

## Planning Sub-Committee B

Tuesday 29 October 2019

7.00 pm

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

### Membership

Councillor Cleo Soanes (Chair)  
Councillor Maria Linforth-Hall (Vice-Chair)  
Councillor Maggie Browning  
Councillor Sirajul Islam  
Councillor Nick Johnson  
Councillor Martin Seaton  
Councillor Bill Williams

### Reserves

Councillor Sarah King  
Councillor Graham Neale  
Councillor Margy Newens  
Councillor Jason Ochere  
Councillor Kath Whittam

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### 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](http://www.southwark.gov.uk) or please contact the person below.

#### Contact

Beverley Olamijulo on 020 7525 7234 or email: [Beverley.olamijulo@southwark.gov.uk](mailto:Beverley.olamijulo@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 21 October 2019



## Planning Sub-Committee B

Tuesday 29 October 2019  
7.00 pm

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

### Order of Business

Item No.	Title	Page No.
1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	<b>MINUTES</b>	1 - 12
	To approve as a correct record the minutes of the meetings held on 4 September 2019, 7 January 2019, and 12 December 2018.	
7.	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	13 - 16
	<b>7.1. ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU</b>	17 - 31

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<b>7.3.</b>	<b>THE SOUTHWARK PARK ATHLETICS TRACK AND GYM, HAWKSTONE ROAD, LONDON, SE16 2PE</b>	<b>49 - 73</b>

### **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: 21 October 2019

## 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 B

MINUTES of the OPEN section of the Planning Sub-Committee B held on Wednesday 4 September 2019 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

**PRESENT:** Councillor Maria Linforth-Hall (Vice Chair) in the chair  
Councillor Maggie Browning  
Councillor Sirajul Islam  
Councillor Nick Johnson  
Councillor Jason Ochere (reserve)  
Councillor Kath Whittam (reserve)  
Councillor Bill Williams

**OTHER MEMBERS PRESENT:** Councillor Darren Merrill (ward member)  
Councillor Martin Seaton (ward member)

**OFFICER SUPPORT:** Dipesh Patel (Development Management)  
Lasma Putrina (Development Management)  
Abbie McGovern (Development Management)  
Alex Gillott (Legal Officer)  
Alex Oyeade (Transport Policy)  
Beverley Olamijulo (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 Cleo Soanes.

Councillor Martin Seaton attended in his capacity as a ward councillor, not as a committee member.

### 3. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as voting members of the sub-committee.

#### 4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

#### 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 – development management items
- Members' pack.

#### 6. MINUTES

##### RESOLVED:

That the minutes of the meeting held on the 26 March 2019 be approved as a correct record and signed by the chair.

#### 7. DEVELOPMENT MANAGEMENT ITEMS

Members noted the development management report.

##### RESOLVED:

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.

#### 7.1 SALISBURY ESTATE CAR PARK, BALFOUR STREET, LONDON SE17 1PA

**Planning application reference: 19/AP/1506**

Report: see pages 8 to 39 of the agenda pack and page 1 of the addendum report.

##### PROPOSAL

*Redevelopment of the existing car park to provide 26 residential units in a 5 storey block with maximum height of 21.8m AOD (5 x 3 bed 5 person flats, 9 x 2 bed four person flats and 9 x 1 bed 2 person flats, 2 x 2 bed wheelchair units and 1 x 1 bedroom wheelchair unit) together with new private amenity space located within a rear courtyard as well as improving the landscaping of the existing pedestrian link between Chatham Street and the*

*open green space to the south of the site for public use. Two disabled parking spaces to be provided to the north of the site accessed off Chatham Street.*

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 at the meeting who wished to speak.

The applicant and the applicant's agent addressed the meeting and responded to questions from members.

There were no supporters who lived within 100 metres of the development site present who wished to speak.

Councillor Darren Merrill addressed the sub-committee in his capacity as a ward councillor and responded to questions from members of the sub-committee.

The sub-committee put further questions to officers and discussed the application.

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

**RESOLVED:**

1. That the planning application 19/AP/1506 be granted, subject to a unilateral undertaking as set out in paragraphs 66 – 68 of the report.
2. That in the event that a unilateral undertaking was not provided by 2 December 2019, the director of planning be authorised to refuse planning permission for the reason detailed in paragraph 69 of the report.

**7.2 ELLER BANK, 87 COLLEGE ROAD, LONDON SE21 7HH**

**Planning application reference: 19/AP/1378**

Report: see pages 39 to 51 of the agenda pack and pages 1 to 2 of the addendum report.

**PROPOSAL**

*Construction of a single storey rear extension at ground floor level and installation of a rooflight to existing DUCKS Infant School building.*

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 at the meeting wishing to speak.

The applicant addressed the meeting and responded to questions from members.

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



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

**RESOLVED:**

That the planning application 19/AP/1378 be granted, subject to the conditions set out in the report.

**7.3 OLD COLLEGE LAWN TENNIS AND CROQUET CLUB, 10 GALLERY ROAD, LONDON SE21 7AB**

**Planning application reference: 19/AP/1573**

Report: see pages 52 to 63 of the agenda pack and page 2 of the addendum report.

**PROPOSAL**

*Variation of condition 2 (approved plans) pursuant to planning permission 12/AP/1573 for: Relocation of 4 floodlighting posts around tennis courts 4 and 5 and use of floodlighting for courts 1-5 between the hours of 08:00 to 21:30 Monday to Saturday and for courts 1, 2 and 3 between the hours of 08:00 to 20:30 on Sunday.*

*The Variation is for an increase in height by 0.5m of floodlighting posts around tennis courts 1,2,3,4 & 5. The existing floodlights would be replaced with LED luminaires, with associated new hoods.*

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 at the meeting wishing to speak.

Neither the applicant nor the applicant's agent were present at the meeting.

There were no supporters that lived within 100 metres of the development site, or ward councillors wishing to speak at the meeting.

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

**RESOLVED:**

That the planning application 19/AP/1573 be granted subject to conditions set out in the report.

The meeting ended at 8.00 pm.

**CHAIR:**

**DATED:**



## Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Monday 7 January 2019 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Damian O'Brien (Vice-Chair, in the chair)  
 Councillor Barrie Hargrove  
 Councillor Sirajul Islam  
 Councillor Nick Johnson  
 Councillor Victoria Olisa  
 Councillor Martin Seaton

**OTHER MEMBERS PRESENT:** Councillor Darren Merrill  
 Councillor Rebecca Lury

**OFFICER SUPPORT:** Simon Bevan (Director of Planning)  
 Victoria Lewis (Development Management)  
 Richard Pearce (Strategy and Partnerships)  
 Nick Wolff (Strategy and Partnerships)  
 Jonathan Gorst (Legal Officer)  
 Sadia Hussain (Legal Officer)  
 Beverley Olamijulo (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

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

### 2. APOLOGIES

This sub-committee was reconvened from 12 December 2018, for which the chair had previously given her apologies. Therefore the chair was not required to attend.

### 3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as voting members.

### 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 6.1 – development management item
- Members' pack.

## 6. DEVELOPMENT MANAGEMENT ITEM

### ADDENDUM REPORT

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that 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.

### RESOLVED:

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.

### 6.1 CASTLE SQUARE & ELEPHANT ROAD, SE1 6TW

#### Planning application reference number: 18/AP/2108

Report: see pages 6 to 44 of the agenda pack and pages 1 to 3 of the addendum report 1 and pages 1 to 3 of the addendum report 2.

#### PROPOSAL

*Erection of a temporary 2/3 storey structure comprising 517 sqm of retail (Class A1-A5) floorspace, 14.8 sqm of estate management office (B1) floorspace, 33.1 sqm of welfare services/storage (Sui Generis) floorspace; 23 cycle stands and associated hard landscaping works, for a period of 5 years.*

Representatives of the objectors addressed the sub-committee and responded to questions from members.

The applicant and the applicant's agent addressed the meeting and responded to questions from members.

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

Councillors Darren Merrill and Rebecca Lury addressed the sub-committee in their capacity as ward councillors and responded to questions from members of the sub-committee.

Members asked further questions of officers.

**RESOLVED:**

1. That the planning application 18/AP/2108 be granted for a limited period, subject to conditions and an s106 agreement.
2. That in the event that the requirements of the above are not met by 11 January 2019, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 64 of the report.
3. That a caveat be included in the agreement which specifies that any delay with the development of the building, would mean an additional twelve months would be added to the five year term of the lease.

The meeting ended at 8.00 pm.

**CHAIR:**

**DATED:**



## Planning Sub-Committee B

Minutes of the Planning Sub-Committee B held on Wednesday 12 December 2018 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Damian O'Brien (Vice-Chair, in the Chair)  
 Councillor Barrie Hargrove  
 Councillor Sirajul Islam  
 Councillor Nick Johnson  
 Councillor Victoria Olisa  
 Councillor Martin Seaton

**OTHER MEMBERS PRESENT:** Councillor Darren Merrill  
 Councillor Rebecca Lury  
 Councillor David Noakes

**OFFICER SUPPORT:** Dipesh Patel (Development Management)  
 Victoria Lewis (Development Management)  
 Lasma Putrina (Development Management)  
 Richard Pearce (Strategy and Partnerships)  
 Nick Wolff (Strategy and Partnerships)  
 Jonathan Gorst (Legal Officer)  
 Beverley Olamijulo (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 Cleo Soanes (chair).

Councillor Darren Merrill was absent as a committee member but addressed the meeting as a ward member.

### 3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as voting members.

#### 4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

#### 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 7.1 – development management items
- Members' pack.

#### 6. MINUTES

##### RESOLVED:

That the minutes of the meeting held on 30 October 2018 be approved as a correct record and signed by the chair.

#### 7. DEVELOPMENT MANAGEMENT ITEMS

##### RESOLVED:

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.

#### 7.1 CASTLE SQUARE AND ELEPHANT ROAD, LONDON SE1 6TW

##### Planning application reference number: 18-AP-2108

Report: see pages 10 to 41 of the agenda pack and pages 1 to 3 of the addendum report.

##### PROPOSAL

*Erection of a temporary 2/3 storey structure comprising 517 sqm of retail (Class A1-A5) floorspace, 14.8 sqm of estate management office (B1) floorspace, 33.1 sqm of welfare services/storage (Sui Generis) floorspace; 23 cycle stands and associated hard landscaping works, for a period of 5 years.*

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

The objectors that were present addressed the sub-committee meeting and responded to questions from members.

The applicant and the applicant's agent were present to address the meeting and responded to questions from members.

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

Councillors Darren Merrill and Rebecca Lury were present to address the sub-committee in their capacity as ward councillors and responded to questions from members.

An officer from Strategy and Partnerships responded to questions from members.

The legal officer responded to further questions from members.

### **ADJOURNMENT**

At 8.35pm the meeting adjourned for five minutes. The meeting reconvened at 8.40pm.

Members debated the application and asked further questions of officers.

### **RESOLVED:**

That the planning application 18-AP-2108 be deferred to allow the applicant to submit further details concerning current rent levels for small units at the Elephant and Castle shopping centre and to allow the council to verify this information.

## **7.2 114 GREAT SUFFOLK STREET, LONDON SE1 0BE**

### **Planning application reference number: 18-AP-2520**

Report: see pages 42 to 55 of the agenda pack

### **PROPOSAL**

*Refurbishment and renovation of Smale House consisting of the construction of a new entrance atrium together with a single storey roof extension at third floor level; re-configuration of an associated roof terrace; the installation of additional air conditioning equipment on the roof and hard and soft landscaping works to front courtyard.*

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

The spokesperson for the objectors addressed the sub-committee meeting and responded to questions from members.

