
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	Herne Hill School	Reg. Number	11-AP-3768
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2545-G

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a building with one above-ground and one below-ground level for use as a school hall.

At: HERNE HILL SCHOOL 127 HERNE HILL, LONDON, SE24 9LY

In accordance with application received on 08/11/2011

and Applicant's Drawing Nos. D 0001/ Rev/P, D 0002/Rev/2, D 0003/Rev/P1, D 0004/Rev/P3, D 0100/Rev/P3, D 0300/Rev/P3, D 0301/Rev/P3, D 0400/Rev/P2, P2514 Design & Access Statement, Updated Statement of Community Involvement, Updated Planning Statement.

Reasons for granting planning permission.

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

- a] The following saved policies of the Southwark Plan [July 2007];
- Policy 2.3 - (Enhancement of educational establishments) which aims to improve educational establishments throughout the Borough.
 - Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
 - Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.
 - Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.
 - Policy 3.15 - Conservation of the historic environment - This policy seeks to protect the heritage assets of the Borough.
 - Policy 3.17 - Listed buildings - This policy aims to ensure that development is appropriate to the historical character and setting of the Boroughs listed buildings.
 - Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites - This policy aims to protect the settings of the historic fabric of the Borough to ensure that all development is appropriate the historical context of the Boroughs Heritage assets.
- b] The following Strategic Policies of the Core Strategy 2011:
- Strategic Policy 2 Sustainable Transport seeks to manage the transport impacts and benefits of developments.
 - Strategic Policy 4 Places to Learn and Enjoy seeks to ensure that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.
 - Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.
 - Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.
- c] PPS5 - Planning and the Historic Environment, PPG24 - Planning and Noise.

Planning permission was granted having regard to the impact of the proposed new building on the amenity of neighbouring buildings and to the listed school building however it was considered that the development would not be so harmful such that planning permission should be refused and the development is considered to be in keeping with the policies considered and other material planning considerations.

Subject to the following condition:

- 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: D 0100/Rev/P3, D 0300/Rev/P3, D 0301/Rev/P3, D 0400/Rev/P2.

Reason:

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

- 3 Details of the brickwork and glazing 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 materials in the interest of the appearance of the building in accordance with Saved Policy 3.2 - Protection of Amenity of The Southwark Plan 2007 (July) and SP12 - Design and Conservation of The Core Strategy 2011 (April).

- 4 The use hereby permitted for D1 purposes shall not be carried on outside of the hours 8:00am to 10:00pm on Monday to Friday or 10:00am to 10:00pm on other days.

Reason

In the interests of Amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of The Southwark Plan 2007 (July) and SP13 - High Environmental Standards of the Core Strategy 2011 (April).

- 5 Details of the means by which the existing trees on the site are to be protected from damage during construction shall be submitted (2 copies) to and approved in writing by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

In the interests of Amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of The Southwark Plan 2007 (July) and SP13 - High Environmental Standards of the Core Strategy 2011 (April).

- 6 A drawing shall be submitted showing tree canopy cover and the position of the Photovoltaic Cells on the roof of the building hereby approved. This drawing (2 copies) shall be submitted to and approved in writing by the Local Planning Authority prior to any operational development taking place.

Reason

In the interests of Amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of The Southwark Plan 2007 (July) and SP13 - High Environmental Standards of the Core Strategy 2011 (April).

- 7 The use hereby permitted shall not be begun until full particulars and details (2 copies) of a scheme for the ventilation of the premises to an appropriate outlet level, including details of elevations, sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with saved policy 3.2 Protection of Amenity of The Southwark Plan 2007, SP13 -High Environmental Standards of The Core Strategy 2011 and Planning Policy Guidance 24 Planning and Noise.

- 8 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The

equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Within one month of the installation of the plant and equipment, you are required to submit a further noise report confirming previous details and subsequent measurement data of the installed plant to demonstrate compliance with the above requirements. The supplementary acoustic report must include:

- i) A schedule of all plant and equipment installed;
- ii) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) The location of all most affected noise sensitive receptor locations and the most affected windows;
- v) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- vi) The lowest existing LA90, T measurement as already established.
- vii) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, SP13 - High Environmental Standards of The Core Strategy 2011 (April) and PPG24- Planning and Noise.

- 9 The development shall not commence until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Saved Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of The Southwark Plan 2007 and SP13 - High Environmental Standards of The Core Strategy 2011.

- 10 Details to be provided and approved in writing by the Local Planning Authority of the design of music room and hall windows in terms of their sound insulation properties and the arrangement for natural and /or mechanical ventilation or to ensure sound containment during music based activities.

Reason

In the interests of Amenity and to retain effective planning control in compliance with saved policy 3.2 - Protection of Amenity of The Southwark Plan 2007 (July) and SP13 - High Environmental Standards of the Core Strategy 2011 (April).