

Planning Sub-Committee A

Monday 26 March 2018

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street,
London SE1 2QH

Membership

Councillor Leo Pollak (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Nick Dolezal
Councillor Tom Flynn
Councillor Octavia Lamb
Councillor David Noakes
Councillor Kath Whittam

Reserves

Councillor David Hubber
Councillor Samantha Jury-Dada
Councillor Eleanor Kerslake
Councillor Sarah King
Councillor Cleo Soanes

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 Beverley Olamijulo on 020 7525 7234 or email:
Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 16 March 2018



Planning Sub-Committee A

Monday 26 March 2018
7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
	To receive any apologies for absence.	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 3
	To approve as a correct record the minutes of the meeting held on 23 January 2018.	
7.	DEVELOPMENT MANAGEMENT ITEMS	4 - 8

Item No.	Title	Page No.
7.1	15 BLUELION PLACE, LONDON SE1 4PU	9 - 22
7.2.	MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX	23 - 33
7.3.	MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX	34 - 46

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.”

Date: 16 March 2018

Planning Sub-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 Sub-Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 7420



Planning Sub-Committee A

MINUTES the Planning Sub-Committee A held on Tuesday 23 January 2018 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Leo Pollak (Chair)
Councillor Ben Johnson (Vice-Chair)
Councillor Nick Dolezal
Councillor Tom Flynn
Councillor David Hubber (Reserve)
Councillor Octavia Lamb
Councillor Kath Whittam

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Troy Davies (Development Management)
Mumtaz Shaikh (Development Management)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillor David Noakes.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 – development management items
- Members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 21 November 2017 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during this time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

7.1 FLAT 9, RANKIN HOUSE, 139-143 BERMONDSEY STREET, LONDON SE1 3UW

Planning application reference number: 17/AP/3746

Report: see pages 11 to 27 of the agenda pack and pages 1 and 2 of the addendum report.

PROPOSAL

Construction of a roof extension at third floor level with a roof terrace; removal of the uPVC conservatory at second floor level replacement with new façade.

The sub-committee heard an officer's introduction to the report and addendum report. Members of the sub-committee did not ask questions of the officer.

There were no objectors present wishing to speak.

The applicant's agent addressed the committee. The committee asked questions of the applicant's agent.

There were no supporters who lived within 100m of the development site, or ward councillors, present at the meeting and wishing to speak.

Members 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.

RESOLVED:

That planning permission for application number 17/AP/3746 be granted, subject to the conditions set out in the report.

7.2 BURGESS PARK, ALBANY ROAD, LONDON SE5 0DG**Planning application reference number: 17/AP/4299**

Report: see pages 28 to 38 of the agenda pack.

PROPOSAL

Installation of public art work comprising 10 replica houses to be located in 7 locations within Burgess Park.

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

There were no objectors present wishing to speak.

The applicant and their agent addressed the committee. The committee asked questions of the applicant and their agent.

There were no supporters who lived within 100m of the development site, or ward councillors, present at the meeting and wishing to speak.

Members 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.

RESOLVED:

That planning permission for application number 17/AP/4299 be granted, subject to the conditions set out in the report.

The meeting ended at 7.40pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 26 March 2018	Meeting Name: Planning Sub-Committee A
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 director of planning 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 director of planning 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 director of planning 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 law and democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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	Gerald Gohler 020 7525 7420
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 the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidi Agada, Head of Constitutional Services	
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	14 March 2018	
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		14 March 2018

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A
on Monday 26 March 2018

Appl. Type Full Planning Application
Site 15 BLUELION PLACE, LONDON SE1 4PU

Reg. No. 17-AP-4796
TP No. TP/837-15
Ward Grange
Officer Craig Newton

Recommendation GRANT PERMISSION
Proposal

Item 7.1

Redevelopment of the site comprising the demolition of the existing three-storey office building and its replacement with a 5-storey office building.

Appl. Type Full Planning Application
Site MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX

Reg. No. 17-AP-2515
TP No. TP/2082-R
Ward College
Officer Craig Newton

Recommendation GRANT PERMISSION
Proposal

Item 7.2

Retention of a demountable 6.9m high netting along boundary between Streatham and Marlborough Cricket Club and Camber Lawn Tennis club.

Appl. Type Full Planning Application
Site MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX

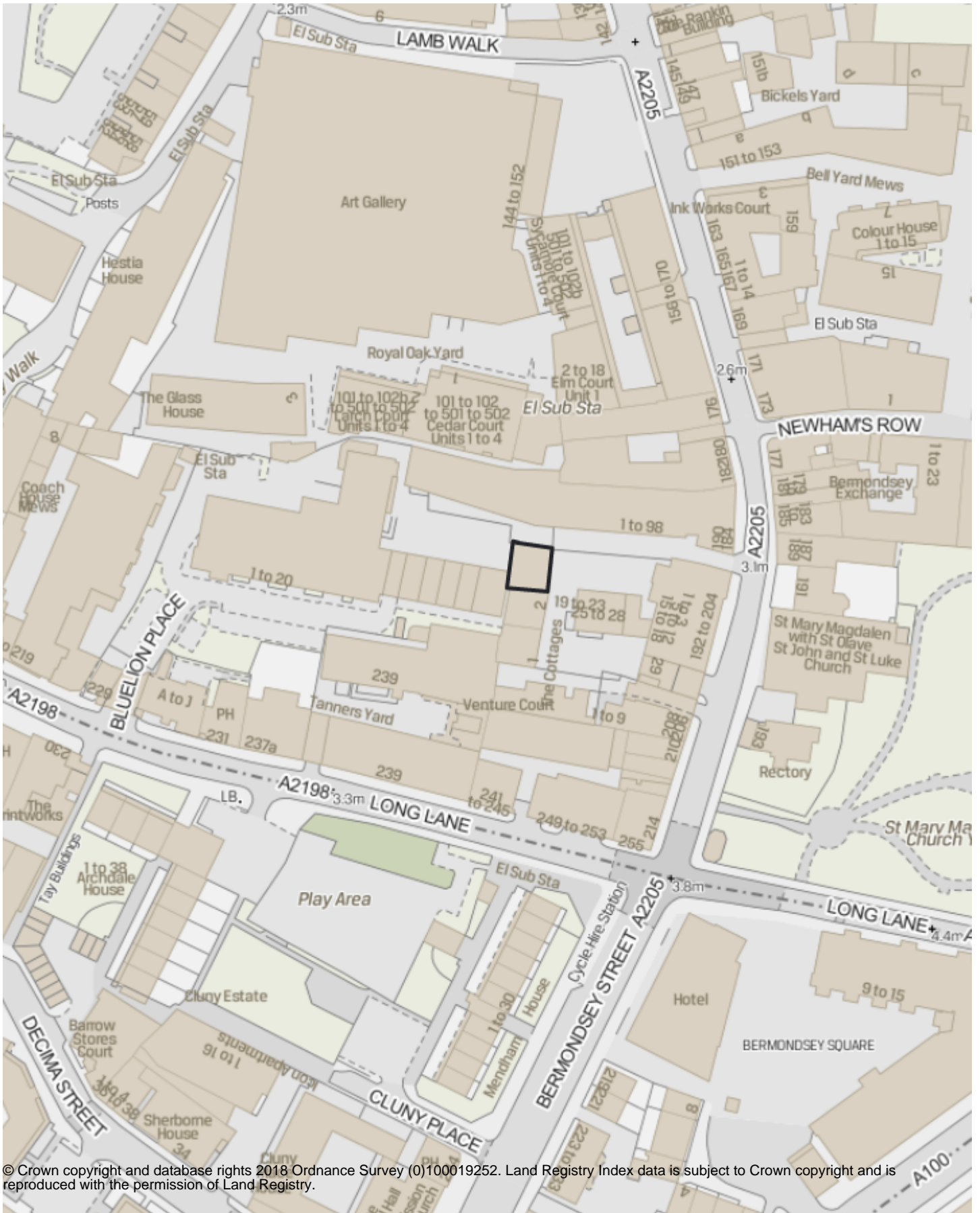
Reg. No. 17-AP-3720
TP No. TP/2082-R
Ward College
Officer Craig Newton