The applicant and the applicant's agent were present to address the meeting and responded to questions from members.

There were no supporters that lived within 100 metres of the development site present at



the meeting.

Councillor David Noakes was present to address the sub-committee in his capacity as a ward councillor and responded to questions from members.

Members debated the application and asked further questions of officers.

**RESOLVED:**

That planning application number 18-AP-2520 be granted subject to conditions set out in the report and subject to a additional condition, restricting the hours of operation to 8am - 8pm on Monday to Friday, 10am - 5pm on Saturday and no operating hours on Sunday.

The meeting ended at 9.55 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 29 October 2019	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		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 of Southwark Council's constitution which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

### KEY ISSUES FOR CONSIDERATION

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

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Director of Law and Democracy**

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related to the scale and kind to the development.

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

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

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

## BACKGROUND DOCUMENTS

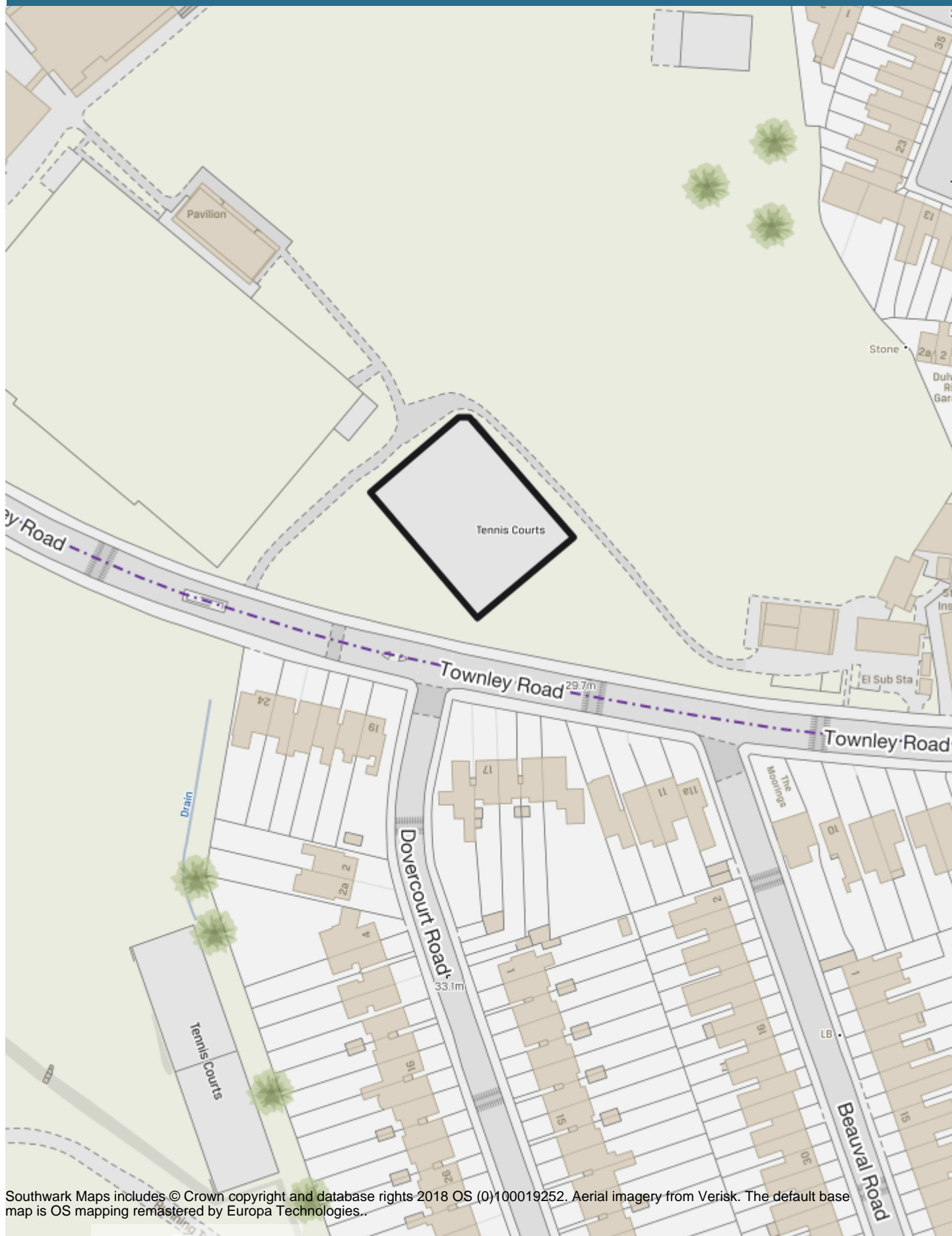
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer or the Planning Department 020 7525 5403

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services	
<b>Report Author</b>	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	29 October 2019	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		21 October 2019



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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 29 October 2019	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 19/AP/2090 for: Full Planning Application  <b>Address:</b> ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU  <b>Proposal:</b> Erection of floodlighting on netball / tennis courts		
<b>Ward(s) or groups affected:</b>	Goose Green		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b>	10/07/2019	<b>Application Expiry Date</b>	04/09/2019
<b>Earliest Decision Date</b>	16/08/2019		

## RECOMMENDATION

1. Grant planning permission.

## BACKGROUND INFORMATION

### Site location and description

2. The site is the the games area used as tennis and netball courts, located within a plot of Metropolitan Open Land (MOL) on the grounds of Alleyn's School. The surrounding area is largely defined by the surrounding play areas of Alleyn's School, including a large multi-use games area (MUGA) with associated flood lighting, and low density residential properties along Townley Road.
3. The site is located within:
  - Site of Importance of Nature Conservation
  - Metropolitan Open Land
  - Sub-Urban Density Zone
  - Air Quality Management Area
4. The site is not listed, nor is it within a conservation area. The Dulwich Village conservation area is located directly to the South of the site. Another plot of MOL is located to the South-East of the site.

### Details of proposal

5. The proposal calls for the installation of 8 floodlights around the perimeter of the courts, facing inwards. The proposed lights would be 10.30M in height.
6. The proposed hours of use of the lights would be:
  - Monday to Friday: 07.30am - 18:30pm
  - Saturdays: 09.00am -18.30pm



The lighting shall not operate on Sundays and Bank Holidays.

### Planning history

7.	00/AP/0743 Application type: Full Planning Application (FUL) Erection of 2 storey and link buildings as extension between existing 6th form/library & gym/swimming pool blocks for use as library extension and changing rooms in connection with the school. Decision date 06/07/2000 Decision: Grant (GRA)
8.	02/AP/1046 Application type: Full Planning Application (FUL) Infill covered walk-way to science block by single storey extension for new classroom & new glazed entrance foyer to north-east elevations (facing school yard) & new glazed extension to existing entrance to front elevation (nth-west) Decision date 23/07/2002 Decision: Grant (GRA)
9.	04/AP/1669 Application type: Full Planning Application (FUL) Construction of a three/four storey building on school grounds to provide a performing arts centre together with enhanced soft and hard landscaping to existing school grounds. Decision date 14/02/2005 Decision: Refuse (REF) Appeal decision date: 06/12/2005 Appeal decision: Planning appeal allowed (ALL). Reason(s) for refusal:
10.	05/AP/1409 Application type: Full Planning Application (FUL) Erection of single storey building to provide office and rest room facilities for school staff. Decision date 01/12/2005 Decision: Grant (GRA)
11.	07/AP/0130 Application type: Full Planning Application (FUL) Erection of replacement railings (height 2m) on Townley Road and Hillborough Road frontages, and gates (maximum height 2.75m) at the North Gate and South Gate site entrances on Townley Road. Provision of vehicle barrier within the North Gate. Decision date 05/04/2007 Decision: Granted (GRA)
12.	07/AP/0307 Application type: Full Planning Application (FUL) Erection of flood alleviation bund (constructed of clay and top soil) close to the northern boundary of the playing fields (approximately 1.0m high, 4.0m maximum width and 170m in length). Decision date 05/04/2007 Decision: Granted (GRA)
13.	08/AP/1763 Application type: Full Planning Application (FUL) Enclosure, improvements and increase in footprint and new roof to existing Fives Courts. Decision date 24/11/2008 Decision: Granted (GRA)
14.	08/AP/2278 Application type: Full Planning Application (FUL) Extend at first floor level above existing ground floor structure, creating two new music classrooms Decision date 27/11/2008 Decision: Granted (GRA)
15.	10/AP/0733 Application type: Full Planning Application (FUL) Erection of a single storey conservatory extension to the rear of Alleyn's Junior School. Decision date 09/06/2010 Decision: Granted (GRA)

16.	11/AP/0495 Application type: Full Planning Application (FUL) Installation of eight floodlights to existing multi-use games pitch on the northern side of Townley Road Decision date 16/06/2011 Decision: Granted (GRA)
17.	12/AP/1031 Application type: Full Planning Application (FUL) Installation of two cycle shelters to cover existing cycle parking. Decision date 30/05/2012 Decision: Granted (GRA)
18.	12/AP/1759 Application type: Full Planning Application (FUL) Erection of first floor extension to south-west elevation to provide additional music rooms, and erection of single-storey entrance lobby to south-west elevation.  Decision date 14/09/2012 Decision: Granted (GRA)
19.	13/AP/0493 Application type: Full Planning Application (FUL) First floor extension to existing swimming pool to providing a seating gallery for up to 100 spectators and enhanced changing areas. Decision date 17/04/2013 Decision: Granted (GRA)
20.	13/AP/0866 Application type: Full Planning Application (FUL) Single storey ground floor extension to side/rear. Decision date 22/05/2013 Decision: Granted (GRA)
21.	13/AP/1886 Application type: Full Planning Application (FUL) Erection of a three-storey extension to the north elevation of the existing science building to provide additional teaching accommodation, together with the installation of roof-top photovoltaic panels, the demolition of the caretakers house and associated landscaping. Decision date 29/08/2013 Decision: Granted (GRA)
22.	14/AP/2273 Application type: Full Planning Application (FUL) Installation of a single-storey temporary modular classroom building, to be used as additional science teaching accommodation and teacher office space for a period of 11 months Decision date 21/08/2014 Decision: Granted for Limited Period (GFLP)
23.	14/AP/2092 Application type: Full Planning Application (FUL) Repaving and extending of hard landscaping to existing school sports facilities, to create 1 additional Netball court (thereby providing a total of 3 netball and 3 tennis courts) with associated fence alterations. Decision date 12/12/2014 Decision: Granted (GRA)
24.	15/AP/0459 Application type: Full Planning Application (FUL) Construction of a proprietary observatory and associated support structure, deck and balustrade, to be located on top of the flat roofed stair tower of the Science Block. Decision date 13/04/2015 Decision: Granted (GRA)
25.	15/AP/0926 Application type: Full Planning Application (FUL) Demolition of existing Lower School building & Construction of new Lower School building and associated landscaping works Decision date 12/05/2015 Decision: Granted (GRA)
26.	15/AP/3578 Application type: Full Planning Application (FUL) Erection of temporary building to accommodate 12 classrooms plus ancillary

accommodation during the construction of the new lower school approved under planning application ref. 15/AP/0926  
Decision date 09/12/2015 Decision: Granted (GRA)

