
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	Mrs T. Dequincey Charles Dickens Primary School	Reg. Number	12/AP/1547
Application Type	Full Planning Permission	Case Number	TP/1460-B
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Extension of playground for school to the north of Lant Street and refurbishment of existing playground: comprising hard and soft landscaping with new tree and shrub planting, and timber installations; with new servicing area accessible by vehicles at the eastern end of the site; re-siting of fences within the site; with new gates erected within the site to allow emergency vehicle access.

At: CHARLES DICKENS PRIMARY SCHOOL, LANT STREET, LONDON, SE1 1QP

In accordance with application received on 14/05/2012 08:02:21

and Applicant's Drawing Nos. 400-97-S01, 400-97-L01, 400-97-L02A and Design and Access Statement

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 12 - Design and conservation states that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

Strategic Policy 13 - High environmental standards states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

Saved policies of the Southwark Plan 2007

Policy 3.2 - Protection of amenity - seeks to protect and enhance amenity standards throughout the borough.

Policy 3.12 - Quality in Design - promoted good design for all developments.

Policy 3.13 - Urban design - seeks to secure a high standard of urban design from all developments.

Policies of the London Plan 2011

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 7.5 Public Realm

National Planning Policy Framework [NPPF] 2012

Section 7. Requiring good design.

Section 8. Promoting healthy communities

The proposal will provide much needed outdoor play area for the school children and in planning terms will not impact on the amenity of neighbouring properties, will provide a new 'greener environment' and improve the appearance of the area. The proposal will also have the benefit of allowing the school to be serviced from an off road space rather than the public highway. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The local planning authority delivered the decision in a timely manner

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: 400-97-L02A

Reason:

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

- 3 The landscaping and planting shown on the drawings hereby approved (400-97-L02A) shall be carried out in the first appropriate planting season following the completion of the building works. Any trees or shrubs that is found to be dead, dying, severely damaged or diseased within two years of the completion of the works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason:

To ensure that the details of the scheme are in accordance with Strategic Policy 12 - Design and conservation and Strategic Policy 13 - High environmental standards of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

- 4 An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and shall be submitted to and approved in writing by the Local Planning Authority, prior to works commencing. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings must be produced.

The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

The report shall be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Strategic Policy 13 - High environmental standards of the Core Strategy 2011 and Saved Policy 3.1 Environmental effects of the Southwark Plan 2007.