Recommendation GRANT PERMISSION
Proposal

Item 7.3

Demolition of existing cricket pavilion and replacement with new pavilion

15 BLUELION PLACE, LONDON SE1 4PU



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Item No. 7.1	Classification: Open	Date: 26 March 2018	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 17/AP/4796 for: Full Planning Application Address: 15 BLUELION PLACE, LONDON, SE1 4PU Proposal: Redevelopment of the site comprising the demolition of the existing three-storey office building and its replacement with a 5-storey office building.		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 27/12/2017		Application Expiry Date 21/02/2018	
Earliest Decision Date 10/02/2018			

RECOMMENDATION

1. That planning permission be granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. Blue Lion Place is located to the north of Long Lane whereby it can be accessed. It can also be access via a pedestrian route from Bermondsey Street. The surrounding buildings range in height between 2-7 storeys. Currently existing on the site is a three storey building with a recessed third floor and one principle elevation facing into the courtyard of Blue Lion Place. There are heritage assets in the wider context, namely the Bermondsey Street Conservation Area and listed buildings to the east.
3. The site is located within:
 - The Central Activities Zone
 - An Air Quality Management Area
 - An Archaeological Priority Zone
 - The Bankside, Borough and London Bridge Opportunity Area

Details of proposal

4. The proposal is to demolish the existing building and replace with a five storey building encompassing the entire footprint of the site (100.5sqm). The height of the building to the eaves would be 14m with a ridge height of 17.6m. The width of the building would be 11.5m and the length 9.7m. The use of the building would be Office (B1 Use Class).

Planning history

- 5.

09/AP/2818 Application type: Full Planning Application (FUL)
--

Change of use of existing live/work unit together with associated external alterations to provide 80 sqm of commercial (Class B1) floorspace at ground floor level and 2 x 2 bed residential units above. Decision date 09/08/2011 Decision: Granted with Legal Agreement (GWLA)
17/EQ/0108 Application type: Pre-Application Enquiry (ENQ) Construction of a balcony infill and a two storey rear extension, to be used as B1 Office. Decision date 03/05/2017 Decision: Pre-application enquiry closed (EQC)
17/EQ/0407 Application type: Pre-Application Enquiry (ENQ) Development of an extension and alteration to the external appearance of an existing B1(a) Office. Decision date 11/12/2017 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

6.

00/AP/0951. ADDRESS: 3 Market Yard Mews, 194-204 Bermondsey Street SE1. DESCRIPTION: Provision of new first floor infill over existing vehicular access off Bermondsey Street to create a self-contained flat. Granted 22/09/2004
06/AP/1973. ADDRESS: 184-192 BERMONDSEY STREET, LONDON, SE1 3TQ. DESCRIPTION: Erection of a part five, part six storey building (18.7m high) plus basement level comprising a 102 bedroom apartment/hotel, a retail unit (Class A use totalling 185m ²), 3 commercial units (Class B1 use totalling 225m ²) and health & fitness facility. Granted 25/09/2007

KEY ISSUES FOR CONSIDERATION

Summary of main issues

7. 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 proposed development on neighbouring properties.
 - c) the design and visual impact of the proposal.
 - d) transport impacts.
 - e) all other relevant planning considerations.

Planning policy

8. National Planning Policy Framework (the Framework)

Section 1 - Building a strong, competitive economy
 Section 7 - Requiring good design
 Section 12 - Conserving and enhancing the historic environment

9. The London Plan 2016

Policy 2.9 Inner London

Policy 6.9 - Cycling
 Policy 6.10 Walking
 Policy 7.4 - Local character
 Policy 7.6 - Architecture
 Policy 7.14 - Improving air quality
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 Policy 8.3 Community Infrastructure Levy

Core Strategy 2011

10. Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable Transport
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High Environmental Standards _

Southwark Plan 2007 (July) - saved policies

11. The council's cabinet on 19 March 2013, as required by parka 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the polices 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.

Policy 1.4 –Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations
 Policy 3.2 - Protection of Amenity
 Policy 3.7 - Waste Reduction
 Policy 3.11 - Efficient Use of Land
 Policy 3.12 - Quality in Design
 Policy 3.13 - Urban Design
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 Policy 5.2 - Transport Impacts
 Policy 5.3 - Walking and Cycling

Supplementary Planning Document: Sustainable Design and Construction (2009)

Summary of consultation responses

12. Eight objections have been received for the application. Matters of concern in these representations include:
- Consultation;
 - Size of development;
 - Material colour;
 - No car or cycle parking;
 - Construction;
 - Access Arrangements and use of Blue Lion Place;
 - Accessibility to the Daylight/Sunlight assessment.
13. There were no objections from internal and statutory consultees.
14. There have been nine comments of support. Support is given in terms of renovating the last part of Blue Lion Place, removing an unsightly derelict building and providing a

quality employment space for the Electoral Reform Society.

Principle of development

15. The principle of Office (B1 Use Class) in the CAZ is supported in policy terms. The proposal seeks to increase the B1 use at the site, there is no objection in principle to the proposal as it complies with saved policy and provided that the development is of a high standard of design, respects and enhances the character of its surroundings including any designated heritage assets and does not adversely impact upon the amenity of the occupiers of adjoining properties would be supported in policy terms.