27. 17/AP/0288 Application type: Full Planning Application (FUL)  
Construction of new electrical substation, with associated changes to the existing hedge and fence to provide access.  
Decision date 28/03/2017 Decision: Granted (GRA)

### **Planning history of adjoining sites**

28. None of relevance to this application.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

29. The main issues to be considered in respect of this application are:
- a) Principle of development
  - b) Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - c) Design issues
  - d) Impact on character and setting of a listed building and/or conservation area
  - e) Transport issues
  - f) Ecology issues
  - g) Community benefits
  - h) Other matters

#### **Adopted planning policy**

##### National Planning Policy Framework (NPPF)

30. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
31. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development  
Chapter 8 Promoting healthy and safe communities  
Chapter 11 Making effective use of land  
Chapter 12 Achieving well-designed places  
Chapter 13 Protecting Green Belt Land  
Chapter 15 Conserving and enhancing the natural environment  
Chapter 16 Conserving and enhancing the historic environment

##### London Plan 2016

32. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 3.19 - Sports facilities

Policy 7.8 - Heritage assets and archaeology  
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes  
 Policy 7.17 Metropolitan open land  
 Policy 7.19 Biodiversity and access to nature

#### Core Strategy 2011

33. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic policy 1 - Sustainable development  
 Strategic policy 2 - Sustainable transport  
 Strategic policy 4 - Places to learn and enjoy  
 Strategic policy 11 - Open spaces and wildlife  
 Strategic policy 12 - Design and conservation  
 Strategic policy 13 - High environmental standards

#### Southwark Plan 2007 (saved policies)

34. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

3.2 - Protection of amenity  
 3.12 - Quality in design  
 3.13 - Urban design  
 3.14 - Designing out crime  
 3.16 - Conservation areas  
 3.25 - Metropolitan open land  
 3.28 - Biodiversity  
 5.6 - Car parking

35. Dulwich Supplementary Planning Document 2013

#### **Consultation Responses**

36. This application has received a total of 21 comments, 3 in support and 18 objecting. Sport England were consulted as part of this application and did not wish to object.
37. Comments in objection have raised the following planning issues, which have been addressed in the associated paragraphs:

- Noise
- Light pollution
- Parking
- Traffic
- Environmental impacts - Impact on the conservation area
- Hours of use

#### **Principle of development**

38. Policy 7.17 of the London Plan requires:
39. The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.
40. This policy goes on to establish "open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London" as one of the criteria for boroughs to meet when designating MOL.
41. Furthermore, saved policy 3.25 of the Southwark Plan 2007 states development within metropolitan open land will only be permitted 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.
42. It is considered the proposed floodlights would enhance the appropriate use of the site as a sports court, by allowing for later use, particularly in darker winter months. This would also comply with Policy 7.17 of the London Plan as outlined above, and improve the overall quality and accessibility of MOL which is welcomed by the Mayor under paragraph 7.56 of the London Plan.
43. In addition, Policy 7.17 of the London Plan gives the same level of protection to MOL as that given to the Green Belt. Under the National Planning Policy Framework 2019 policy 145, part B, exceptions to new developments within the Green Belt include "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it".
44. The proposed floodlighting is considered an appropriate facility in support of outdoor sports and leisure, and the relative scale and placement of the proposed lighting is not deemed to harm the overall openness of the MOL, while improving overall accessibility. In addition the hours of use are deemed appropriate.
45. In summary, the proposal is deemed to enhance the appropriate use of the MOL without harming the overall openness. It is considered the proposed floodlights would enhance the appropriate use of the site as a sports court by allowing for later use, particularly in darker winter months. Thus, the principle of the proposal is acceptable.

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

Noise

46. The primary additional use of the courts facilitated by the proposed lighting would be in the darker winter months, and the intensiveness of use would be expected to be

similar to brighter Spring/Summer months. Given the lighting would be switched off by 6.30pm at the latest, and the real use of the courts would be similar to that of the summer months, any additional noise generated would be minimal and likely cease within a reasonable time. Therefore, impact on nearby residents would be minimal and to an acceptable degree. A condition is recommended restricting early use of the lights on Saturdays prior to 09.00am to protect the amenity of nearby occupiers.

#### Light Spill

47. The lighting diagram submitted by the applicant has indicated that light spill towards the properties on the opposite side of Townley Road would be up to 2 lux at the nearest light sensitive windows.
48. The Institute of Lighting Professionals' guidance note on the reduction of obtrusive light suggests that for suburban areas, light intrusion into windows should be no more than 10 and 2 lux for pre and post curfew respectively. While the council has not defined curfew hours, it is clear that the spill, if any, would comply with the guidance and not cause harm to these neighbours.
49. A condition is recommended to secure light spill would not exceed the parameters set out in the ILP guidance note (i.e. no more than 10 lux on any residential window) to safeguard neighbouring amenity. This, in conjunction with the relatively restricted hours of operation, would ensure light spill would be kept to a minimal and acceptable level.

#### **Transport issues**

50. A number of objections have raised the issue of the busy road network in the area round the school, and particularly associated demand for parking stemming from the operation of the school. The proposed lighting would allow for extended use of the courts in particularly dark winter months, and would in effect match the use of the pitch in brighter spring and summer months. In this regard, any increase in parking demand or traffic would be modest and similar to existing demand in brighter months. Furthermore, the use of the courts until beyond usual school hours would result in students being collected after main school collection time when parking demand is likely to be less intensive. Therefore, the proposal would not place an unacceptable additional strain on the local transport network.

#### **Design issues**

51. The proposed floodlights are a relatively modest introduction, and are of a simple design, appropriate in the context of a sports ground. Therefore, the design is acceptable.

#### **Impact on character and setting of the conservation area**

52. The proposed lighting arrangements are modest, and similar to those seen in the adjacent hockey pitch and similar tennis courts in Dulwich. The proposal would therefore be appropriate in the context of the conservation area, and would conserve its setting and character.

#### **Ecology issues**

53. This proposal has been reviewed by the council's ecology officer who has confirmed the proposal is acceptable in ecological terms based on the 6.30pm lighting curfew which would not pose a risk to local bat populations in nearby treelines.

### **Other matters**

54. An objection has raised the issue of the environmental affects of the energy demand from the proposed lighting, and increased emissions from additional parking demand. As noted above, any additional parking demand stemming from slightly later use of the courts in the winter would be incredibly minor. Regarding energy, the proposal is small in scale, and would utilize LED lighting which is relatively low in energy usage. It should also be noted a proposal of this scale would not warrant a full environmental impact assessment. Hence, the proposal would not have a significant impact in environmental terms.

### **Conclusion on planning issues**

55. The proposal is a relatively modest addition to an established games area, and appropriate development in this context. In addition, there would be no significant impacts on neighbouring amenity, the local transport network, or local wildlife. It is therefore recommended that planning permission is granted.

### **Community impact statement / Equalities Assessment**

56. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
  - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
57. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
58. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
59. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

### **Human rights implications**

60. 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.
61. This application has the legitimate aim of providing facilities for sport and recreation. 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/2300-A Application file: 19/AP/2090 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5840 Council website: www.southwark.gov.uk

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Glenn Ruane, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	15 October 2019	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		17 October 2019



**APPENDIX 1****Consultation undertaken****Site notice date:** 24/07/2019**Press notice date:** 18/07/2019**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 16/07/2019**Internal services consulted:**

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

**Statutory and non-statutory organisations consulted:**

Sport England

**Neighbour and local groups consulted:**

22 Townley Road London SE22 8SR	17 Townley Road London SE22 8SR
23 Townley Road London SE22 8SR	65 Calton Avenue London
20 Townley Road London SE22 8SR	56 Dovercourt Road Dulwich SE22 8ST
21 Townley Road London SE22 8SR	43 Dovercourt Road London SE22 8SS
24 Townley Road London SE22 8SR	Dovercourt Road London SE22 8SS
Flat 2 Charmouth SE22 8SR	71 Calton Avenue London SE21 7DF
The Moorings Townley Road SE22 8SW	115 Dulwich Village London SE21 7BJ
Flat 1 Charmouth SE22 8SR	19 Townley Road SE22 8SE
13 Townley Road London SE22 8SR	Email Only
14 Townley Road London SE22 8SR	58 Dovercourt Road London SE22 8ST
11 Townley Road London SE22 8SR	95 Calton Avenue London SE217DF
12 Townley Road London SE22 8SR	34 Dovercourt Road Dulwich SE22 8ST
15 Townley Road London SE22 8SR	45 Playfield Crescent East Dulwich SE22 8QR
18 Townley Road London SE22 8SR	21 Townley Road London SE22 8SR
19 Townley Road London SE22 8SR	24 Townley Road London SE22 8SR
16 Townley Road London SE22 8SR	15 Beauval Road London SE22 8UG

**Re-consultation:** n/a

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

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

Dovercourt Road London SE22 8SS

Email Only

115 Dulwich Village London SE21 7BJ

13 Townley Road London SE22 8SR

15 Beauval Road London SE22 8UG

18 Townley Road London SE22 8SR

19 Townley Road SE22 8SE

19 Townley Road London SE22 8SR

21 Townley Road London SE22 8SR

21 Townley Road London SE22 8SR

21 Townley Road London SE22 8SR

21 Townley Road London SE22 8SR

24 Townley Road London SE22 8SR

24 Townley Road London SE22 8SR

34 Dovercourt Road Dulwich SE22 8ST

43 Dovercourt Road London SE22 8SS

45 Playfield Crescent East Dulwich SE22 8QR

56 Dovercourt Road Dulwich SE22 8ST

56 Dovercourt Road Dulwich SE22 8ST

58 Dovercourt Road London SE22 8ST

65 Calton Avenue London

71 Calton Avenue London SE21 7DF

95 Calton Avenue London SE217DF

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**RECOMMENDATION**


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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.

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<b>Applicant</b>	Mr Stephen Born Alleyns School	<b>Reg. Number</b>	19/AP/2090
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2300-A
<b>Recommendation</b>	Grant permission		

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**Draft of Decision Notice**

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**Planning Permission was GRANTED for the following development:**

Erection of floodlighting on netball / tennis courts

**At:** ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU

**In accordance with application received on** 10/07/2019 08:20:49

**and Applicant's Drawing Nos.** 230 SITE LOCATION  
232 PROPOSED LIGHTING COLUMNS LOCATION PLAN  
223 PROPOSED LIGHTING COLUMNS LAYOUT PLAN  
234 NETBALL COURTS FLOODLIGHTS: PROPOSED ELEVATIONS  
119-0301-140 PROPOSED NETBALL COURT LIGHTING  
PLANNING DESIGN AND ACCESS STATEMENT  
BAT SURVEY - JUNE 2019  
TECHNICAL REPORT 119-0301

**Subject to the following four 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:

232 PROPOSED LIGHTING COLUMNS LOCATION PLAN  
223 PROPOSED LIGHTING COLUMNS LAYOUT PLAN  
234 NETBALL COURTS FLOODLIGHTS: PROPOSED ELEVATIONS  
119-0301-140 PROPOSED NETBALL COURT LIGHTING

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 floodlights hereby approved shall not be used outside of the hours 07.30am to 18.30pm on Monday to Friday or 09.00am to 18.30pm on Saturdays, and not at all on Sundays and Bank Holidays . The lighting spill from them shall be no more than 10 lux on any neighbouring property.

