
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	Ms J. Ritchie Old College Lawn Tennis & Croquet Club	Reg. Number	12/AP/1573
Application Type	Full Planning Permission	Case Number	TP/2083-E
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: OLD COLLEGE LAWN TENNIS AND CROQUET CLUB, 10 GALLERY ROAD, LONDON, SE21 7AB

In accordance with application received on 15/05/2012

and Applicant's Drawing Nos. Design and Access Statement dated 11th May 2012, 136/EP1, 136/EP2

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

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.

Saved policies of the Southwark Plan 2007

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);

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

3.25 (Metropolitan open land) which states that there is a general presumption against inappropriate development on metropolitan open land and sets out the criteria for assessing whether development would be appropriate.

Policies of the London Plan 2011

Policy 3.19 Sports facilities

Policy 7.8 Heritage assets and archaeology

Policy 7.17 Metropolitan Open Land

National Planning Policy Framework (2012)

Section 7 - Requiring good design

Section 12 - Conserving and enhancing the historic environment

The proposed development would be acceptable in landuse terms, would not cause any significant loss of amenity to neighbouring occupiers and would preserve the character and appearance of this part of the Dulwich Village Conservation Area. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 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:

136/EP2

Reason:

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

- 3 The floodlighting for courts 1-5 shall not be used outside the hours of 08:00-21:30 Monday to Saturday, and on Sundays the floodlighting shall only be used on courts 1, 2 and 3 and only between the hours of 08:00-20:30.

Reason

To ensure no loss of amenity to residents of College Gardens by way of light pollution or noise and disturbance, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).