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

16. The site is within a tight urban fabric where many mid-height buildings sit closely to one another. There is a mixture of uses around the site including commercial, residential, hotel and mixed use live/work units. In terms of impact on neighbours the proposal has been designed so that there are no windows overlooking the residential uses to the east and south. The windows would look towards the hotel and the courtyard of Blue Lion Place. In terms of the hotel there is no harm as the windows lookout towards the junction of the hotel elevation where windows are pitched. Furthermore, given the transient nature of hotels it would not cause harm to temporary occupiers. The windows of No.16 Blue Lion Place are orientated perpendicular to the elevation of the proposed building and direct views would not be afforded. In general Blue Lion Place is already heavily overlooked and the additional windows are not going to cause an additional amenity concerns.
17. Due to the height of the proposed building a daylight/sunlight assessment has been undertaken.
18. 16-20 Blue Lion Place - No. 16 is the only unit which would be impacted upon in terms of daylight. There is one window closest to the proposal which would experience a 27% reduction between the existing and proposed conditions. However, all of the rooms assessed for distribution of light are compliant with BRE guidance. The No-sky line (NSL) assessment has taken place. This is a measure of the distribution of diffuse daylight within a room. The NSL simply follows the division between those parts of a room that can receive some direct skylight from those that cannot. Given the rooms would still receive adequate daylight distribution the impact is considered acceptable. The windows have not been tested for sunlight as they are north facing.
19. The Cottages - No. 2, have several skylights which are south of the site. Two of these rooflights would be impacted upon which serve a bedroom. The impacts are over the BRE recommendations though consideration is given to the existing situation whereby the room is only served by rooflights which are already enclosed by taller buildings and generally has a poor standard daylight/sunlight. The vertical sky component would be marginally short of guidance which would not have a noticeable impact. It is considered that while there are impacts on the two rooflights these are serving a bedroom which has no vertical windows on its elevations and thereby providing a poor standard of accommodation already. Given the proposal is north of the Cottage it is not detrimentally going to harm the overall daylight into this room due to the existing situation and therefore is acceptable.
20. 19-28 Market Yard Mews - The building is tightly compacted by existing buildings. This relatively modern building already has VSC levels that do not meet BRE targets. This is heightened materially by the overhanging balconies. The proposal is likely to impact on 6 of these windows noticeably (20-30%) and one up to 40%. While these windows would experience a reduction in VSC all the rooms are dual aspect, with one of each

room window being compliant. The overall daylight distribution is acceptable for 8 of the 10 rooms impacted. The two rooms remaining would experience a reduction in daylight though this is less than 30%. Taking this into account, while it is unfortunate that there is a reduction in daylight for the existing ground floor unit the building as a whole is poorly lit due to the tight urban fabric which exists.

21. Titan House (Hotel) - Commercial uses are not normally considered in daylight/sunlight assessments due to their nature. The application has considered the impact on the hotel and has noted there are a number of windows which are impact upon but to an acceptable level. It is considered that as it is a hotel and the residents would be transient the harm is limited and would not be a concern.
22. Consideration is given to the use of the BRE guidance alongside the benefits of creating additional employment space. The BRE guidance is designed for less urban settings whereby typically buildings would not be so close to one another. In this respect allowances can be made for each site and its context, which in this case is that the setting has a very tight urban grain due to the historic nature of the area. Therefore many building receive below or poor BRE standards and any development is likely to have an effect. It is considered that in light of this and the benefits of creating employment space outweighs the minor harm caused.

Transport issues

23. The site is located in a PTAL 6 which rates it excellent for access to public transport. No car parking would be supported in this location. The proposal has incorporated cycle parking for 3 bikes. While this is short of the London Plan requirement due to the very small footprint of the site the offering is considered acceptable. There is additional cycle parking in the wider Blue Lion estate and nearby vicinity. Waste would be stored internally and then taken to the existing refuse facilities within the estate. Given the nature of the use it is not anticipated that there would be much waste and this could be accommodated easily within the existing building and within the Blue Lion estate storage. Equally, if agreement between the landowner of the site and Blue Lion Place cannot be secured, the small amount of waste could remain internal until collect days on Bermondsey Street. There are no perceived transport concerns with the site.
24. The proposal has a small amount of development which would have a low level of construction associated. It is not considered a construction management plan would be needed as it is a small-scale development. Arrangements to build out the scheme over third party land is not a planning matter in this instance.

Design issues

25. The previous pre-application advice given by officers gave a degree of comfort to the proposed height and massing of the building, however the current application proposes a taller building due to the pitched roof. The pitched roof would increase the height of the building but it is not considered to be harmful as it would not be the tallest building in Blue Lion Place, and given its modest footprint would not dominant the setting. The proposal would be below that of 3 Market Yard Mews which faces Bermondsey Street and thus would not appear out of context within the streetscene or bordering conservation area.
26. Initially there was a lack of interest given to the treatment of the façade leading to a utilitarian appearance. Furthermore the proportion of the windows, high cills and lack of signage were highlighted as a concern in the pre-application stage. The revised scheme moves away from the utilitarian appearance of the previous scheme and references warehouse aesthetic. The application proposes two lower floors of brick

and the remaining floors clad in lightweight timber with metal frame windows, which is in keeping with the existing building/wider context. Revealed brick work is welcomed along with the revised, larger window openings that tie in with the large critical windows at ground floor level.

27. The design is considered to offer a balance between historic and contemporary by using materials that link to the heritage of the area while being modern in use. The massing of the building is similar to those surrounding and therefore would not be incongruous development. The design of the scheme is supported.

Impact on character and setting of a listed building and/or conservation area

28. The site is part of a tightly packed network of yards behind the Bermondsey Street Conservation Area. The yards display varied architectural character, materiality and form. The proposal contributes to the periphery of the conservation area by using materials regularly seen within and a style that complements the surroundings.

Planning obligations (S.106 undertaking or agreement)

29. The proposal would be SCIL and MCIL liable.

MCIL Chargeable Area = $Gr - Kr - (Gr \times E/G) = 496 - 0 - (496 \times 251/496) = 245 \text{ sqm}$
 MCIL = $245 \text{ sqm} \times \text{£}35/\text{sqm} \times 313/223 = \text{£}12,036$

SCIL Office chargeable area = $Gr - Kr - (Gr \times E/G) = 496 - 0 - (496 \times 251/496) = 245 \text{ sqm}$
 SCIL (Zone 2 Office) @ $\text{£}0/\text{sqm} = \text{Nil}$

Sustainable development implications

Archaeology

30. The site is located partially within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ). The application proposal is of a small-scale in plan and would have a minimal below ground impact. The archaeology assessment is sufficient to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that an archaeological condition is applied to any consent requiring a watching brief.

Flood Risk

31. The submitted Flood Risk Assessment (FRA) notes the existing finished ground floor level is 2.995 m AOD. As stated within Section 4.1.1 if the simultaneous failure of all the linear defences along the River Thames did occur, flood depths in the region of 0.3-0.7m could occur at the site. However, the applicant has provided sufficient information on the difficulty to raise ground floor levels above the breach flood levels. The Environment Agency (EA) is satisfied in this instance that as the proposal is for commercial and no living accommodation is proposed, the development provides safe refuge for occupants on the upper floors of the building. The EA recommends the occupants register with the flood warning system.

Energy

32. The proposed proposal does not fall within the major development category as defined in the London Plan. However, the council seeks that new commercial developments meet BREEAM rating 'excellent'. Where this is not possible a justification is required. The nature of the site is very constrained and has a small footprint. The ability to implement energy saving solutions is therefore limited. The applicant has

demonstrated that a 'Very Good' standard could be achieved. Given the constraints of the site as outlined in the Energy Statement this would be acceptable as 'Very Good' is still a substantially recognised level and the proposal provides employment space within the CAZ.