Reason: To protect the amenity of neighbours in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 4 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 2018, 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.

The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

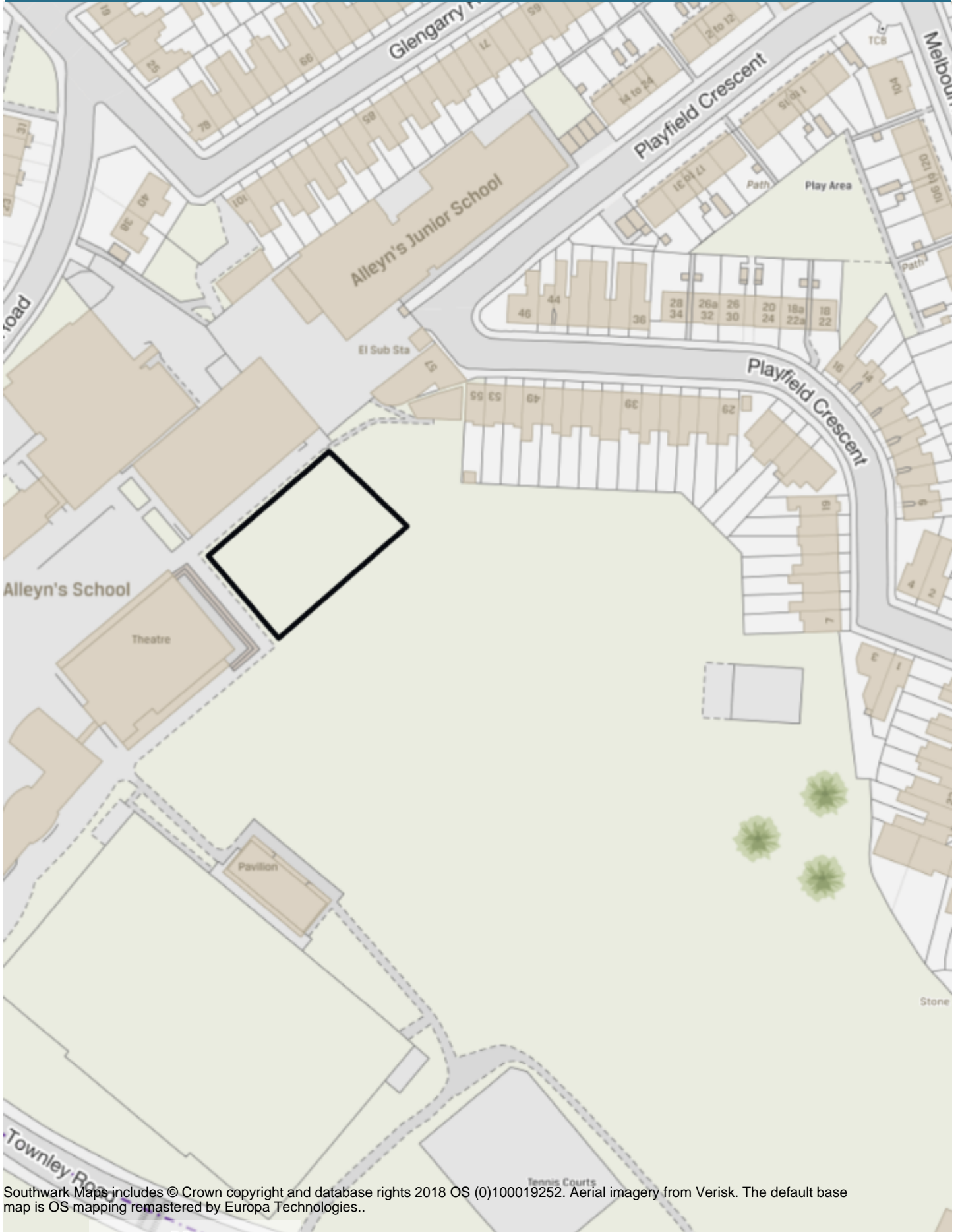
The pre-application service was not used for this application.

# Agenda Item 7.2



## ITEM 7.2

ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU



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<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 29 October 2019	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 19/AP/1933 for: Full Planning Application  <b>Address:</b> ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU  <b>Proposal:</b> Creation of a multi-use games area (MUGA) and associated fencing		
<b>Ward(s) or groups affected:</b>	Goose Green		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 08/07/2019		<b>Application Expiry Date</b> 02/09/2019	
<b>Earliest Decision Date</b> 10/08/2019			

## RECOMMENDATION

1. Grant planning permission.

## BACKGROUND INFORMATION

### Site location and description

2. The site is a plot of Metropolitan Open Land (MOL) located within the grounds of Alleyn's School. The surrounding area is predominantly comprised of the grounds and buildings of the school, though there are a number of residential properties located to the North-East of the site along Playfield Crescent.
3. The site is located within:
  - Site of Importance of Nature Conservation
  - Metropolitan Open Land
  - Suburban Density Zone
  - Air quality management area
4. The site is not listed, nor is it within a conservation area. There are no heritage assets in the immediate vicinity of the site.

### Details of proposal

5. The proposal calls for the construction of a multi-use games area (MUGA) with surrounding fencing, to enable the use of the pitch for various sports and games throughout the year and in poor weather conditions.
6. The pitch area would measure 42.00m x 29.50m. The fencing at either end would rise to 5.00m in height, and would be 3.00m to either side. This height is in line with Sport England's guidance to prevent injuries from flying balls.

### Planning history

7.	00/AP/0743 Application type: Full Planning Application (FUL) Erection of 2 storey and link buildings as extension between existing 6th form/library and gym/swimming pool blocks for use as library extension and changing rooms in connection with the school. Decision date 06/07/2000 Decision: Grant (GRA)
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9.	04/AP/1669 Application type: Full Planning Application (FUL) Construction of a three/four storey building on school grounds to provide a performing arts centre together with enhanced soft and hard landscaping to existing school grounds. Decision date 14/02/2005 Decision: Refuse (REF) Appeal decision date: 06/12/2005 Appeal decision: Planning appeal allowed (ALL). Reason(s) for refusal:
10.	05/AP/1409 Application type: Full Planning Application (FUL) Erection of single storey building to provide office and rest room facilities for school staff. Decision date 01/12/2005 Decision: Grant (GRA)
11.	07/AP/0130 Application type: Full Planning Application (FUL) Erection of replacement railings (height 2m) on Townley Road and Hillborough Road frontages, and gates (maximum height 2.75m) at the North Gate and South Gate site entrances on Townley Road. Provision of vehicle barrier within the North Gate. Decision date 05/04/2007 Decision: Granted (GRA)
12.	07/AP/0307 Application type: Full Planning Application (FUL) Erection of flood alleviation bund (constructed of clay and top soil) close to the northern boundary of the playing fields (approximately 1.0m high, 4.0m maximum width and 170m in length). Decision date 05/04/2007 Decision: Granted (GRA)
13.	08/AP/1763 Application type: Full Planning Application (FUL) Enclosure, improvements and increase in footprint and new roof to existing Fives Courts. Decision date 24/11/2008 Decision: Granted (GRA)
14.	08/AP/2278 Application type: Full Planning Application (FUL) Extend at first floor level above existing ground floor structure, creating two new music classrooms Decision date 27/11/2008 Decision: Granted (GRA)
15.	10/AP/0733 Application type: Full Planning Application (FUL) Erection of a single storey conservatory extension to the rear of Alleyn's Junior School. Decision date 09/06/2010 Decision: Granted (GRA)
16.	11/AP/0495 Application type: Full Planning Application (FUL)



	Installation of eight floodlights to existing multi-use games pitch on the northern side of Townley Road Decision date 16/06/2011 Decision: Granted (GRA)
17.	12/AP/1031 Application type: Full Planning Application (FUL) Installation of two cycle shelters to cover existing cycle parking. Decision date 30/05/2012 Decision: Granted (GRA)
18.	12/AP/1759 Application type: Full Planning Application (FUL) Erection of first floor extension to south-west elevation to provide additional music rooms, and erection of single-storey entrance lobby to south-west elevation.  Decision date 14/09/2012 Decision: Granted (GRA)
19.	13/AP/0493 Application type: Full Planning Application (FUL) First floor extension to existing swimming pool to providing a seating gallery for up to 100 spectators and enhanced changing areas. Decision date 17/04/2013 Decision: Granted (GRA)
20.	13/AP/0866 Application type: Full Planning Application (FUL) Single storey ground floor extension to side/rear. Decision date 22/05/2013 Decision: Granted (GRA)
21.	13/AP/1886 Application type: Full Planning Application (FUL) Erection of a three-storey extension to the north elevation of the existing science building to provide additional teaching accommodation, together with the installation of roof-top photovoltaic panels, the demolition of the caretakers house and associated landscaping. Decision date 29/08/2013 Decision: Granted (GRA)
22.	14/AP/2273 Application type: Full Planning Application (FUL) Installation of a single-storey temporary modular classroom building, to be used as additional science teaching accommodation and teacher office space for a period of 11 months Decision date 21/08/2014 Decision: Granted for Limited Period (GFLP)
23.	14/AP/2092 Application type: Full Planning Application (FUL) Repaving and extending of hard landscaping to existing school sports facilities, to create 1 additional Netball court (thereby providing a total of 3 netball and 3 tennis courts) with associated fence alterations. Decision date 12/12/2014 Decision: Granted (GRA)
24.	15/AP/0459 Application type: Full Planning Application (FUL) Construction of a proprietary observatory and associated support structure, deck and balustrade, to be located on top of the flat roofed stair tower of the Science Block. Decision date 13/04/2015 Decision: Granted (GRA)
25.	15/AP/0926 Application type: Full Planning Application (FUL) Demolition of existing Lower School building and Construction of new Lower School building and associated landscaping works Decision date 12/05/2015 Decision: Granted (GRA)
26.	15/AP/3578 Application type: Full Planning Application (FUL) Erection of temporary building to accommodate 12 classrooms plus ancillary accommodation during the construction of the new lower school approved under planning application ref. 15/AP/0926

Decision date 09/12/2015 Decision: Granted (GRA)
--

- |     |   |
|-----|---|
| 27. | 17/AP/0288 Application type: Full Planning Application (FUL)<br>Construction of new electrical substation, with associated changes to the existing hedge and fence to provide access.<br>Decision date 28/03/2017 Decision: Granted (GRA) |
|-----|---|

### **Planning history of adjoining sites**

28. None of relevance to this application.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

29. The main issues to be considered in respect of this application are:
- a) Principle of Development
  - b) Impact of the proposed development on the openness of the Metropolitan Open Land
  - c) Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - d) Design issues
  - e) Community Benefits
  - f) Ecology
  - g) Other matters

#### **Adopted planning policy**

##### National Planning Policy Framework (NPPF)

30. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
31. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development  
Chapter 8 Promoting healthy and safe communities  
Chapter 11 Making effective use of land  
Chapter 12 Achieving well-designed places  
Chapter 13 Protecting Green Belt Land  
Chapter 15 Conserving and enhancing the natural environment

##### London Plan 2016

32. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 3.19 - Sports facilities  
Policy 7.8 - Heritage assets and archaeology

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic

environment and promoting appropriate soundscapes  
 Policy 7.17 Metropolitan open land  
 Policy 7.19 Biodiversity and access to nature

#### Core Strategy 2011

33. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic policy 1 - Sustainable development  
 Strategic policy 2 - Sustainable transport  
 Strategic policy 4 - Places to learn and enjoy  
 Strategic policy 11 - Open spaces and wildlife  
 Strategic policy 12 - Design and conservation  
 Strategic policy 13 - High environmental standards

#### Southwark Plan 2007 (saved policies)

34. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

2.1 – Enhancement Of Community Facilities  
 2.3 - Enhancement Of Educational Establishments  
 3.2 - Protection of amenity  
 3.12 - Quality in design  
 3.13 - Urban design  
 3.14 - Designing out crime  
 3.16 - Conservation areas  
 3.25 - Metropolitan open land  
 3.28 - Biodiversity  
 5.6 - Car parking

35. Dulwich SPD 2013

#### **Consultation replies**

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

#### Summary of consultation responses

37. 3 objections have been received in relation to this application, raising the following issues:

- Impact on MOL
- Flood risk
- Ecology
- Consultation process

#### **Principle of development**

38. Policy 7.17 of the London Plan requires:
39. The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.
40. This policy goes on to establish "open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London" as one of the criteria for boroughs to meet when designating MOL.
41. Furthermore, saved policy 3.25 of the Southwark Plan 2007 states development within metropolitan open land will only be permitted 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.
42. The proposed MUGA would be considered an essential facility for outdoor sport and recreation. It is understood the games area would allow for games including junior football and netball to be played in particularly cold and/or rainy months when the grass pitch is rendered unusable by poor conditions.
43. In summary, the proposed facilities and use are considered appropriate development in the context of MOL. The impact on the openness of the MOL is assessed below.

