

---

**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.

---

<b>Applicant</b>	Dulwich & Sydenham Hill Golf Club	<b>Reg. Number</b>	12/AP/3776
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant permission	<b>Case Number</b>	TP/2568-D

---



---

**Draft of Decision Notice**


---

**Planning Permission was GRANTED for the following development:**

Replacement of existing defective irrigation water storage tank with a tank of a larger size and capacity and the removal and replacement of one oak tree.

**At:** DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON, SE21 7LH

**In accordance with application received on 22/11/2012**

**and Applicant's Drawing Nos.** Design and Access Statement, Arboricultural Impact Assessment, ABL.274.1, ABL.274.2, ABL/274/SP, Existing Photographs.

**Reasons for granting permission.****a) Strategic policies of the Core Strategy 2011**

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development. Policies Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces, and conservation of heritage assets and Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

**b) Saved policies of the Southwark Plan 2007**

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 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site, 3.25 (Metropolitan Open Land) which aims to protect the open space use and character of these defined areas and Policy 3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged.

**London Plan (2011)**

Policy 2.18 - Green infrastructure: the network of open and green spaces, Policy 5.1 - Climate change mitigation, Policy 5.10 - Urban greening, Policy 6.1 - Strategic approach, Policy 7.4 - Local character, Policy 7.17 - Metropolitan Open Land and Policy 7.21 - Trees and woodlands.

**NPPF (2012)**

Part 7 Delivering good design, Part 8. Promoting healthy communities, Part 11 Conserving the natural environment and Part 12 Conserving the historic environment.

Particular regard was had to potential impacts on the character and appearance of the Metropolitan Open Land and the SINC and the potential impacts on the adjacent trees. The water tank supports the use of the land for open space recreation, and given it is not substantially larger than the existing water storage tank, will not harmfully affect openness and subject to conditions no impacts would be had on the trees. Further, the impact on the conservation area was considered to be neutral. 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 not be carried out otherwise than in accordance with the following approved plans: Design and Access Statement, Arboricultural Impact Assessment, ABL.274.1, ABL.274.2.

Reason:

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

- 2 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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 4 The tree protection measures as outlined in Section 8 of the Arboricultural Survey and Planning Integration Report by Quaife Woodlands and dated on 4th March 2013 shall be installed and maintained while any works hereby approved are implemented.

Reason

To ensure the protection of the existing trees in accordance with Parts 7, 8, 11 & 12 of the NPPF (2012), Policy 2.18 Green infrastructure of the London Plan (2011) and Saved policies 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007 and Strategic Policy 11 Conserving the Natural Environment of the Core Strategy 2011.

- 5 Prior to works commencing, full details of replacement planting to include 1 x oak tree of minimum size 25cm girth shall be submitted to and approved in writing by the local planning authority. This will include planting and maintenance specifications, use of guards or other protective measures and confirmation of location, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS: 4428 Code of practice for general landscaping operations.

Any trees that are 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 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 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; and Saved policies 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007 and Strategic Policy 11 Conserving the Natural Environment of the Core Strategy 2011.

- 6 The redundant pump house shall be removed at the earliest opportunity after installation of the tank hereby approved, and the area made good.

Reason

In order to prevent a proliferation of buildings within the Metropolitan Open Land in order to preserve its openness, and in accordance with Saved Policy 3.25 Metropolitan Open Land of the Southwark Plan 2007 and Strategic Policy 11 Conserving the Natural Environment of the Core Strategy 2011.

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

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.