33. The plant associated to the development would be conditioned to not exceed background levels. This is preserve the surrounding amenity in noise terms.

Other matters

34. The consultation took the form of two site notices being placed at the entrance of Blue Lion Place and pedestrian route towards Titan House (184-190 Bermondsey Street). Letters were also sent to neighbouring occupants. A further three week period of consultation was undertaken as the Daylight/Sunlight assessment was not made publicly available at the start. However, this was subsequently made available and letters reissued to neighbouring occupants.

Conclusion on planning issues

35. The proposal is considered to offer high quality employment space within the CAZ while only resulting in a minor impact on existing buildings. The design of the building harmonises with the context of the conservation area and Blue Lion Place. It is considered the proposal is of significant benefit for the economy and is recommended for approval.

Community impact statement

36. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses

39. Environmental Protection Team: No objection
Environment Agency: No objection.
Thames Water: No comments.

Human rights implications

40. 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.

41. This application has the legitimate aim of providing employment space. 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/837-15 Application file: 17/AP/4796 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 4004 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	Craig Newton, Planning Officer	
Version	Final	
Dated	7 March 2018	
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 of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	13 March 2018	

APPENDIX 1

Consultation undertaken

Site notice date: 10/01/2018

Press notice date: 18/01/2018

Case officer site visit date: 10/01/2018

Neighbour consultation letters sent: 09/01/2018

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
Thames Water - Development Planning

Neighbour and local groups consulted:

Flat 23 3 Market Yard Mews SE1 3TJ
Flat 22 3 Market Yard Mews SE1 3TJ
Flat 25 3 Market Yard Mews SE1 3TJ
Flat 27 3 Market Yard Mews SE1 3TJ
Flat 26 3 Market Yard Mews SE1 3TJ
Flat 21 3 Market Yard Mews SE1 3TJ
Flat 17 3 Market Yard Mews SE1 3TJ
Flat 16 3 Market Yard Mews SE1 3TJ
Flat 18 3 Market Yard Mews SE1 3TJ
Flat 20 3 Market Yard Mews SE1 3TJ
Flat 19 3 Market Yard Mews SE1 3TJ
18 Bluelion Place London SE1 4PU
17 Bluelion Place London SE1 4PU
19 Bluelion Place London SE1 4PU
20 Bluelion Place London SE1 4PU
15 Bluelion Place London SE1 4PU
Flat 28 3 Market Yard Mews SE1 3TJ
Unit 5 194-204 Bermondsey Street SE1 3TQ
Unit 2 Bluelion Place SE1 4PU
Unit 1 Bluelion Place SE1 4PU
Unit 1 194-204 Bermondsey Street SE1 3TQ
190 Bermondsey Street London SE1 3TQ
Unit 1 3 Market Yard Mews SE1 3TJ
The Cottages 1 Market Yard Mews SE1 3TJ
Flat 6 3 Market Yard Mews SE1 3TJ
The Cottages 2 Market Yard Mews SE1 3TJ
Unit 16 Ground Floor Bluelion Place SE1 4PU
Flat 24 3 Market Yard Mews SE1 3TJ

Unit B2 194-204 Bermondsey Street SE1 3UW
184 Bermondsey Street London SE1 3TQ
Ground Floor 194-204 Bermondsey Street SE1 3TQ
Flat 1 3 Market Yard Mews SE1 3TJ
Flat 15 3 Market Yard Mews SE1 3TJ
Flat 2 3 Market Yard Mews SE1 3TJ
Flat 5 3 Market Yard Mews SE1 3TJ
Flat 3 3 Market Yard Mews SE1 3TJ
Flat 12 3 Market Yard Mews SE1 3TJ
Flat 8 3 Market Yard Mews SE1 3TJ
Flat 7 3 Market Yard Mews SE1 3TJ
Flat 9 3 Market Yard Mews SE1 3TJ
Flat 11 3 Market Yard Mews SE1 3TJ
Flat 10 3 Market Yard Mews SE1 3TJ
8 Blue Lion Place London SE1 4PU
Studio 18 Blue Lion Place SE1 4PU
5 Banks Road Poole BH13 7PW
16 Blue Lion Place London SE1 4PU
Flat 15, 8 Blue Lion Place 237 Long Lane SE1 4PU
Flat 4 2 Fair Street SE1 2XT
42 Colechurch House London SE1 5EU
Flat 4, 41 Catford Hill SE6 4NU
Flat 2, 25 Victoria Square Penarth CF64 3EL
1 River Court West Upper Ground SE1 9PE
127 Cowper Street Hove BN3 5BL
3 Stevenson Crescent London SE16 3EN
News Building 3 London Bridge Street SE1 9SG
65 Grosvenor Park London SE5 0NJ
104 Hargreaves Court 4 Nicholson Square E3 3UB

Re-consultation: 13/02/2018

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Flat 15, 8 Blue Lion Place 237 Long Lane SE1 4PU

Flat 2, 25 Victoria Square Penarth CF64 3EL

Flat 4 2 Fair Street SE1 2XT

Flat 4 2 Fair Street SE1 2XT

Flat 4, 41 Catford Hill SE6 4NU

News Building 3 London Bridge Street SE1 9SG

Studio 18 Blue Lion Place SE1 4PU

Unit 16 Ground Floor Bluelion Place SE1 4PU

1 River Court West Upper Ground SE1 9PE

104 Hargreaves Court 4 Nicholson Square E3 3UB

127 Cowper Street Hove BN3 5BL

16 Blue Lion Place London SE1 4PU

17 Bluelion Place London SE1 4PU

3 Stevenson Crescent London SE16 3EN

5 Banks Road Poole BH13 7PW

65 Grosvenor Park London SE5 0NJ

8 Blue Lion Place London SE1 4PU

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	Electoral Reform Society Ltd	Reg. Number	17/AP/4796
Application Type	Full Planning Application	Case Number	TP/837-15
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site comprising the demolition of the existing three-storey office building and its replacement with a 5-storey office building.