#### **Impact of the proposed development on the openness of the Metropolitan Open Land**

44. The proposed MUGA would sit at a junction of two existing buildings on the boundary of the MOL, and would be of a lightweight wire frame construction. The adjacent buildings are a part 3, part 4 storey building and a large sports hall. In addition to the lightweight materials proposed, the fencing is largely defined by the longer 3m high side elevation, which sits well below the outline of the larger sports hall (shown below). The end elevations (5m in height), would similarly sit below the profile of the part 3, part 4 storey building.



45. From the primary views into the MOL, the proposal would be largely hidden. From views from within the MOL, it would largely sit below the profile of the surrounding buildings as explained above. Therefore, there would be no significant impact on the openness of the MOL and the proposal is acceptable on these grounds.

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

##### Noise

46. No flood lighting has been proposed as part of this application, thus the MUGA would not be used at night or in darker hours of the early morning, hence there would not be a risk to nearby residents from noisy play at unsuitable hours. The nearest neighbours are over 25m away which limits the impact that there might be from noise.

##### Daylight/Sunlight

47. The proposal would be set a sufficient distance from the nearest residential properties (over 25m) that there would be no risk to daylight/sunlight access from the proposed structure.

##### Loss of outlook/Sense of enclosure

48. As above, the distance between the proposal and the nearest residential properties would be of such a distance that there would be no significant impact on outlook or a sense of an enclosure.

##### **Transport issues**

49. The proposed use would effectively allow for the same use of the existing plot of land as is the case in late Spring/Summer months. Thus, parking arrangements would be

placed under a similar stress than is the case at other times of the year when weather conditions are improved. It is understood the existing parking capacity of the school would be able to support this, and as such the proposal is not deemed to place an unacceptable additional strain on the local transport network.

### **Design issues**

50. The proposed design is similar to other games areas seen around the grounds of the school (such as the hockey pitch and tennis/netball courts), and is appropriate within the context of a school in a sub-urban location. Therefore, the design is considered suitable for the proposal and appropriate in the local context.

### **Community benefits**

51. It is understood the applicant has previously made arrangements for the use of other sports facilities by the local community and other schools in the area without sporting facilities. While this has not previously been formalised, a detailed arrangement shall be provided for the use of the MUGA following negotiations with the applicant. This has also been to address an objection by Sport England. A condition is recommended to provide a community use agreement to be created by the applicant (in conjunction with Sport England) regarding the use of the MUGA by the local community. This would ensure a wide section of the community would benefit from sports and outdoor play opportunities as a result of this proposal.

### **Ecology**

52. The existing site is currently in use as a sports pitch and is therefore of limited, ecological value. In addition, there is no floodlighting proposed which might affect local bat or bird populations. Hence, the proposal raises no issues in ecological terms.

### **Other matters**

53. An objection has raised flood risk as a concern as part of this application. Given the application site is located within flood zone 1 (i.e. an area of low probability of flooding or 1 in 1,000 annual probability of river flooding), is relatively small in scale, and would largely be surrounded by grass fields.
54. Stormwater runoff from the pitch would be compensated for by flow into an outlet pipe connecting to the existing drainage system via a series of 80mm perforated drains leading to a 150mm carrier drain connecting to the schools existing drainage system and matching the existing drainage arrangements. This arrangement has been reviewed by the Council's flood and drainage team and has been deemed satisfactory.
55. Objections have also been raised regarding the consultation process. This application was advertised with neighbour letters, a site notice, and press notice in accordance with all statutory obligations.

### **Conclusion on planning issues**

56. The proposal would allow for the creation of a games area suitable for outdoor sports and recreation all year round. The proposal would be an appropriate development in the context of MOL, and would not infringe on neighbouring amenity. In addition, there is scope for significant benefit to the public via a community use agreement secured by condition. It is therefore recommended that planning permission is granted.

### **Consultations**

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

### **Community impact statement / Equalities Assessment**

58. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
  - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
59. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
60. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
61. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

### **Human rights implications**

62. 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.
63. This application has the legitimate aim of providing space for outdoor sports and recreation. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2300-A  Application file: 19/AP/1933 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 0207 525 5840 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Glenn Ruane, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	15 October 2019	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	17 October 2019	



# APPENDIX 1

## Consultation undertaken

**Site notice date:** 11/07/2019

**Press notice date:** 18/07/2019

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 15/07/2019

### Internal services consulted:

Ecology Officer

### Statutory and non-statutory organisations consulted:

Sport England

### Neighbour and local groups consulted:

83a Glengarry Road London SE22 8QA

83b Glengarry Road London SE22 8QA

79b Glengarry Road London SE22 8QA

77b Glengarry Road London SE22 8QA

79a Glengarry Road London SE22 8QA

97b Glengarry Road London SE22 8QA

99a Glengarry Road London SE22 8QA

97a Glengarry Road London SE22 8QA

85a Glengarry Road London SE22 8QA

85b Glengarry Road London SE22 8QA

77a Glengarry Road London SE22 8QA

34 Playfield Crescent London SE22 8QS

32 Playfield Crescent London SE22 8QS

28 Playfield Crescent London SE22 8QS

30 Playfield Crescent London SE22 8QS

46 Playfield Crescent London SE22 8QS

101 Glengarry Road London SE22 8QA

44 Playfield Crescent London SE22 8QS

42 Playfield Crescent London SE22 8QS

91 Glengarry Road London SE22 8QA

First Floor Flat 36 Playfield Crescent SE22 8QS

Flat 2 40 Playfield Crescent SE22 8QS

Flat 2 38 Playfield Crescent SE22 8QS

Flat 1 40 Playfield Crescent SE22 8QS

Ground Floor Flat 36 Playfield Crescent SE22

8QS

Flat 1 38 Playfield Crescent SE22 8QS

26a Playfield Crescent London SE22 8QS

42a Playfield Crescent London SE22 8QS

22a Playfield Crescent London SE22 8QS

17 Playfield Crescent London SE22 8QR

13 Playfield Crescent London SE22 8QR

40 Hillsboro Road London SE22 8QE

11 Playfield Crescent London SE22 8QR

25 Playfield Crescent London SE22 8QR

27 Playfield Crescent London SE22 8QR

23 Playfield Crescent London SE22 8QR

19 Playfield Crescent London SE22 8QR

21 Playfield Crescent London SE22 8QR

38 Hillsboro Road London SE22 8QE

Ground Floor Flat 42 Playfield Crescent SE22  
8QS

Flat 3 95 Glengarry Road SE22 8QA

Flat 2 95 Glengarry Road SE22 8QA

Flat 1 95 Glengarry Road SE22 8QA

93 Glengarry Road London SE22 8QA

87 Glengarry Road London SE22 8QA

57 Playfield Crescent London SE22 8QR

7 Playfield Crescent London SE22 8QR

55 Playfield Crescent London SE22 8QR

51 Playfield Crescent London SE22 8QR

53 Playfield Crescent London SE22 8QR

22 Playfield Crescent London SE22 8QS

24 Playfield Crescent London SE22 8QS

20 Playfield Crescent London SE22 8QS

9 Playfield Crescent London SE22 8QR

18 Playfield Crescent London SE22 8QS

49 Playfield Crescent London SE22 8QR

35 Playfield Crescent London SE22 8QR

37 Playfield Crescent London SE22 8QR

99b Glengarry Road London SE22 8QA  
18a Playfield Crescent London SE22 8QS  
89c Glengarry Road London SE22 8QA  
81a Glengarry Road London SE22 8QA  
89b Glengarry Road London SE22 8QA  
44a Playfield Crescent London SE22 8QS  
89a Glengarry Road London SE22 8QA  
26 Playfield Crescent London SE22 8QS  
15 Playfield Crescent London SE22 8QR

33 Playfield Crescent London SE22 8QR  
29 Playfield Crescent London SE22 8QR  
31 Playfield Crescent London SE22 8QR  
45 Playfield Crescent London SE22 8QR  
47 Playfield Crescent London SE22 8QR  
43 Playfield Crescent London SE22 8QR  
39 Playfield Crescent London SE22 8QR  
41 Playfield Crescent London SE22 8QR  
122 Seafeld Place IP28 0BH

**Re-consultation:** n/a

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

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

122 Seafield Place IP28 0BH  
39 Playfield Crescent London SE22 8QR  
45 Playfield Crescent London SE22 8QR

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**RECOMMENDATION**


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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.

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<b>Applicant</b>	Mr Stephen Born Alleyns School	<b>Reg. Number</b>	19/AP/1933
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2300-A
<b>Recommendation</b>	Grant permission		

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**Draft of Decision Notice**


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**Planning Permission was GRANTED for the following development:**

Creation of a multi-use games area (MUGA) and associated fencing

**At:** ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU

**In accordance with application received on** 28/06/2019 08:21:23

**and Applicant's Drawing Nos.** 210 Site Location Plan

212 Proposed MUGA Location Plan

213 Proposed MUGA Layout Plan

214 Rev A Boundary Fencing Proposals

217 Rev A Multi Use Games Area Proposed Elevations

SK03 Proposed Drainage System

Planning, Design and Access Statement

**Subject to the following four 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:

210 Site Location Plan

212 Proposed MUGA Location Plan

213 Proposed MUGA Layout Plan

214 Rev A Boundary Fencing Proposals

217 Rev A Multi Use Games Area Proposed Elevations

SK03 Proposed Drainage System

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.

**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.

- 3 Prior to first use of the new Multi-Use Games Area Use a community use agreement shall prepared in consultation with Sport England and submitted to the local planning authority for approval. The agreement shall apply to the multi-use games area and include details of the pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in accordance with any agreement approved.

Reason:

To secure community use of the facilities in accordance with Saved Policy 2.3 Enhancement of Educational

Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity is satisfactorily protected with regards to 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.

- 4 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 2018, 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.

The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

The pre-application service was not used for this application.

