

Item No. 7.3	Classification: OPEN	Date: 23 October 2013	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 13/AP/1617 for: Full Planning Permission Address: DULWICH COLLEGE, COLLEGE ROAD, LONDON, SE21 7LG Proposal: Installation of single storey temporary accommodation to provide science teaching classrooms plus ancillary support facilities		
Ward(s) or groups affected:	College		
From:	Head of Development Management		
Application Start Date 12/06/2013		Application Expiry Date 07/08/2013	
Earliest Decision Date 02/08/2013			

RECOMMENDATION

- 1 Grant temporary planning permission.

BACKGROUND INFORMATION

- 2 The application is brought before the Planning Sub-Committee due to its location on Metropolitan Open Land.

Site location and description

- 3 The application site is the Dulwich College school site situated on College Road in Dulwich. The school site consists of a collection of buildings stretching along College Road along with extensive playing fields to the rear of the buildings to the south of the Dulwich Common highway. The main school building dates back to the mid 19th Century and is Grade II* listed.
- 4 The site is within the suburban density zone and forms part of the Dulwich College conservation area. The site is also comprised of Metropolitan Open Land OS171 which the school buildings are also situated within.

Details of proposal

- 5 The application is for the installation of a single storey temporary building to accommodate a number of classrooms and an office space. The proposed building would be situated behind an existing 1950s science block building, matching the width of this building at 52m approximately at a depth of 13m approximately. The building would be constructed using natural marble chip panels to the base with aluminium 'weatherlap' cladding above. There would be four access points to the west side of the building served by small step blocks with black painted railings.
- 6 The applicant has indicated that the proposed temporary facilities would be required for a period of two years.

7 Planning history

13-AP-1221

Single storey rear extension to classroom block of 'DUCKS' Infants dpt Dulwich College. College Road, between Grange Lane & Woodhall Drive.

Approved: July 2013

12-AP-3691

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

Approved: February 2013

12-AP-0525

Variation of condition 1 (time limit) of planning permission reference 09-AP-0081 dated 29.04.2009 (for 'Erection of a 2-storey temporary teaching block comprising 6 laboratories with 6 external air-conditioning units to rear elevation and erection of 2.4m high fencing around existing science block) to extend the time period for the temporary classrooms to remain in place from 29th February 2012 to 1st March 2015.

Approved: 25th April

10-AP-0225

Erection of 2-storey extension to east elevation (facing College Road), roof extension, and 3-storey extension to west elevation (facing playing fields) to college science block, following demolition of the existing science block extension (Use Class D1).

WITHDRAWN March 2010.

09-AP-2047

Erection of 3-storey extension to college science block, following the demolition of the existing extension (Use Class D1). This application for planning permission was **WITHDRAWN** from the Planning Committee agenda in November 2009 because it was recommended for refusal on the grounds of its design, impact upon the setting of the listed building and the character and appearance of the Dulwich Village Conservation Area.

09-AP-2049

Demolition of existing two storey extension to college science block (Use Class D1). This application for conservation area consent was **WITHDRAWN** from the Planning Committee agenda in November 2009.

09-AP-0081

Erection of a 2-storey temporary teaching block comprising 6 laboratories with 6 external air-conditioning units to rear elevation and erection of 2.4m high fencing around existing science block.

Approved: April 2009.

07-AP-1198

Demolition of existing swimming pool, associated changing rooms and maintenance facility followed by construction of a two storey building for new changing rooms, cafe and sixth form study centre constituting phase one of this two phase redevelopment; application includes detailed design of windows and doors and external materials (variation to design of approved scheme 05AP2233). Planning permission was

Approved: August 2007.

07-AP-0267

Erection of temporary changing rooms to accommodate pupils and staff whilst the composite block redevelopment is on site, plus temporary access road and footpath.

Planning permission.

Approved in August 2007 for a period of 2 years.

07-AP-0278 (Advertisement consent)

Erection of signage positioned 2m inside existing boundary with Alleyn Park Road and adjacent to existing entry gate.

Refused in April 2007 for the following reason:

The proposal, by reason of its visually prominent location and the size of the signs, will pose harm to the character and appearance of the Dulwich Village Conservation Area. The proposal is therefore harmful to visual amenity and is contrary to Policies 3.13 Urban Design, 3.15 Conservation of the Historic Environment, 3.16 Conservation Areas, 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, 3.23 Outdoor Advertising and Signage of the emerging Southwark Unitary Development Plan March 2007 and E.2.3 Aesthetic Control, E.3.1 Protection of Amenity, E.4.3 Proposals Affecting Conservation Areas of the Southwark Unitary Development Plan 1995, 4B1 Design Principles for a Compact City of the London Plan as well as PPG 15 Planning and the Historic Environment, PPG 19 Outdoor Advertising Control, SPG Outdoor Advertising and Signage.