At: 15 BLUELION PLACE, LONDON SE1 4PU

In accordance with application received on 22/12/2017 12:00:56

and Applicant's Drawing Nos. Application form

Archaeology assessment

Daylight/Sunlight assessment

Design and access statement

CIL FORM

Energy statement - AND SUSTAINABILITY STATEMENT

Flood risk assessment

Noise impact assessment - BACKGROUND NOISE SURVEY AND PLANT NOISE IMPACT ASSESSMENT

Planning statement

A0-1.0 - LOCATION AND SITE PLAN

A.1-1.4 - EXISTING ROOF PLAN

A1-3.1 - EXISTING ELEVATIONS

A1-1.1 - EXISTING GROUND FLOOR PLAN

A1-1.2 - EXISTING FIRST FLOOR PLAN

A1-1.3 - EXISTING SECOND FLOOR PLAN

L(--)04 - PROPOSED FOURTH FLOOR PLAN

L(--)03 - PROPOSED THIRD FLOOR PLAN

L(--)00 - PROPOSED GROUND FLOOR PLAN

L(--)05 - PROPOSED FIFTH FLOOR PLAN

L(--)06 - PROPOSED ROOF PLAN

L(--)02 - PROPOSED SECOND FLOOR PLAN

L(--)01 - PROPOSED FIRST FLOOR PLAN

L(--)21 - PROPOSED SECTIONS

L(--)20 - PROPOSED SECTIONS

L(--)11 - PROPOSED ELEVATIONS

L(--)10 - PROPOSED ELEVATIONS

A0-1.0 - LOCATION AND SITE PLAN

Subject to the following seven conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

L(--)04 - PROPOSED FOURTH FLOOR PLAN

L(--)03 - PROPOSED THIRD FLOOR PLAN

L(--)00 - PROPOSED GROUND FLOOR PLAN

L(--)05 - PROPOSED FIFTH FLOOR PLAN

L(--)06 - PROPOSED ROOF PLAN

L(--)-02 - PROPOSED SECOND FLOOR PLAN
 L(--)-01 - PROPOSED FIRST FLOOR PLAN
 L(--)-21 - PROPOSED SECTIONS
 L(--)-20 - PROPOSED SECTIONS
 L(--)-11 - PROPOSED ELEVATIONS
 L(--)-10 - PROPOSED ELEVATIONS

Reason:

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

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

Reason

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

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.

- 3 Details of the external materials (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 4 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum very good rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
 Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 5 Before the first occupation of the building the cycle storage facilities as shown on drawing L(--)-00 Proposed Ground Floor Plan shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

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.

- 6 Archaeological Watching Brief
 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of

archaeological watching brief works, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. The watching brief should have the capacity to include full archaeological excavation if important archaeological remains are encountered during the works.

Reason: In order that the details of the programme of works for the archaeological mitigation works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

7 Plant Noise - standard

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Informative

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood. It is also recommended that occupants register with the Environment Agency's flood warning service, 'FloodLine', so that they may prepare themselves in case of a flood event. This can be done by calling 0345 988 1188 to register.

MARLBOROUGH CRICKET CLUB, DULWICH COMMON



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Item No. 7.2	Classification: Open	Date: 26 March 2018	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 17/AP/2515 for: Full Planning Application Address: MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON, SE21 7EX Proposal: Retention of a demountable 6.9m high netting along boundary between Streatham and Marlborough Cricket Club and Camber Lawn Tennis club.		
Ward(s) or groups affected:	College		
From:	Director of Planning		
Application Start Date 10/07/2017		Application Expiry Date 04/09/2017	
Earliest Decision Date 24/02/2018			

RECOMMENDATION

1. That planning permission be granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The applications are to be considered by members as it represents development on Metropolitan Open Land (MOL)
3. Type of property Streatham and Marlborough Cricket Club is located at the eastern end of Dulwich Common, at the junction with Lordship Lane. The site is generally open land with two principle buildings within the curtilage.
4. Site bound by It is bound by the A205 to the north, Dulwich and Sydenham Hill Golf Club to the south, Camber Lawn Tennis Club to the west and Cox's Walk to the east. Beyond Cox's Walk there are a number of post-war and new build dwellings bordering Lordship Lane, and to the south west of the site there is a single detached dwelling.
5. Is property listed? NO
6. In conservation area? YES - Dulwich Wood area?

Details of proposal

7. The proposal is to erect a net system along the length of the shared boundary (approximately 80m) with Camber Lawn Tennis Club. The height of the new and supporting poles would be 6.9m and held in position by 80mm aluminium posts. The net elements are detachable.

Relevant planning history

8.

<p>05/AP/0082 Application type: Full Planning Application (FUL) Alterations to existing pavilion including erection of a single storey extension to south elevation and two storey extension to east elevation to provide improved facilities; demolish existing garages and stores at north end sports ground (adjacent to Dulwich Common) and erect new garages, stores and score box to east of site (near Cox's Walk). Decision date 15/03/2005 Decision: Refuse (REF) Reason(s) for refusal:</p> <p>The proposed pavilion extension is unacceptable in terms of its height, bulk, and detailed design, and would result in a detrimental addition to the building. This in turn would harm the character and appearance of the Dulwich Wood Conservation Area, and the Metropolitan Open Land. The proposal would be contrary to policies E.2.3 [Aesthetic Control], E.4.2 and E.4.3 [Proposals Affecting Conservation Areas] and C.5.6 [Metropolitan Open Land] of the adopted Unitary Development Plan 1995, and policies 3.1 [Environmental Effects], 3.11 [Quality in Design], 3.13 [Urban Design] and 3.16 [Conservation Areas] of the Southwark Revised Deposit Unitary Development Plan.</p>
<p>05/AP/0195 Application type: Conservation Area Consent (CAC) Demolition of four concrete garages. Decision date 19/04/2005 Decision: Grant (GRA)</p>
<p>05/AP/0743 Application type: Full Planning Application (FUL) Erection of a single storey extension to south elevation and a two storey extension to main building; demolish existing garages and stores, erect new garages and stores and score box to east of site. Decision date 27/06/2005 Decision: Grant (GRA)</p>
<p>04/AP/1500 Application type: Advertisement Consent (ADV). Display of 6m x 3m internally illuminated advertising hoarding. Decision date 07/09/2005 Decision: Refuse (REF) Appeal decision date: 07/03/2006 Appeal decision: Planning appeal dismissed (DIS). Reason(s) for refusal:</p> <p>The proposal is considered inappropriate development in terms of amenity due to its location on Metropolitan Open Land and also within the locally designated Dulwich Wood Conservation Area. The sign's size and illumination would have a detrimental affect on the character and appearance of the conservation area and fails to meet any of the criteria for allowing new development on Metropolitan Open Land. The proposal is thereby contrary to Policies C.5.7, E.4.3, E.2.3 and E.2.6 of the adopted Southwark Unitary Development Plan, 1995, Policies 3.25, 3.2, 3.11, 3.16 and 3.23 of the Draft Southwark Plan (replacement Unitary Development Plan), February 2005 and also the Council's Supplementary Planning Guidance on Advertisements and Signage.</p> <p>The signage is likely to cause a distraction to drivers approaching the main junction with Lordship Lane and Dulwich Common, prejudicial to highway safety. This would be contrary to Policy T.1.2 of the adopted Unitary Development Plan, 1995 and Policy 5.2 of the Draft Southwark Plan (replacement Unitary Development Plan), February 2005.</p>

13/AP/1451 Application type: Full Planning Application (FUL)
Demolition of existing Cricket Pavilion and removal of three trees and the erection of a new pavilion in connection with Streatham and Marlborough Cricket Club
Decision date 27/02/2014 Decision: Granted (GRA)

17/AP/3720. MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON, SE21 7EX. Description: Demolition of existing cricket pavilion and replacement with new pavilion. Pending

Relevant planning history of adjoining sites

9.

