
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	Mr A Newman LBSC (Southwark Council)	Reg. Number	13/AP/0520
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2083-B
Recommendation	Grant permission		

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Installation of a decorative archway onto existing posts to the pedestrian entranceway to Belair Park including amendments to gate design and removal of signage.

At: PEDESTRIAN ENTRANCE WAY, THURLOW PARK ROAD, BELAIR PARK, GALLERY ROAD, LONDON, SE21 7AB

In accordance with application received on 26/02/2013

and Applicant's Drawing Nos. 1.2, 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

- SP4 - Places for learning, enjoyment and healthy lifestyles - seeks to provide and enhance community facilities.
- SP11 - Open spaces and wildlife - seeks to protect and improve open spaces and biodiversity within the borough.
- SP12 - Design and conservation - securing good design and protection of heritage assets.
- SP13 - High environmental standards - aims to protect and enhance amenity and environmental standards in the borough.

Saved policies of the Southwark Plan 2007

- Policy 2.1 (Enhancement of Community Facilities) states that permission will not be allowed for a change of use from D class community facilities unless particular criteria can be met in relation to the need for the particular existing facility or provision of another locally accessible facility with similar or enhanced provision that can meet identified needs of the local community facility users.
- Policy 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.
- Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.
- Policy 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, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.
- 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) seeks to ensure that heritage assets are preserved or enhanced.
- Policy 3.16 (Conservation Areas) which seeks to ensure that the character and appearance of conservation areas is preserved.
- Policy 3.25 (Metropolitan Open Land) seeks to ensure that developments do not unacceptably impact upon the openness of the land.

The National Planning Policy Framework 2012

- 8). Promoting healthy communities.
- 11). Conserving and enhancing the natural environment.
- 12). Conserving and enhancing the historic environment.

Particular regard was had to the potential impact of the proposal on the character and openness of the Metropolitan Open Land and impact on the amenity of neighbouring properties and parkland. Given the small scale of the development, there would be no harm to MOL openness and it is appropriate to singpost the access to open space for outdoor recreation. The development would be a substantial distance from any residential properties, and as such it will not result in any impacts on neighbouring properties' amenities. Its design was appropriate for its location and would preserve the character and appearance 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.

Schedule

- 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: 1.2

Reason:

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

- 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.

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. The local planning authority delivered the decision in a timely manner.