Road London SE22 0SD
62 Fawnbrake Aveune London SE24 0BZ
65 Barnwell Road London SW2 1PN
66 Ruskin Walk London SE24 9LZ
66a Glengarry Road London SE228QD
7 Holmdene Avenue London SE24 9LB
70 Hardel Walk London SW2 2QF
70 Hardel Walk London SW2 2QF
72 Delawyck Crescent London SE24 9JD
72 Delawyck Crescent London SE24 9JD
73 Ruskin Walk Herne Hill SE24 9NA
73 Ruskin Walk London SE24 9NA
76b Norwood Road London SE24 9BB
79b Herne Hill London SE24 9NE
8 Burma Terrace London Se19 1qf
8 Lancaster Avenue London SE27 9DZ
8 Lancaster Avenue London Se27 9dz
9 St Georges Residences 78-80 Railton Road SE24 0LG
90 Elfindale Roaf London SE24 9NW
95a Herne Hill London SE249LY
97 Casino Avenue London SE24 9PJ
97 Casino Avenue London SE24 9PJ
97 Casino Avenue London SE24 9PJ

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	Mr James Roberts	Reg. Number	16/AP/1944
Application Type	Full Planning Permission	Case	TP/2075-62
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of a former caretaker's house to extend an existing as part of a primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field used ancillary to school.

At: 62-68 HALF MOON LANE, LONDON SE24 9JE

In accordance with application received on 12/05/2016 08:02:34

and Applicant's Drawing Nos. Site location plan; Planning Statement.

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

- 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.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 2 Within 3 months of the date of this permission the following shall be submitted to the local planning authority for approval:

detailed drawings of soft landscaping scheme showing the treatment of all parts of the site within 2 metres of the eastern and southern boundaries with residential properties.

details of measures to protect root protection zones of trees, by the addition or retention of shrubs or by the use of protective matting.

Any landscaping and tree protection measures approved shall not be carried out otherwise than in accordance with the approval and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme, and that tree protection measures are in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be

complied with at all times once the permission has been implemented.

- 3 In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

Informative

The submitted landscape scheme shall show the retention of large boundary shrubs and any protective matting within tree root protection areas.

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**OPEN
COMMITTEE:
NOTE:**

PLANNING COMMITTEE

Original held in Constitutional Team; all amendments/queries to Victoria Foreman, Constitutional Team,
Tel: 020 7525 5485

MUNICIPAL YEAR 2016/17

OPEN

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