11/AP/0106. ADDRESS: CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON, SE21 7EX. DESCRIPTION: Installation of flood lighting to the north tennis court (6 columns of 6.7m high). Granted

13/AP/3002. ADDRESS: CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON, SE21 7EX. DESCRIPTION: Erection of a new clubhouse on former site
DECISION: Granted

Summary of main issues

10. The main issues to be considered in respect of this application are:

- a) Impact on amenity of adjoining properties;
- b) Design quality;
- c) All other relevant material planning considerations.

Planning policy

National Planning Policy Framework (the Framework)

11. Section 7 - Requiring good design
Section 11 - Conserving the natural environment
Section 12 - Conserving the historic environment

The London Plan 2016

12. Policy 2.18 - Green infrastructure: the network of open and green spaces
Policy 7.4 - Local Character
Policy 7.6 - Architecture
Policy 7.17 - Metropolitan Open Land
Policy 7.21 - Trees and woodlands

Core Strategy 2011

13. 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

14. Policy 3.2 - Protection of amenity
Policy 3.12 - Quality in design

Policy 3.13 - Urban design
 Policy 3.16 - Conservation Areas
 Policy 3.25 - Metropolitan Open Land
 Policy 3.28 - Biodiversity

Consultation responses

15.

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

Principle of Development

16. The application site is located within Metropolitan Open Land (MOL) and as such saved Southwark Plan policy 3.25 is relevant to the determination of this proposal. MOL is a strategic land designation within the urban area that contributes to the structure of London. It is intended to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important, against inappropriate development.
17. Policy 3.25 states that there is a general presumption against inappropriate development on MOL and that planning permission will only be granted for appropriate development which is considered to be for the following purposes:
- i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
18. The National Planning Policy Framework (NPPF) makes no specific reference to MOL rather considers Green Belt Land which has traditionally been afforded the same protection which is confirmed by policy 7.17 (MOL) of the London Plan. Para 89 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are for the provision of appropriate facilities for outdoor sport and outdoor recreation.
19. Being essential to protect adjoining outdoor sports uses the netting would safely allow the continued use of the cricket ground and tennis courts. The proposal would comply with the policy sentiment by ensuring a safe environment to undertake sporting activities. Furthermore, it is considered that the proposal would not harm the openness of the landscape which is of strategic importance, this is moreso as it is demountable. This aspect has been considered further in the design element of the report. The principle of the proposal is considered acceptable as it supports outdoor sports and does not harm the openness of the land.

Design issues and Impact on amenity of adjoining occupiers

Design

20. The site is within the Dulwich Wood Conservation Area and is Metropolitan Land as

such there is great emphasis on preserving the character and appearance of the area. The design of the netting would be that of a discreet system which is demountable. When in use it would be subtle as it only consists of meshing and slender green coated aluminum posts. The ground works are minimal and set within a grass banking so not visible. The netting is also set along a partial tree line and therefore partially masked from view. In design terms the proposal does not harm the openness of the land and therefore is acceptable in design terms.

Amenity

21. In amenity terms the proposal is set within the site that it would not be regularly visible to members of the public. Furthermore, it would fade into the background over distance. In terms of impact on people there would be no amenity harm. The proposal has been considered by the Ecologist and in terms of birds found to be acceptable. There are no concerns regarding the development impacting on flood risk.

Conclusion on planning and other issues

22. The scheme would provide a beneficial use by addressing safety concerns of crickets balls entering the neighbouring tennis courts. The design is simplistic and amenity impacts negligible. As such the proposal is recommended for approval.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2082-R Application file: 17/AP/2515 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 4004 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	Craig Newton, Planning Officer	
Version	Final	
Dated	21 February 2018	
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 for Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	13 March 2018	

APPENDIX 1**Consultation undertaken****Site notice date:** 25/01/2018**Press notice date:** 01/02/2018**Case officer site visit date:** 26/01/2018**Neighbour consultation letters sent:** 23/01/2018**Internal services consulted:**

Ecology Officer
 Flood and Drainage Team
 Parks & Open Spaces

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

5 St Peters Vicarage 522a Lordship Lane SE22 8LD	12 St Peters Vicarage 522a Lordship Lane SE22 8LD
4 St Peters Vicarage 522a Lordship Lane SE22 8LD	8 Ashdown Court Highwood Close SE22 8NP
3 St Peters Vicarage 522a Lordship Lane SE22 8LD	7 Ashdown Court Highwood Close SE22 8NP
8 St Peters Vicarage 522a Lordship Lane SE22 8LD	6 Ashdown Court Highwood Close SE22 8NP
7 St Peters Vicarage 522a Lordship Lane SE22 8LD	11 Ashdown Court Highwood Close SE22 8NP
6 St Peters Vicarage 522a Lordship Lane SE22 8LD	10 Ashdown Court Highwood Close SE22 8NP
2 St Peters Vicarage 522a Lordship Lane SE22 8LD	9 Ashdown Court Highwood Close SE22 8NP
3 Highwood Close London SE22 8NH	5 Ashdown Court Highwood Close SE22 8NP
2 Highwood Close London SE22 8NH	1 Ashdown Court Highwood Close SE22 8NP
1 Highwood Close London SE22 8NH	St Peters Vicarage 522a Lordship Lane SE22 8LD
1 St Peters Vicarage 522a Lordship Lane SE22 8LD	4 Ashdown Court Highwood Close SE22 8NP
5 Highwood Close London SE22 8NH	3 Ashdown Court Highwood Close SE22 8NP
4 Highwood Close London SE22 8NH	2 Ashdown Court Highwood Close SE22 8NP
18 St Peters Vicarage 522a Lordship Lane SE22 8LD	6 Savernake Court Highwood Close SE22 8NQ
17 St Peters Vicarage 522a Lordship Lane SE22 8LD	5 Savernake Court Highwood Close SE22 8NQ
16 St Peters Vicarage 522a Lordship Lane SE22 8LD	4 Savernake Court Highwood Close SE22 8NQ
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Marlborough Cricket Club Dulwich Common SE21 7EX	8 Savernake Court Highwood Close SE22 8NQ
Grove House Dulwich Common SE21 7EZ	7 Savernake Court Highwood Close SE22 8NQ
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10 St Peters Vicarage 522a Lordship Lane SE22 8LD	13 Ashdown Court Highwood Close SE22 8NP
9 St Peters Vicarage 522a Lordship Lane SE22 8LD	12 Ashdown Court Highwood Close SE22 8NP
14 St Peters Vicarage 522a Lordship Lane SE22 8LD	2 Savernake Court Highwood Close SE22 8NQ
13 St Peters Vicarage 522a Lordship Lane SE22 8LD	1 Savernake Court Highwood Close SE22 8NQ

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

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 John Greenwood Streatham and Marlborough Cricket Club	Reg. Number	17/AP/2515
Application Type	Full Planning Application	Case Number	TP/2082-R
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of a demountable 6.9m high netting along boundary between Streatham and Marlborough Cricket Club and Camber Lawn Tennis club.