05-AP-2233

Demolition of part of the existing music school and college shop and construction of a two storey building comprising new music performance space with teaching, practice and recording spaces plus support facilities including offices, stores and wcs. Planning permission was **GRANTED** in August 2006.

Conservation area consent was **GRANTED** in November 2006 for demolition of the relevant buildings, which in themselves make no contribution to the character and appearance of the conservation area (reference: 05-AP-2237).

04-AP-1268

Demolition of the existing swimming pool complex, changing rooms and maintenance department and construction of a new 2-storey building on the same footprint containing new school accommodation (changing rooms, classrooms, cafe with outdoor courtyard, lecture theatre, new sixth form centre & common room & ancillary accommodation); refurbishment of existing adjacent accommodation/common room and re-roof existing common room and music school.

Approved: October 2004.

8 Planning history of adjoining sites

None relevant to this application.

KEY ISSUES FOR CONSIDERATION

9 Summary of main issues

The main issues to be considered in respect of this application are:

a) The principle of the development in terms of land use and conformity with strategic policies, including the development of the proposal on Metropolitan Open Land.

b) Any potential impact upon amenity;

c) The impact upon the setting of the listed building and the character and appearance of this part of the Dulwich Village Conservation Area.

Planning policy

10 National Planning Policy Framework

The NPPF aims to strengthen local decision making and reinforce the importance of up-to-date plans. The policies in the NPPF are material considerations to be taken into account, in making decisions on planning applications. The NPPF sets out the Government's commitment to a planning system that does everything it can do to support sustainable growth and a presumption in favour of sustainable development.

Chapter 9: Protecting Green Belt Land

Chapter 12: Conserving and enhancing the historic environment

11 London Plan 2011

Policy 3.18 Education facilities

Policy 7.8 Heritage assets and archaeology

Policy 7.17 Metropolitan Open Land

12 Core Strategy 2011

Strategic policy 1 - Sustainable development

Strategic policy 4 - Places to learn and enjoy

Strategic policy 11 - Open spaces and wildlife

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards

13 Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

3.2 - Protection of amenity

3.12 - Quality in design

3.13 - Urban design

3.16 - Conservation areas

3.18 - Setting of listed buildings, conservation areas and world heritage sites

3.25 - Metropolitan open land

Principle of development

14 The principle of the provision of new schools and improvements to existing schools is supported by Southwark Council, in particular through Strategic Policy 4 of the Core Strategy 'Places for learning, enjoyment and healthy lifestyles'. This is provided the development is of an acceptable design, does not affect amenity and is acceptable in all other material planning considerations.

15 Metropolitan Open Land

The MOL which the site forms part of is formed largely of the school playing fields which are well-used and highly valued to the function of the school. The proposed development would not be positioned on any section of the green open space and would not therefore affect the function of it.

- 16 There is a general presumption against inappropriate development in MOL. Part 9 of the NPPF sets out the uses of land which are deemed to be appropriate in the Green Belt, which applies also to MOL. London Plan policy 7.17 and saved Southwark Plan policy 3.25 both apply to MOL. On a strict reading of these policies the creation of classrooms does not fall with the definition of appropriate development and therefore this proposal has been considered as inappropriate development and has been advertised as a Departure from the relevant policies of the Development Plan accordingly. Para 87 of the NPPF confirms that inappropriate development should not be approved except in very special circumstances. In this case there are considered to be very special circumstances as the proposal is situated within an established group of school buildings and therefore will not impact on the openness of surrounding MOL. Furthermore it is to be built on land which has already been developed due to the prevailing hardstand here; and it is a temporary facility which will be removed once the new permanent facilities adjacent approved under file reference 13-AP-3691 as outlined in the history above, have been constructed. The proposal also will afford educational facilities for which there is support from other parts of the Development Plan. Therefore, overall it is considered that very special circumstances exist in this instance to justify this Departure.

17 Time Period

The applicant has indicated that the proposed temporary facility would be required for no longer than a two year period. This would facilitate the eventual construction of new permanent science facilities at the school building which have been consented as outlined in the site history above. The design, impact upon highways and other issues shall be discussed below. However it is considered that a two year time period for temporary buildings at the school site is considered acceptable with permanent buildings approved for construction.

18 Student Capacity

With regard to pupil numbers at the school, the applicant was asked to clarify what impact the proposed facilities would have on this. It was stated that the proposed temporary school building would not facilitate an anticipated growth in pupil numbers. The intention of the temporary facility is to accommodate existing pupils who would normally use the existing facilities which are now experiencing structural failings. Once the permanent facilities are complete, the temporary buildings would be removed. This expected programme of works would not therefore facilitate any growth in pupil numbers at the school site.