**Informative**

Guidance on preparing Community Use Agreements is available from Sport England.

<http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.



ITEM 7.3  
THE SOUTHWARK PARK ATHLETICS TRACK AND GYM,  
HAWKSTONE ROAD, LONDON, SE16 2PE



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<b>Item No.</b> 7.3	<b>Classification:</b> Open	<b>Date:</b> 29 October 2019	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 19/AP/2098 for: Full Planning Application  <b>Address:</b> THE SOUTHWARK PARK ATHLETICS TRACK AND GYM, HAWKSTONE ROAD, LONDON, SE16 2PE  <b>Proposal:</b> Redevelopment of the existing Southwark Athletics Centre including demolition of existing building and construction of new facility in the same location.		
<b>Ward(s) or groups affected:</b>	Rotherhithe		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 11/07/2019		<b>Application Expiry Date</b> 10/10/2019	
<b>Earliest Decision Date</b> 26/08/2019			

## RECOMMENDATION

1. That planning permission be granted, subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

2. The site is located in the south east corner of Southwark Park, in close proximity to the park entrance from Hawkstone Road and comprises an area of approximately 0.2 hectares. Southwark Park is a large open space designated as Metropolitan Open Land (MOL). The application site is currently occupied by an existing athletics centre which is a single storey building with a footprint of approximately 750 sq. m. that provides changing facilities, toilets and a small gym. This was built in the 1980s and the existing building has reached the end of its useful life. The adjacent athletics track, along with the wider Southwark Park grounds, have been subject to substantial investment over recent years. The existing facility currently comprises a poor aspect of the park's offer.
3. The park entrance closest to the application site is the Hawkstone Road entrance which is approximately 35m to the south east and comprises a small car park. The athletics ground and further sports facilities are located immediately to the north of the site. Further to the north and west of the site is the remainder of Southwark Park. The park comprises various facilities which include a new pavilion building accommodating a café and public toilets. The park lodge, a residential dwelling, is located directly to the east of the site.
4. The site is subject to the following designations:



- Metropolitan Open Land (MOL)
  - Air Quality Management Area
  - Flood Zone 3
  - Suburban Density Zone – North
  - Blackheath Point to St Paul's Cathedral London View Management
  - Site of Importance for Nature Conservation
  - Canada Water Action Area
  - Canada Water Opportunity Area
5. Southwark Park is Grade II listed on Historic England's 'Register of Historic Parks and Gardens of special historic interest in England'. The site is not located within a conservation area. There are a number of trees within the vicinity of the site; however none of them are subject to tree preservation orders.

### **Details of proposal**

6. This application has been submitted by the council's Parks and Leisure Department and is for the redevelopment of the existing athletics centre within Southwark Park, adjacent to the athletics track. It should be noted that the existing building has reached the end of its useful life and cannot sufficiently meet the needs of the park and track users.
7. The 'Southwark Park Sports and Athletics Centre' would provide a total Gross Internal Area (GIA) of 621 sq. m. and would offer enhanced facilities. The main entrance would front onto the athletics track and would provide a large reception area. This area would also comprise ancillary storage, toilet facilities and an office.
8. Four separate changing facilities would be provided and would be accessible both from within the athletics centre and externally to the eastern elevation in close proximity to the athletics track. An 84 sq. m. studio / meeting room and 194 sq. m. training room would be accessed internally, although the training room would also include an external door to the south.
9. The facilities would be available to be book and would only be able to operate when the park is open.
10. The proposed building would be single storey, with brick in the lower section and cladding above. Floor to ceiling windows would be located on all elevations. A large pointed canopy would be located above the main entrance of the building fronting the athletics track and providing a covered outdoor area.

### **Planning history**

11. 14/AP/2455 - Reconstruction and layout changes of synthetic athletics track, conversion of synthetic turf football/hockey pitch to natural grass, installation of a hammer and discus cage and the relocation and installation of the following athletic facilities:
- shot put circle
  - pole vault runway
  - long/triple jump runway and pit
  - high jump fan and
  - javelin runway

Additional works include landscaping to facilitate these changes and the movement north of the fence at the southern boundary.

Decision: Granted  
Dated: 21/08/2014

12. 15/AP/5049 – Refurbishment of the existing athletics centre pavilion building including new landscaping.

Decision: Granted  
Dated: 04/10/2016

13. 18/EQ/0364 - Redevelopment of the existing Southwark Athletics Centre including demolition of existing building and construction of new facility in the same location.

Pre-application response issued: 18/12/2018

### **Planning history of adjoining sites**

14. 16/AP/3387 - Erection of single-storey building comprising park offices, cafe and public toilets.

Decision: Granted  
Dated: 20/10/2016

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

15. The main issues to be considered in respect of this application are:
- a) Principle of development
  - b) Impact of proposed development on amenity of adjoining occupiers and surrounding area
  - c) Transport issues
  - d) Design issues
  - e) Impact on trees
  - f) Other matters

### **Adopted planning policy**

#### National Planning Policy Framework (NPPF)

16. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
17. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development  
Chapter 8 Promoting healthy and safe communities  
Chapter 9 Promoting sustainable transport  
Chapter 11 Making effective use of land  
Chapter 12 Achieving well-designed places  
Chapter 14 Meeting the challenge of climate change, flooding and coastal change  
Chapter 15 Conserving and enhancing the natural environment

## Chapter 16 Conserving and enhancing the historic environment

### London Plan 2016

18. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 3.1 Ensuring equal life chances for all  
 Policy 3.2 Improving health and addressing health inequalities  
 Policy 3.16 Protection and enhancement of social infrastructure  
 Policy 3.19 Sports facilities  
 Policy 5.12 Flood risk management  
 Policy 5.13 Sustainable drainage  
 Policy 6.9 Cycling  
 Policy 7.4 Local character  
 Policy 7.5 Public realm  
 Policy 7.6 Architecture  
 Policy 7.8 Heritage assets and archaeology  
 Policy 7.17 Metropolitan open land  
 Policy 7.19 Biodiversity and access to nature  
 Policy 7.21 Trees and woodland

### Core Strategy 2011

19. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 Sustainable development  
 Strategic Policy 2 Sustainable transport  
 Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles  
 Strategic Policy 11 Open spaces and wildlife  
 Strategic Policy 12 Design and conservation  
 Strategic Policy 13 High environmental standards

### Southwark Plan 2007 (saved policies)

20. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

Policy 3.2 Protection of amenity  
 Policy 3.11 Efficient use of land  
 Policy 3.12 Quality in design  
 Policy 3.13 Urban design  
 Policy 3.15 Conservation of the historic environment  
 Policy 3.25 Metropolitan open land  
 Policy 3.28 Biodiversity  
 Policy 5.1 Locating developments  
 Policy 5.2 Transport impacts  
 Policy 5.3 Walking and cycling

### Draft New London Plan

21. The draft New London Plan was published in November 2017 and the first and only stage of consultation closed in March 2018. Minor suggested changes to the plan were published in August 2018 and an Examination in Public (EIP) took place between January and May 2019. Further suggested changes to the Plan have been proposed by the Mayor and published in response to the EIP Panel of Inspector's matters at the examination sessions. The Inspector's report is awaited. Given the stage of preparation it can only be attributed limited weight.

### New Southwark Plan

22. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) in February 2018 and some Amended Policies were consulted on between January and May 2019. It is anticipated that the plan will be adopted in early 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.
23. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.
24. Policies considered in the context of this planning application include:

SP5: Healthy active lives

P56: Open space

### **Consultations**

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

### Summary of consultation responses from internal, statutory and non-statutory consultees

26. Sport England: Offers support for this application, subject to the recommendation of conditions relating to access to the associated track and the submission of a Community Use Agreement.

Environment Agency: No objection to the proposed development. The Flood Risk Assessment submitted provides an accurate assessment of the tidal and fluvial flood risks associated with the proposed development.

Flood Risk Team: Satisfied that the proposal would not give rise to any flood risk. Requested additional information regarding sustainable drainage, to be provided when the detailed design of the proposal is finalised.

Design and Conservation Team: The proposals are supported in design and conservation terms as overall the scheme would positively contribute to the offer in the park and remove the unattractive building to replace it within a better fitting building.

Highways: No comments.

Historic Garden Society: No comments.

Tree Services: The proposed development requires the loss of 9 trees. In order for there to be no net loss of canopy cover conditions should be recommended to ensure that there would be no net loss of canopy cover within the vicinity of the proposal.

Archaeology Officer: No further archaeological assessment, fieldwork or conditions are required in association with this application.

#### Summary of public consultation responses

27. One comment has been received in support of the application. It is noted that the comment states it must be ensured that the community cricket club has full access to the facilities. The facilities will be able to be booked by groups and individuals.

One objection has been received in response to the application from The Friends of Southwark Park, as set out below:

<u>Objection</u>	<u>Response</u>
Name should be 'Southwark Park and Athletics Centre'	This is not a material planning consideration but the applicant has identified that this will be the name of the building.
Queries whether the proposal will be staffed.	The facility will be operated by a third party and will be managed/staffed by the leisure provider.
Concerns about the use of the gates.	The proposal would not create any additional access into the park. The facility will only be in operation when the park is open.
Concerns about the design/orientation and that other facilities should be provided.	The front of the building is orientated to overlook the athletics track and oval space. The application is to replace the existing building meaning further storage facilities are not proposed.
Flood risk / sustainable drainage issues.	The proposal would not give rise to any flood risk, as confirmed by the Environment Agency and the council's Flood and Drainage Team.

#### **Principle of development**

28. The proposed development would fall within Use Class D2 and can be considered as a community use. The site currently comprises an existing athletics centre and as such, the land use has already been established on site. The proposal would maintain and further this land use.
29. The site falls within Metropolitan Open Land (MOL) designation and accordingly, any development must comply with the requirements of Policy 7.17 of the London Plan and Saved Policy 3.25 of the Southwark Plan. Policy 3.25 of the Southwark Plan states that within MOL, planning permission will only be permitted for appropriate development which is considered to be 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, provided 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.
  - v) This is also carried forward within emerging draft Policy P56 of the New Southwark Plan.
30. The proposed development would provide an athletics centre, being an essential facility for outdoor sport, and would therefore conform to the requirements of the development plan regarding development on MOL. It is also noted that proposal would not intensify the existing development on site. Furthermore, the design of the proposal is such that it would maintain the openness of the MOL in terms of height, scale and massing. In considering this, the principle of development is deemed acceptable in land use terms.

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

31. It is not considered that the proposed development would give rise to any significant impacts on the amenity of neighbouring occupiers as the proposal would replace an existing building on site.
32. The closest residential property to the site is the park lodge directly to the east by approximately 12m, within the boundaries of the park. The elevation of the proposed building facing the park lodge would comprise the changing rooms. Whilst there would be some doors on this elevation, the changing rooms would be private and sheltered due to their nature and there would be no significant glazing on this elevation. Furthermore, there are various trees surrounding the site which would further improve privacy levels. It is therefore considered that the proposal would not significantly impact on the amenity of the park lodge in terms of privacy, overlooking or a sense of enclosure.
33. The next closest residential properties are located along Hawkstone Road, approximately at least 50m from the application site. This significant separation distance represents that there would be no privacy or overlooking issues with respect to any other residential properties within the vicinity of the site.
34. By virtue of the scale of the proposed development which is comparable to the existing building on site and the significant separation distance of the site from neighbouring properties, there are no concerns regarding impacts on daylight and sunlight levels.
35. No public comments have been received in response to the application with regard to the potential impact of the proposed development on the amenity of neighbouring occupiers.
36. A plant room is proposed to the east of the development. Notwithstanding the above, a condition has been recommended to ensure that plant noise levels do not cause

disturbance to neighbouring occupiers and that the plant and mitigation measures detailed by the applicant are installed in full.

