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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

<b>Applicant</b>	Mr S. Yiend Dulwich College	<b>Reg. Number</b>	12/AP/3691
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2084-C
<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:

Demolition of existing college science building and erection of a new part 2, part 3-storey science building and associated landscaping (Use Class D1).

**At:** DULWICH COLLEGE, DULWICH COMMON, LONDON, SE21 7LG

**In accordance with application received on** 15/11/2012 08:02:29

**and Applicant's Drawing Nos.** EXL00101, EXL00201, EXL00301, EXL10102, EXL20102, EXL20202, EXL20301, EXL20401, EXL30102, GAL00106, GAL00210, GAL10120, GAL10220, GAL20109, GAL20209, GAL20301, GAL20401, SEL30110, SEL30211, SEL30302, GA\_100 Rev B, SEC\_800 Rev A, Full Planning and Conservation Area Consent document (containing Design and Access and Heritage Statement), Scientific Adventure document, Structural Engineering Stage D Report, Addendum to structural report dated 10th January 2013, Energy Assessment, BREEAM Pre-Assessment, Sustainability Assessment Checklist, Preliminary Ecological Appraisal, Protected Species Assessment, Aborigicultural Impact Assessment.

#### 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 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 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 4 – Places to learn and enjoy: encourages developments to contribute to a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

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

2.3 Enhancement of education establishments (which states that permission for a change of use from D class educational establishments will not be granted unless similar or enhanced provision within the catchment is secured and opportunities are taken to ensure the facility can be used by all members of the community)

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

3.3 Sustainability assessments (which requires all major applications to be accompanied by a sustainability assessment considering the social, environmental and economic impacts of the development)

3.4 Energy Efficiency (advises that developments should maximise energy efficiency);

3.6 (Air quality) which states that planning permission will not be granted for development that would lead to a significant reduction in air quality.

3.7 Waste Reduction (advises that developments should make adequate provision for the storage and collection of

waste and recyclables);

3.11 Efficient Use of Land (seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

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);

3.18 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).

3.15 Conservation of the historic environment (requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance)

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.

3.28 Biodiversity (states that the LPA will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant).

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

#### Policies of the London Plan 2011

Policy 3.18	Education facilities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking
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 woodlands

#### National Planning Policy Framework

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

The proposed development would be acceptable in landuse terms as it would provide an enhanced education facility for Dulwich College. Although the proposal represents a departure from saved policy 3.25 of the Southwark Plan relating to metropolitan open land, it is for the replacement of an existing building in a similar position on the site and the openness of the MOL would be preserved. The demolition of the existing science block would be acceptable given the neutral contribution it makes to the area and its limitations in terms of structural stability and accessibility. The proposed replacement building would be of an acceptable design which would preserve the setting of the grade II\* listed Barry building and the character and appearance of this part of the Dulwich Village Conservation Area. There would be no adverse impacts upon the amenities of neighbouring occupiers, no protected species would be adversely affected and replacement tree planting could be secured through a condition. No adverse transport impacts would occur, subject to the submission of a construction management plan and details of the relocated parking provision. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning.

#### **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:

GAL00106, GAL00210, GAL10120, GAL10220, GAL20109, GAL20209, GAL20301, GAL20401, SEL30110, SEL30211, SEL30302, GA\_100 Rev B, SEC\_800 Rev A,

**Reason:**

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

- 3 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
  - i. loading and unloading of plant and materials
  - i. storage of plant and materials used in constructing the development
  - i. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - i. wheel washing facilities
  - i. measures to control the emission of dust and dirt during construction
  - i. a scheme for recycling/disposing of waste resulting from demolition and construction works

**Reason**

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance and to ensure that there would be no adverse transport impacts during construction, in accordance with saved policies 3.2 'Protection of Amenity' and 5.2 'Transport impacts' of The Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 A plan showing the relocation of 13 parking spaces from outside the existing science block to elsewhere within the hard-surfaced areas around the college buildings shall be submitted to and approved in writing by the Local Planning Authority. The new parking spaces shall be provided in accordance with the details thereby approved prior to the commencement of phase 2 of the development.