At: MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX

In accordance with application received on 26/06/2017 08:00:41

and Applicant's Drawing Nos. PARKING PLAN
BLOCK PLAN
SMCC Existing and Proposed Elevation
Planning statement
Site location plan

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

BLOCK PLAN
SMCC Existing and Proposed Elevation

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

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

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 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason
To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how

applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

MARLBOROUGH CRICKET CLUB, DULWICH COMMON



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13-Mar-2018

Scale = 1 : 1250

Item No. 7.3	Classification: Open	Date: 26 March 2018	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 17/AP/3720 for: Full Planning Application Address: MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX Proposal: Demolition of existing cricket pavilion and replacement with new pavilion		
Ward(s) or groups affected:	College		
From:	Director of Planning		
Application Start Date 11/01/2018		Application Expiry Date 08/03/2018	
Earliest Decision Date 17/02/2018			

RECOMMENDATION

1. That planning permission be granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The applications are to be considered by members as it represents development on Metropolitan Open Lland (MOL)
3. Streatham and Marlborough Cricket Club is located at the eastern end of Dulwich Common, at the junction with Lordship Lane. The site is generally open land with two principle buildings within the curtilage. It is bounded by the A205 to the north, Dulwich and Sydenham Hill Golf Club to the south, Camber Lawn Tennis Club to the west and Cox's Walk to the east. Beyond Cox's Walk there a number of post-war and new build dwellings bordering Lordship Lane, and to the south west of the site there is a single detached dwelling.
4. Buildings on site currently include single storey storerooms and a single storey cricket pavilion which appears to have been built prior to 1948, situated to the west of the site, and a further building to the east. The proposal details the demolition of existing Cricket Pavilion and the erection of a new pavilion in connection with Streatham and Marlborough Cricket Club.
5. The site has the following designations:
 - Dulwich Common Sports Ground and Cricket Club
 - Cox's Walk Green Chain Parks
 - Dulwich Wood Conservation Area
 - Suburban Density Zone-South

Details of proposal

6. The proposed pavilion will be approximately 30m in width, 13.7m long and 3.6m in height. The pavilion will have a total floor area of 349sqm. The materials proposed consist of yellow brick, timber cladding, grey roof tiles with a firestone rubber flat roof element. All windows and doors proposed consist of dark grey double glazed aluminium.
7. The existing pavilion is in poor condition with a floorspace of 411 square metres. The new pavilion will be a modern construction with a reduced floorspace of 62sqm. The proposed replacement pavilion would be of a more functional and useable design for the purposes of sports, improving the sports facilities within the site.

Planning history

8.

05/AP/0195 Application type: Conservation Area Consent (CAC) Demolition of four concrete garages. Decision date 19/04/2005 Decision: Grant (GRA)
05/AP/0743 Application type: Full Planning Application (FUL) Erection of a single storey extension to south elevation and a two storey extension to main building; demolish existing garages and stores, erect new garages and stores and score box to east of site. Decision date 27/06/2005 Decision: Grant (GRA)
13/AP/1451 Application type: Full Planning Application (FUL) Demolition of existing Cricket Pavilion and removal of three trees and the erection of a new pavilion in connection with Streatham and Marlborough Cricket Club Decision date 27/02/2014 Decision: Granted (GRA)
17/AP/2515. MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON, SE21 7EX. Description: Retrospective erection of demountable 6.9m high netting along boundary between Streatham and Marlborough Cricket Club and Camber Lawn Tennis club. Pending

Planning history of adjoining sites

9.

11/AP/0106. ADDRESS: CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON, SE21 7EX. DESCRIPTION: Installation of floodlighting to the north tennis court (6 columns of 6.7m high). Granted
13/AP/3002. ADDRESS: CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON, SE21 7EX. DESCRIPTION: Erection of a new clubhouse on former site DECISION: Granted

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
 - a. The principle of the development and its impact on metropolitan open land
 - b. The impact of the development on the amenity of nearby residents
 - c. Impact on ecology
 - d. Works to trees

- e. Design of the proposal

Planning policy

National Planning Policy Framework (the Framework)

11. 7. Requiring good design
9. Protecting Green Belt land
11. Conserving and enhancing the natural environment

The London Plan 2016

12. Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.17 Metropolitan open land
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands

Core Strategy 2011

13. Strategic Policy 11 - Open Spaces and Wildlife
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

14. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. 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.

Policy 3.1 Environmental effects
Policy 3.2 Protection of Amenity
Policy 3.25 Metropolitan Open Land
Policy 3.28 Biodiversity

Dulwich Supplementary Planning Document (SPD) 2013

Consultation Responses

15. No public comments were received regarding this application. Consultee responses are addressed within the report.

Principle of development

16. The sports fields are afforded a significant degree of protection, being located within metropolitan open land (MOL). Paragraph 7.56 of the London Plan states that paragraphs 79-92 of the Framework on green belt apply equally to MOL. Although with particular reference to buildings, the Framework does say that the provision of appropriate facilities for ancillary facilities are acceptable as long as it preserves the openness of the space. The pavilion being in the same location as the existing one and 62sqm smaller would maintain/enhance the openness of the metropolitan open land.

17. Policy 7.17 metropolitan open land of the London Plan states that the strongest protection should be given to London's MOL and that inappropriate development should be refused except in very special circumstances. Further it advises that ancillary facilities for appropriate uses would only be acceptable where they maintain the openness of the MOL. The same requirement for the preservation of openness of MOL is referred to in saved policy 3.25 of the Southwark Plan which additionally states that planning permission will only be granted for appropriate development on MOL, including ancillary sports facilities.
18. There is no objection to the principle of the development which seeks to replace an existing cricket pavilion for use ancillary to the cricket ground. This development supports the outdoor sports use of the land and the development therefore complies with MOL policy. The pavilion is smaller than the existing and therefore considered not to be harmful to the openness of the MOL beyond that already existing. Further, it is not considered that this will have any significant effects on local biodiversity.

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

19. Given the proposed building's location within the sports field and the fact that it is set some way back from the surrounding neighbouring properties, it is not considered that there would be any material impact in terms of loss of outlook, overshadowing or sense of enclosure as a result of the proposal.
20. There are a number of windows and doors proposed however the closest residential property is 30m away and then not within the proximity by 120m. It is therefore not considered that the proposal would lead to a material loss of privacy by way of overlooking to any neighbouring occupiers in this regard. Vegetation also limits views of the pavilion.
21. The pavilion has an existing license to operate as an events space into the night/early morning. As noted, the structure would be situated some distance from nearby residential units and the buildings primary function is to operate as a cricket pavilion which would not result in any harm on nearby amenity. There have been no objections regarding the impact of the existing use of the pavilion for events.
22. Any issues around noise nuisance can be dealt with by other legislation and it is not considered necessary or reasonable to introduce prohibitive conditions on a use that has operated for a significant number of years.
23. Subject to these conditions, to any permission granted, it is not considered that the proposed new pavilion would result in any significant impacts on amenity that would warrant refusal of permission and would thus be in accordance with saved policy 3.2 of the Southwark Plan 2007.