Environmental impact assessment

- 19 The application does not fall with Schedules 1 or 2 of the 2011 Environmental Impact Assessment Regulations and would not have a significant impact on the environment by virtue of it's nature, size and location. The development is not therefore subject to an Environmental Impact Assessment.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 20 There are no residential buildings within close proximity to the actual building site. The proposal site is surrounded by other school buildings with the nearest residential

buildings situated on Alleyn Park Road and Hunts Slip Road. The development would not therefore have an adverse impact upon residential amenity in accordance with saved plan policy 3.02 'Protection of amenity'.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 21 No impact.

Transport issues

- 22 The existing site is currently used as a parking area. The loss of the parking spaces in this location would not be detrimental to the site with a large parking area still maintained behind the main school building. The design and access statement that forms part of the proposal, states that the existing external staircase to the Shackleton Building would be removed. This would allow vehicle access through the site to be maintained. It is considered that the proposed development would not have an adverse impact upon highways.

Design issues

- 23 The proposed building would be constructed in a non-decorative and functional style utilising Goosewing grey coloured panels to the bottom section and white aluminium cladding to the upper section. The building would be situated behind a 1950s building which is of no particular architectural merit. The building would not be prominent when viewed from the adjacent highway College Road. Despite the functional and relatively non-descript design, the building is considered to be acceptable on a temporary basis and accords with saved plan policy 3.12 'Quality in Design'.

Impact on character and setting of a listed building and/or conservation area

- 24 The school site is characterised by the main school block, the Barry building which is a grade II* 19th Century building. The proposed building would be situated to the south of this building and to the rear of its front building line which faces College Road. The proposed structure is in direct contrast to the style of this building. Despite this, it would not affect the setting of the adjacent listed building which would be maintained when viewed from College Road. And given its subordinate scale, positioning next to other contemporary buildings and particularly taking into account the temporary nature of this proposal. It is considered that the development accords with saved plan policy 3.17 'Setting of conservation areas, listed building and world heritage sites'.

- 25 The site is also situated within the Dulwich Village conservation area. Given the scale of the proposed building and its setting set behind an existing modern building, the development would preserve the character and appearance of the conservation area in accordance with saved plan policy 3.16 'Conservation areas'.

Impact on trees

- 26 No impact.

Planning obligations (S.106 undertaking or agreement)

- 27 N/A

Sustainable development implications

- 28 None identified.

Other matters

29 Community Infrastructure Levy

S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The proposed building would have a footprint of approximately 670sqm and is therefore CIL liable.

Conclusion on planning issues

- 30 The proposed development would provide acceptable temporary replacement facilities for the duration of the construction of new permanent science facilities at the school site. It is considered that the buildings would be acceptable on a temporary basis for two years and are recommended for approval.

Community impact statement

- 31 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

- 32 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

33 Summary of consultation responses

No comments received from local residents. No objections received from internal consultees.

Human rights implications

- 34 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

- 35 This application has the legitimate aim of providing temporary classrooms facilities. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

- 36 None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2083-C Application file: 13/AP/1617 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 3602 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Michael Mowbray, Planning Officer	
Version	Final	
Dated	30 July 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment & Leisure	No	No
Strategic Director Housing & Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	11 October 2013	

APPENDIX 1

Consultation undertaken

Site notice date: 19th June 2013 and 24th September (Re-advertised as a departure)

Press notice date: 20th June 2013 and 26th September (Re-advertised as a departure)

Case officer site visit date: 19th June 2013

Neighbour consultation letters sent:

3rd July 2013

Internal services consulted:

Design and Conservation Team

Statutory and non-statutory organisations consulted:

English Heritage
The Victorian Society

Neighbours and local groups consulted:

03/07/2013	87 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	93 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	83 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	85 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	95 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	89 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	MEDICAL CENTRE DULWICH COLLEGE COLLEGE ROAD LONDON	SE21 7LG
03/07/2013	97 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	99 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	IVYHOLM COLLEGE ROAD LONDON	SE21 7LG
03/07/2013	BLEW HOUSE COLLEGE ROAD LONDON	SE21 7LG
03/07/2013	51 COLLEGE ROAD LONDON	SE21 7LF
03/07/2013	53 COLLEGE ROAD LONDON	SE21 7LF
03/07/2013	101 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	107 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	109 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	103 ALLEYN PARK LONDON	SE21 8AA
03/07/2013	105 ALLEYN PARK LONDON	SE21 8AA

Re-consultation:

N/A

APPENDIX 2

Consultation responses received

Internal services

Design and Conservation Team:

No objection was raised given that the proposed building is intended to be used on a temporary basis only.

Statutory and non-statutory organisations

English Heritage: 'This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.'

The Victorian Society: No comments received

Neighbours and local groups

No comments received