
RECOMMENDATION

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

Applicant	Southwark Council -Property Division	Reg. Number	11-AP-2998
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2082-0
Recommendation	Grant permission		

Draft of Decision Notice

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

Construction of an electricity substation to serve the pavilion.

At: THE PAVILLION, PYNERS CLOSE SPORTS GROUND, DULWICH COMMON, LONDON SE21 7HA

In accordance with application received on 09/09/2011

and Applicant's Drawing Nos. 08171/ES/00 Rev A, 08171/03D, 04D, 05D, 06D, 07D, 08, Design and access statement, Heritage statement.

Reasons for granting permission.

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

Core Strategy (2011)

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 11 – Open spaces and wildlife: States that development should improve, protect and maintain a network of open spaces and green corridors, provide sport and leisure and food growing opportunities, and protect and protect and improve habitats for a variety of wildlife.

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Southwark Plan (2007) - saved policies

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.15 Conservation of the historic environment (seeks to ensure that historic areas and buildings within the borough are protected)

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites. (requires new developments to preserve or enhance the immediate or wider setting of a listed building, conservation area or World Heritage Site, and important views of a listed building).

3.25 Metropolitan open land (states that there is a general presumption against inappropriate development on Metropolitan Open Land)

London Plan (2011)

Policy 7.8 Heritage assets and archaeology

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

PPS5 - Planning for the historic environment.

Particular regard was had to the impact upon the openness of the Dulwich Common Metropolitan Open Land that would follow from the proposed development, however it was considered that the proposal would not be significantly harmful given the small size and discrete location of the substation. Furthermore, it was considered that the development was acceptable in design terms and would preserve the character and appearance of the Dulwich Wood Conservation Area, and no loss of amenity to neighbouring occupiers would occur. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Schedule

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

Reason

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

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

08171/03D, 04D, 05D, 06D, 07D

Reason:

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

- 3 Unless previously approved in association with permission reference 09-AP-1397, samples of the brick to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of appearance of the brick, which should be yellow stock to match the adjacent Hambledon Place development, in the interest of the appearance of the building in accordance with saved policies 3.12 'Quality in design', 3.13 'Urban design' and 3.16 'Conservation areas' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 4 Unless previously approved in association with permission reference 09-AP-1397, details (to include details of a trial hole(s) or trench(es) to check for the position of roots) of the foundation works to be used in the construction of this development showing how the roots of the adjacent trees will be protected shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out. The development shall be carried out in accordance with the details thereby approved.

Reason

In order to ensure that those existing trees surrounding the new development will not be harmed by the construction works, in the interest of protecting the character of the conservation area in accordance with saved policies 3.2 'Protection of Amenity' and 3.16 'Conservation areas' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 5 The existing substation shall be removed and the land made good within 3 months of the facilities hereby approved being constructed and becoming operational.

Reason

In order to preserve the openness of the Metropolitan Open Land and to prevent the proliferation of small buildings, in accordance with saved Policy 3.25 Metropolitan Open Land of the Southwark Plan (2007).