Transport issues

24. The proposed development does not raise any significant traffic issues as it will not increase the useable accommodation within the site. There is a reduction within the footprint of the building itself, which would limit the capacity currently existing. The use of the site remains the same and it is not likely to attract additional vehicular movements that would result in any likely traffic implications. One additional disabled parking is provided, this would not materially impact on transport matters.

Design issues and the impact on the character and setting conservation area

25. The building is located within a playing field and there are no buildings within close

proximity. The proposed building has been sited on a similar footing to the existing building reducing its impact on the open nature of the MOL. It is designed as a low level, flat roofed structure, which is clad in timber and has brick on the bottom proportion to reduce its dominance. This allows it to sit comfortably on the site.

26. By removing the existing building which is in a poor state of repair and constructing a new modern building of character, it would visually improve the site and cause no harm to the character of the surrounding area. The proposed building would be of a more functional and useable design for the purposes of a sports pavilion, improving the sports facilities within the site.
27. The proposed use of the timber cladding, brick and roofing materials is considered acceptable. These materials would blend with the surrounding back drop and reduce any potential impact on the heritage asset of the Dulwich Wood Conservation Area.
28. For these reasons, it is considered appropriate in the local context having minimal impact on the open nature of the MOL and will preserve the character and appearance of this section of the surrounding Conservation Area. As such it would accord with saved policies 3.12, 3.13 and 3.16 of the Southwark Plan and Strategic Policy 12 - Design and conservation of the Core Strategy.

Impact on trees

29. There are a number of trees close to the area which is proposed for the new club house/pavilion. Four trees situated within proximity would require being removed.
30. The applicant has submitted a tree survey which notes that two of these trees (Goat Willow and Ash trees) are of a poor quality/condition and as such the loss of these trees would not significantly impact on the amenity of the site or surrounding area. However, one large weeping willow is required to be removed which has been identified as a high quality specimen which adds significant amenity value to the area and thus its loss would affect the surrounding area.
31. However, weeping willow trees are very fast growing and a mature specimen for replanting would grow quickly and help add to the visual amenity of the area. As such, a condition is proposed to secure a replanting scheme that secures the equivalent stem girth lost. It is considered the amenity of the area is retained.
32. Further, no details of specific landscaping are provided and as such it is also recommended that this is secured by way of condition.
33. The remaining trees retained would have protection of the roots by way of at least 2.1m high fencing which will ensure that no significant harm will be caused to these remaining trees.

Planning obligations (CIL)

34. The proposal would not attract SCIL or MCIL.

Sustainable development implications

35. Given the nature of the area birds and bats are likely to be present. To support wildlife in MOL a condition is attached requiring bird/bat nest to be provided.

Conclusion on planning issues

36. The proposal offers a replacement pavilion associated to the existing cricket ground. It

would be smaller than the existing building and uses timber which helps it blend into the natural surrounding. Given the proposed use and scope of development it is considered acceptable within MOL. Subject to conditions the proposal is recommended for approval.

Community impact statement

37. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses

40. Ecology: No objections - conditions
Flood Team: No Comments
Environmental Protection: No Comments

Human rights implications

41. 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.
42. This application has the legitimate aim of providing a new club house. 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/2082-R	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 17/AP/3720		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 020 7525 4004
		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	Craig Newton, Planning Officer	
Version	Final	
Dated	28 February 2018	
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 of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		13 March 2018

APPENDIX 1**Consultation undertaken****Site notice date:** 18/01/2018**Press notice date:** 25/01/2018**Case officer site visit date:** 19/01/2018**Neighbour consultation letters sent:** 18/01/2018**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

5 St Peters Vicarage 522a Lordship Lane SE22 8LD	1 Highwood Close London SE22 8NH
4 St Peters Vicarage 522a Lordship Lane SE22 8LD	8 Ashdown Court Highwood Close SE22 8NP
3 St Peters Vicarage 522a Lordship Lane SE22 8LD	7 Ashdown Court Highwood Close SE22 8NP
8 St Peters Vicarage 522a Lordship Lane SE22 8LD	6 Ashdown Court Highwood Close SE22 8NP
7 St Peters Vicarage 522a Lordship Lane SE22 8LD	11 Ashdown Court Highwood Close SE22 8NP
6 St Peters Vicarage 522a Lordship Lane SE22 8LD	10 Ashdown Court Highwood Close SE22 8NP
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12 St Peters Vicarage 522a Lordship Lane SE22 8LD	1 Savernake Court Highwood Close SE22 8NQ

Re-consultation: n/a

Consultation responses received**Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

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 Greenwood	Reg. Number	17/AP/3720
Application Type	Full Planning Application	Case Number	TP/2082-R
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing cricket pavilion and replacement with new pavilion

At: MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON SE21 7EX

In accordance with application received on 28/09/2017 12:00:12

and Applicant's Drawing Nos. SC-ST & M-3 REV A - PLANS AND ELEVATIONS

MDL-2343-1 - EXISTING SITE PLAN

SC-ST & M-LP1 EXISTING SITE LOCATION PLAN

SC-ST & M-LP2 - PROPOSED SITE LOCATION PLAN

Application form

Consultation List

Design and access statement

Tree survey and assessment

Subject to the following seven 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.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: SC-ST & M-3 REV A - PLANS AND ELEVATIONS, SC-ST & M-LP2 - PROPOSED SITE LOCATION PLAN

Reason:

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

Pre-commencement condition(s) - 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 in connection with implementing this permission is commenced.

- 3 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 3 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 4 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, 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.

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.

- 5 Before any above grade work hereby authorised begins, detailed drawings of the hard and soft landscaping (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details) shall be provided and include specific details on:

a. providing a minimum replanting of 254cm equivalent stem girth of trees;

The details submitted shall be approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given 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 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.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Prior to the commencement of use a scheme of sound insulation shall be submitted to the local planning authority to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,5min 1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with the National Planning Policy Framework 2012, Strategic Policy 13 'High environmental standards' of the Core

Strategy (2011) and saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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.

- 7 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2017-18

NOTE: Original held by Constitutional Team all amendments/queries to Gerald Gohler Tel: 020 7525 7420

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Leo Pollak (Chair)	1	Environment & Social Regeneration	1
Councillor Ben Johnson (Vice-Chair)	1	Environmental Protection Team	
Councillor Nick Dolezal	1		
Councillor Tom Flynn	1		
Councillor David Noakes	1	Communications	By
Councillor Kath Whittam	1	Louise Neilan, media manager	email
(Members of the Community Council receiving electronic copies only)		Total:	17
Councillor Octavia Lamb		Dated: 16 March 2018	
(Reserves to receive electronic copies only)			
Councillor David Hubber			
Councillor Samantha Jury-Dada			
Councillor Eleanor Kerlake			
Councillor Sarah King			
Councillor Cleo Soanes			
Officers			
Constitutional Officer, Hub 2 (2 nd Floor), Tooley St.	6		
Jacqui Green/Selva Selvaratnam, Hub 2 (5 th Floor) Tooley St.	3		
Margaret Foley, Legal Services Hub 2 (2 nd Floor) Tooley St.	1		