
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 S. McKee Southwark Community Sports Trust	Reg. Number	13/AP/1732
Application Type	Full Planning Permission	Case Number	TP/2546-B
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey timber clad building adjacent to the existing clubhouse, to be used as a children's day nursery (D1) Monday-Friday, and to provide evening and weekend wet weather sports teaching facilities (D2).

At: DULWICH SPORTS GROUND, 102-106 TURNEY ROAD, LONDON SE21 7JH

In accordance with application received on 03/06/2013 08:00:16

and Applicant's Drawing Nos. Site Location Plan: 100

Existing Plans: 200

Proposed Plans: 210, 211, 220, 230, 310, 311 and 410

Design and Access Statement

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:

210, 211, 220, 230, 310, 311 and 410

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.

- 4 The D1 element of the premises hereby approved shall be used only as a Children's Day Care Nursery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

To safeguard the amenities of neighbouring residential properties and to protect the surrounding transport network from increase vehicle movements associated with an increased intensity of operation in accordance with saved policies 3.2 'Protection of Amenity' and 5.2 'Transport impacts' of the Southwark Plan 2007.

- 5 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To ensure the adequate protection of existing trees within the application site in the interest of the character, appearance and the visual amenity of the area in accordance with saved Policy 3.16 'Conservation Areas' of 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.