**Reason**

To ensure that there would be no overspill parking onto landscaped areas of the site or onto the surrounding streets, in accordance with saved policies 3.18' Setting of listed buildings, conservation areas and world heritage sites' and 5.6 'Car parking' of the Southwark Plan and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 5 Prior to the commencement of development, detailed section drawings (scale 1:5 and 1:10) of the following elements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.
- i) rooflights;
  - ii) lift and plant housing enclosures and screens;
  - iii) fenestration and doors;
  - iv) cladding panel system including any artistic adornments;
  - v) solar screen to auditorium; and
  - vi) coping/ roof edge detail.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the conservation area in accordance with the NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved 3.12 Quality in Design; 3.13 Urban Design; and 3.16 Conservation Areas, 3.18 Setting of Listed Buildings and 3.25 Metropolitan Open Land of The Southwark Plan July 2007.

6 Prior to the commencement of development, material samples and sample boards of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

- i) cladding panel inlays (terracotta and concrete);
- ii) plant and lift metal cladding;
- iii) bronze anodised aluminium (cladding system, windows, doors);
- iv) obscure glazing for spandrel panel;
- v) terracotta solar screen; and
- vi) landscaping materials (limestone plinth, Yorkstone trim, stone planters and benches, resin bonded gravel).

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 NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policies: 3.12 Quality in Design; 3.13 Urban Design 3.16 Conservation areas, 3.18 Setting of Listed Buildings and 3.25 Metropolitan Open Land of The Southwark Plan 2007.

7 The tree protection measures shall be installed and retained throughout the period of the works in accordance with the details contained in the Arboricultural Impact Assessment report by SJ Stephens dated 12/11/2012. This shall include site supervision as described in section 4.10 of the report. Protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester under the supervision of the developer's appointed arboriculturalist. Within tree root protection areas any excavation must be dug by hand such that any roots found to be greater than 25mm in diameter are retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

All works must adhere to BS5837: Trees in relation to demolition, design and construction (2012) and BS3998: Recommendations for tree work (2010). 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 ensure the proposed development will preserve and enhance the visual amenities of the locality and will be designed for maximum benefit of screening, local biodiversity and adaptation to climate change in accordance with Policy 2.18 Green Infrastructure, Policy 5.1 Climate Change Mitigation, Policy 5.10 Urban Greening, Policy 7.4 Local Character, and Policy 7.21 Trees and Woodlands of the London Plan 2011; Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and conservation, and Strategic Policy 13 High environmental standards; and Saved Policy 3.28 Biodiversity and Policy 3.2 Protection of amenity of the Southwark Plan 2007.

8 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. Cross sections shall be provided showing planting specifications to provide sufficient soil rooting beneath hard surfacing, and tree planting such that a minimum of 832cm stem girth is provided within the red line application area.

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 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 (2012) Trees in relation to construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to

the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 9 No less than 4 nesting boxes and 4 bat bricks/tubes shall be provided within the red line site area, details of which including their exact location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the nesting boxes and bat bricks provided prior to the first occupation of the building.

**Reason:** To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy (2011)

- 10 Prior to the occupation of the development, a post construction BREEAM assessment demonstrating how the building has achieved a minimum of 'very good' shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the energy efficiency measures and sustainability of the development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 11 Prior to the commencement of development, detailed drawings of the solar panels (scale 1:10) and ground source cooling equipment (scale 1:100) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the equipment shall be installed and fully operational prior to the occupation of the building.

Reason:

In order that the Local Planning Authority may be satisfied as to the energy efficiency measures and sustainability of the development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 12 Prior to the commencement of development, a sustainable urban drainage (SUDS) scheme for the development detailing how surface water run-off will be mitigated and managed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To minimise surface-water run-off from the development, as required by Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

#### **Statement of positive and proactive action in dealing with the application**

A planning performance agreement was entered into and pre-application advice given.

#### **Informative**

##### **Timing of vegetation clearance (breeding birds)**

All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

**Reason:** All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).