37. In summary, the proposed development due to its location and scale would not adversely impact on the amenity of adjoining occupiers and the surrounding area.

### **Transport issues**

#### Refuse storage

38. The proposal would include storage for refuse and recycling to the north of the site. This location is considered appropriate for collection as it is within the existing car park area and can be easily accessed. The area allocated for the refuse storage is considered sufficient for the scale of the proposed development. A condition has been recommended to ensure that the proposed refuse storage shown on the approved plans is provided.

#### Car parking

39. The proposed development would not include the provision of any car parking spaces. An existing car park is located to the south of the site which currently serves both the park and the athletics centre and comprises 6 disabled parking bays. This does not however form part of the application site and will be retained and available to use by future users of the athletics centre. This arrangement is considered acceptable as the proposal would not result in the addition of any car parking spaces. In line with this, the proposal would not give rise to any highways issues.

#### Cycle parking

40. The scheme would incorporate 10 visitor cycle parking spaces. This would meet the quantity requirements as set out within Policy 6.9 of the London Plan. The cycle storage would be in the form of Sheffield stands and would be located to the front entrance of the building, in close proximity to the athletics track. These would be located underneath the protruding canopy and would therefore be weatherproof.
41. As the proposed development would be operated by a third party it is not clear at this stage how many staff would be employed on site. As such, it is recommended that cycle parking provision is secured via condition.

### **Design issues**

42. The existing pavilion structure on site is an unattractive building which is generally underused and has been subject to vandalism. In design terms there is no objection to the proposal for the demolition of the existing building on site and the redevelopment to provide a more accessible and complementary building for its setting.
43. It is noted that the application site is located within the Grade II listed Southwark Park and is designated as MOL. The impact of the proposed development on the significance of Southwark Park as a heritage asset would be limited as this area of the park has already been subject to significant development, including the existing pavilion and track and the recently approved café building. The existing pavilion is already a modern building and therefore the proposed development is likely to be neutral to positive in enhancing the historic significance of the park; it would not cause any detrimental impacts.
44. The proposal is for a single storey building with brick in the lower section and cladding above, including large floor to ceiling windows on all elevations. The composition of

the building would allow for an element of openness to the pathways and the track, whilst also providing architectural interest in the canopy and its detailed design. The orientation and layout would generally be consistent with that of the existing building on site which is supported. The height and scale of the building is considered appropriate as it would not overwhelm the park location or detract from the openness in general. Again, this would satisfy the MOL requirement of Policy 3.25 of the Southwark Plan.

45. Concerns were initially raised by Southwark's design and conservation team in relation to the external placement of the roller shutters proposed to secure the building. Subsequently, revised plans have been submitted to ensure that the shutters would be concealed within the external building façade. This amendment is supported and addresses the initial design concerns. The mix of materials proposed, including the contrasting brick with yellow and orange brise soleil, is considered to add interest to the design and are considered appropriate for the function and setting of the building within the park. A condition has been recommended for details of the materials to be submitted to ensure a high quality design.
46. In conclusion, the design of the proposed development is considered acceptable and would not adversely impact on the Grade II listed park.

### **Impact on trees**

47. The proposed development would result in the loss of 9 trees, including 3 x category C Laburnum, 3 x category C and U Cherry, 2 x category U Birch and 1 x category C Sycamore. These trees are not protected and this loss is considered acceptable to allow for an improved athletics facility, subject to there being no net loss of canopy cover within the park.
48. Accordingly, the applicant would be required to replace the trees as part of the landscaping within the vicinity of the new centre or alternatively, elsewhere within the park. This is to be secured via condition, ensuring that a high quality landscaping scheme is incorporated into the proposal. A condition has also been recommended for an Arboricultural method statement to be submitted to ensure that there would be no damage to existing trees both on the site and within the vicinity of the site.
49. Subject to the imposition of the abovementioned conditions, the proposed development would be considered acceptable with regard to its impact on trees.

### **Sustainable development implications**

50. The applicant has submitted an Energy Statement which sets out how the proposed development would meet the requirements of Policy 5.2 of the London Plan in terms of the energy hierarchy:
  - Be lean: use less energy
  - Be clean: supply energy efficiently
  - Be green: use renewable energy
51. The statement sets out that the development has been designed to ensure that the building would be lean and use less energy. This includes design elements such as the orientation of the building within the site, the proposed building materials and natural and mechanical ventilation.
52. In seeking to be clean, the statement has assessed the potential sources to supply energy efficiently. The proposal is therefore to incorporate Low Temperature Hot



Water (LTHW) heating throughout the reception / seating area of the proposal. It is noted that there is potential for the LTHW to be connected to a district heating system in the future and as such, can be considered to be a future proofed approach.

53. The proposed development would incorporate an individual building renewable energy system in the form of an air source heat pump, a low or zero carbon technology, to ensure that the building would be green. This renewable energy would provide appropriate heating and cooling to the studio and training rooms.
54. As a result of the above measures, it is identified that the proposed development would result in a reduction of 8.20% in regulated Carbon Dioxide over Part L2A 2013 Building Regulations. As the proposed floorspace would not exceed 1000 sq. m., the development is not considered to be a major application and would therefore not need to meet the 35% reduction as set out in policy. Notwithstanding this, the proposed development would still successfully seek to be as energy efficient as possible.
55. The proposed development, as a community facility, would however be expected to achieve a BREEAM rating of 'Very Good'; at this stage a BREEAM pre-assessment has been undertaken. A condition has therefore been recommended to ensure that a BREEAM report is subsequently submitted.

### **Other matters**

#### Ecology

56. Southwark Park is a designated Site of Interest for Nature Conservation (SINC). The applicant has submitted an Ecology Assessment which identifies that the park is known to support breeding birds, foraging bats, as well as waterfowl on a small lake with a wooded island. There is also a nature garden with a pond, wildflower meadow and woodland walk. The assessment identified a number of enhancement measures including:
  - New planting
  - Nesting opportunities
  - Installation of bird feeders and bird baths
  - Creation of loggeries and log piles; and
  - Provision of hedgehog boxes.
57. Southwark's Ecology Officer has reviewed the proposal and is satisfied with the Ecology Assessment. A condition has therefore been recommended for an Ecology Management Plan to be submitted to secure the enhancement of the nature conservation value of the site. A condition has also been recommended for a precautionary bat activity survey to be submitted to ensure that there would be no significant impacts. Subject to the imposition of these conditions it is considered that the proposal would be acceptable in terms of ecology.

#### Flood risk

58. The application site is located within Flood Zone 3. The applicant has submitted a Flood Risk Assessment which identifies that the proposed development would be set at a level of 2.26m AOD which would provide protection until 2080, in line with Environment Agency data.
59. The proposal has been assessed by the Environment Agency who presents no objection. It is therefore deemed that the proposed development would not give rise to any flood risk issues.

### Sustainable drainage

60. Within the Flood Risk Assessment, the applicant has identified the sustainable drainage levels required to ensure that the proposal would result in no increase in flood risk elsewhere. To ensure that the surface water discharges are restricted to greenfield rates, a condition has been recommended for discharge rates to be agreed. A condition has also been recommended for surface water attenuation volumes to be submitted to guarantee that the development would not flood for storms.
61. It is considered that subject to the this information being submitted and agreed with the council's Flood and Drainage Team, the proposal would be acceptable in terms of sustainable drainage. This information is to be submitted at a later date due to the need for the detailed design of the proposal to be finalised.

### Contaminated land

62. A site investigation and risk assessment report has been submitted by the applicant. In line with this, a condition has been recommended to ensure that if, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted.
63. An unexploded ordnance survey (UXO) has also been submitted by the applicant which identifies that given the extent of bombing in the vicinity, the likely disruption to access which resulted and the potential for UXO to have been obscured, the risk that ordnance fell at the site cannot be discounted. As such, a request for details of this has been incorporated into the recommended contaminated land condition.

### Archaeology

64. The application site does not lie within a designated Archaeological Priority Area. Assessment of the site against the historic map series indicates that no archaeological finds or deposits have been found within the boundaries of the site.
65. As the proposed development is of a small scale and the site does not lie within an Archaeological Priority Area, it is unlikely that archaeological interest would be harmed as a result of the proposal. Accordingly, no further archaeological assessment, fieldwork or conditions are required to ensure that the proposed development would not give rise to any impacts upon archaeology.

### **Conclusion on planning issues**

66. The proposed development would successfully replace the existing athletics centre on site which is considered to have come to the end of its useful life. The proposed design is considered appropriate for the function of the building and the context of Southwark Park, a Grade II listed heritage asset.
67. It is not anticipated that the proposed development would give rise to any impacts on the amenity of neighbouring occupiers and would not give rise to any flood risk or land issues. It is noted that the proposal would result in the loss of 9 trees; however, a condition has been recommended to ensure that the existing tree cover is maintained. As such, there are no significant concerns with regard to the development.

### **Community impact statement / Equalities Assessment**

68. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality

Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three “needs” which are central to the aims of the Act:

- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
  - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
69. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
  70. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
  71. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. No matters pertaining to the impact of this development on people with protected characteristics have been raised through the consultation and no impact above in that detailed above in the ‘planning assessment’ is expected.
  72. Throughout the consultation process no information was received to indicate that any members of the public falling under the protected characteristics would be affected by the development, and thus no specific mitigation measures are required in this regard.

### **Human rights implications**

73. 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.
74. This application has the legitimate aim of providing a new Athletics Centre. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/139-G Application file: 19/AP/2098 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Abbie McGovern, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	15 October 2019	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	17 October 2019	

## APPENDIX 1

### Consultation undertaken

**Site notice date:** n/a.

**Press notice date:** n/a.

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 06/08/2019

#### Internal services consulted:

Flood Risk Management & Urban Drainage  
 Highways Licensing  
 Highways Development and Management  
 Ecology  
 Archaeology  
 Design and Conservation Team [Formal]  
 Urban Forester

#### Statutory and non-statutory organisations consulted:

Environment Agency

#### Neighbour and local groups consulted:

Flat 52 Addy House Silwood Estate Rotherhithe New Road  
 Flat 53 Addy House Silwood Estate Rotherhithe New Road  
 Flat 54 Addy House Silwood Estate Rotherhithe New Road  
 Flat 89 Addy House Silwood Estate Rotherhithe New Road  
 Flat 90 Addy House Silwood Estate Rotherhithe New Road  
 Flat 91 Addy House Silwood Estate Rotherhithe New Road  
 Flat 86 Addy House Silwood Estate Rotherhithe New Road  
 Flat 19 Addy House Silwood Estate Rotherhithe New Road  
 Flat 2 Addy House Silwood Estate Rotherhithe New Road  
 Flat 20 Addy House Silwood Estate Rotherhithe New Road  
 Flat 11 Addy House Silwood Estate Rotherhithe New Road  
 Flat C 161 Abbeyfield Road London  
 Flat D 161 Abbeyfield Road London  
 Flat 1 163 Abbeyfield Road London  
 Flat A 161 Abbeyfield Road London  
 Lady Gomm House 58 Hawkstone Road London  
 Flat B 161 Abbeyfield Road London  
 Flat 62 Addy House Silwood Estate Rotherhithe New Road  
 Flat 63 Addy House Silwood Estate Rotherhithe New Road  
 Flat 64 Addy House Silwood Estate Rotherhithe New Road  
 Flat 59 Addy House Silwood Estate Rotherhithe New Road  
 Flat 60 Addy House Silwood Estate Rotherhithe New Road  
 Flat 61 Addy House Silwood Estate Rotherhithe New Road  
 Flat 65 Addy House Silwood Estate Rotherhithe New Road  
 Flat 69 Addy House Silwood Estate Rotherhithe New Road  
 Flat 70 Addy House Silwood Estate Rotherhithe New Road

Flat 71 Addy House Silwood Estate Rotherhithe New Road  
 Flat 66 Addy House Silwood Estate Rotherhithe New Road  
 Flat 67 Addy House Silwood Estate Rotherhithe New Road  
 Flat 68 Addy House Silwood Estate Rotherhithe New Road  
 Flat 58 Addy House Silwood Estate Rotherhithe New Road  
 Flat 6 Addy House Silwood Estate Rotherhithe New Road  
 Flat 7 Addy House Silwood Estate Rotherhithe New Road  
 Flat 8 Addy House Silwood Estate Rotherhithe New Road  
 Flat 5 Addy House Silwood Estate Rotherhithe New Road  
 Flat 50 Addy House Silwood Estate Rotherhithe New Road  
 Flat 51 Addy House Silwood Estate Rotherhithe New Road  
 Flat 9 Addy House Silwood Estate Rotherhithe New Road  
 Flat 55 Addy House Silwood Estate Rotherhithe New Road  
 Flat 56 Addy House Silwood Estate Rotherhithe New Road  
 Flat 57 Addy House Silwood Estate Rotherhithe New Road  
 Flat 87 Addy House Silwood Estate Rotherhithe New Road  
 Flat 88 Addy House Silwood Estate Rotherhithe New Road  
 Flat 92 Addy House Silwood Estate Rotherhithe New Road  
 Flat 96 Addy House Silwood Estate Rotherhithe New Road  
 The Southwark Park Athletics Track And Gym Hawkstone Road London  
 Flat 93 Addy House Silwood Estate Rotherhithe New Road  
 Flat 94 Addy House Silwood Estate Rotherhithe New Road  
 Flat 95 Addy House Silwood Estate Rotherhithe New Road  
 Flat 85 Addy House Silwood Estate Rotherhithe New Road  
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 Flat 79 Addy House Silwood Estate Rotherhithe New Road  
 Flat 80 Addy House Silwood Estate Rotherhithe New Road  
 Flat 81 Addy House Silwood Estate Rotherhithe New Road  
 Flat 49 Addy House Silwood Estate Rotherhithe New Road  
 Flat 15 Addy House Silwood Estate Rotherhithe New Road  
 Flat 16 Addy House Silwood Estate Rotherhithe New Road  
 Flat 17 Addy House Silwood Estate Rotherhithe New Road  
 Flat 12 Addy House Silwood Estate Rotherhithe New Road  
 Flat 13 Addy House Silwood Estate Rotherhithe New Road  
 Flat 14 Addy House Silwood Estate Rotherhithe New Road  
 Flat 18 Addy House Silwood Estate Rotherhithe New Road  
 Flat 21 Addy House Silwood Estate Rotherhithe New Road  
 Flat 22 Addy House Silwood Estate Rotherhithe New Road  
 Flat 23 Addy House Silwood Estate Rotherhithe New Road  
 Flat 2 163 Abbeyfield Road London  
 Park Lodge Hawkstone Road London  
 Flat 1 Addy House Silwood Estate Rotherhithe New Road  
 Flat 10 Addy House Silwood Estate Rotherhithe New Road  
 Flat 3 163 Abbeyfield Road London  
 Flat 4 Addy House Silwood Estate Rotherhithe New Road  
 Flat 40 Addy House Silwood Estate Rotherhithe New Road  
 Flat 41 Addy House Silwood Estate Rotherhithe New Road  
 Flat 37 Addy House Silwood Estate Rotherhithe New Road

Flat 38 Addy House Silwood Estate Rotherhithe New Road  
Flat 39 Addy House Silwood Estate Rotherhithe New Road  
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Flat 48 Addy House Silwood Estate Rotherhithe New Road  
Flat 43 Addy House Silwood Estate Rotherhithe New Road  
Flat 44 Addy House Silwood Estate Rotherhithe New Road  
Flat 45 Addy House Silwood Estate Rotherhithe New Road  
Flat 36 Addy House Silwood Estate Rotherhithe New Road  
Flat 27 Addy House Silwood Estate Rotherhithe New Road  
Flat 28 Addy House Silwood Estate Rotherhithe New Road  
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Flat 24 Addy House Silwood Estate Rotherhithe New Road  
Flat 25 Addy House Silwood Estate Rotherhithe New Road  
Flat 26 Addy House Silwood Estate Rotherhithe New Road  
Flat 3 Addy House Silwood Estate Rotherhithe New Road  
Flat 33 Addy House Silwood Estate Rotherhithe New Road  
Flat 34 Addy House Silwood Estate Rotherhithe New Road  
Flat 35 Addy House Silwood Estate Rotherhithe New Road  
Flat 30 Addy House Silwood Estate Rotherhithe New Road  
Flat 31 Addy House Silwood Estate Rotherhithe New Road  
Flat 32 Addy House Silwood Estate Rotherhithe New Road

**Re-consultation:** n/a

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

Flood Risk Management & Urban Drainage  
Highways Development and Management  
Ecology  
Archaeology  
Design and Conservation Team [Formal]  
Urban Forester

**Statutory and non-statutory organisations**

Environment Agency

**Neighbours and local groups**

Flat 33 Casby House Dickens Estate London

The Friends of Southwark Park c/o Mayflower Tenants Hall London



**APPENDIX 3****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.

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<b>Applicant</b>	Mr Max Nakrani London Borough Of Southwark - Parks And Leisure	<b>Reg. Number</b>	19/AP/2098
<b>Application Type Recommendation</b>	Major application	<b>Case Number</b>	139-G

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**Draft of Decision Notice****Planning Permission was GRANTED for the following development:**

Redevelopment of the existing Southwark Athletics Centre including demolition of existing building and construction of new facility in the same location.

The Southwark Park Athletics Track And Gym Hawkstone Road London SE16 2PE

**In accordance with application received on 10 July 2019**

**and Applicant's Drawing Nos.:**

Site Location Plan 2016-284 A-LOC-01 P02 October 2018

Existing Plans

Existing Site Plan 2016-264 A-PL-001 P02

Existing Drainage Works ADC2012/DR/051 Rev P3 14.06.2019

Existing Site Drainage Layout ADC2012/DR/050 Rev P3 14/06/2019

Elevation Survey FG-1454-(SA)-EL 29/07/2015

Floor Plans FG-1454-(SA)-FP 31/07/2015

Tree Constrains Plan 891 SAC 02 Rev B Dec 2018

Proposed Plans

Proposed Site Plan 2016-284 A-PL-002 P04

Proposed GA Plan 2016-24 A-PL-003 P02

Proposed Elevations / Section 2016-284 A-PL-004 P02

Proposed Elevations 2016-284 A-PL-005 P02

Proposed Roof Plan 2016-284 A-PL-006 P01

Ground Floor Building Mounted External Lighting Layout 6364/EX63/0001 27/06/2019

Tree Protection Plan – Demolition 891 SAC 03 Rev B Dec 2018

Tree Protection Plan – Construction 891 SAC 04 Rev A Jan 2019

**Permission is subject to the following Pre-Commencements Condition(s)**

1. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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 contained in the method statement. Following the pre-commencement meeting 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 2019, Policies SP11 Open spaces and wildlife, SP12 Design and conservation and SP13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

2. A precautionary bat survey, including the use of remote sensing, shall be undertaken and 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

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and meet the requirements of the National Planning Policy

Framework 2019, Policy 7.19 Biodiversity and access to nature of the London Plan 2016, Policy SP11 Open spaces and wildlife of the Core Strategy 2011 and Saved Policy 3.28 Biodiversity of the Southwark Plan 2007.

3. a) Details of surface water attenuation volumes 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.
- b) Details of surface water discharge rates 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

To ensure that the development is designed to ensure safety of the building users and to reduce the amount of surface water run-off from the site in accordance with The National Planning Policy Framework 2019, Policy 5.13 Sustainable drainage of the London Plan 2016, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

4. Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

New planting  
 Nesting opportunities  
 Installation of bird feeders and bird baths  
 Creation of loggeries and log piles; and  
 Provision of hedgehog boxes

#### Reason

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan and to ensure compliance with the National Planning Policy Framework 2019, Policy 7.19 Biodiversity and access to nature of the London Plan 2016, Policy SP11 Open spaces and wildlife of the Core Strategy 2011 and Saved Policy 3.28 Biodiversity of the Southwark Plan 2007.

### **Permission is subject to the following Grade Condition(s)**

5. Details of the materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority prior to any above grade works 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 2019, 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.

6. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including 9 replacement trees and showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and 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 2019, Policies SP11 Open spaces and wildlife, SP12 Design and conservation and SP13 High environmental standards of the Core Strategy 2011: and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of The Southwark Plan 2007.

**Permission is subject to the following Compliance Condition(s)**

7. The Rated sound level from all plant, 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 2019, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of amenity of the Southwark Plan 2007.

8. Before the first occupation of the building, the cycle storage facilities as shown on the Proposed Site Plan 2016-284 A-PL-002 Rev P04 approved shall be provided and made available to the users of the development.

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**

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2019, Strategic Policy 2 Sustainable transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

9. Before the first occupation of the building, the refuse storage facilities shown on the Proposed Site Plan 2016-284 A-PL-002 Rev P04 approved shall be provided and made available to the users of the development.

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 the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of amenity and 3.7 Waste Reduction of The Southwark Plan 2007.

10. The building hereby approved shall achieve a minimum BREEAM rating of 'very good'.

**Reason**

To ensure the proposal complies with The National Planning Policy Framework 2019, 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.

**Permission is subject to the following Special Condition(s)**

11. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

**Reason**

There is always the potential for unexpected contamination to be identified during development ground works and therefore to ensure that risks from land contamination to future users of the land and neighbouring land are minimised in accordance with the National Planning Policy Framework 2019, Strategic Policy 13

High environmental standards of the Core Strategy 2011 and Saved Policy 3.2  
Protection of amenity of the Southwark Plan 2007.

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**PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2019-20**

**NOTE:** Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: telephone 020 7525 7234.

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<b>To all Members of the sub-committee</b>			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	1
Councillor Maria Linforth-Hall (Vice-chair)	1		
Councillor Maggie Browning	1		
Councillor Sirajul Islam	1	Communications	By email
Councillor Bill Williams	1	Louise Neilan, media manager	
		<b>Total:</b>	<b>18</b>
<b>(Electronic version only)</b>			
Councillor Martin Seaton		Dated: 21 October 2019	
Councillor Nick Johnson			
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Constitutional Officer, Hub 2 (Second Floor), Tooley Street	8		
Philippa Brown / Affie Demetriou	2		
Alex Gillott /Jon Gorst, Legal Services, Hub 2 (Second Floor), Tooley Street	2		