

Item No. 7.6	Classification: OPEN	Date: 10 December 2013	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 13/AP/3002 for: Full Planning Permission Address: CAMBER LAWN TENNIS CLUB, DULWICH COMMON, LONDON, SE21 7EX Proposal: Erection of a new clubhouse on former site		
Ward(s) or groups affected:	College		
From:	Head of development management		
Application Start Date	17/09/2013	Application Expiry Date	12/11/2013
Earliest Decision Date 27/10/2013			

RECOMMENDATION

- 1 Grant detailed planning permission, subject to conditions.

BACKGROUND INFORMATION

- 2 This application has been referred to Planning Committee for determination as the application site is located on Metropolitan Open Land (MOL). It is annotated open space parcel 168 in the Adopted Southwark Plan (Dulwich Common Allotments and Tennis Club).

Site location and description

- 3 The application site refers to Camber Tennis Club, located on the south side of the South Circular (A205) at the eastern end of Dulwich Common close to the junction with Lordship Lane. The site is bound by Streatham and Marlborough Cricket Club to the east, allotments to the west and the main road (Dulwich Common A205) to the north. Dulwich and Sydenham Golf Club are located further to the south. A small cluster of dwellings is located further to the west whilst the Grove Tavern and car park is located across the road to the north.
- 4 The Tennis Club comprises three outdoor tennis courts with the former club house site in between.
- 5 The site is located within the Suburban Density Zone-South as identified by the Development Plan. The application site is located within the Dulwich Wood Conservation Area however none of the buildings on the site or within the immediate vicinity are listed.

Details of proposal

- 6 Erection of a new single storey clubhouse on site of former club house (which was destroyed by fire in March 2013). The clubhouse will comprise changing rooms and other ancillary facilities for the tennis club. The proposal is 10 sqm larger than the

previous building which results from its simple rectangular shape infilling some of the indentations of the previous plan form which arose from the incremental way in which the previous club house had been added to over the years. This more rational layout allows for greater accessibility with a changing room for disabled persons provided.

Planning history

- 7 11-AP-0106 for: Full Planning Permission granted at Community Council for the installation of floodlighting to the north tennis court (6 columns of 6.7m high).

Planning history of adjoining sites

- 8 There is no planning history of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9 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.
 - b) The impact on the visual and residential amenity of the area.
 - c) The impact on the character and setting of the Dulwich Wood Conservation Area.
 - d) Design quality.
 - e) All other relevant material planning considerations.

Planning policy

Core Strategy 2011

- 10 SP4 - Places for Learning, Enjoyment and Healthy Lifestyles
SP11 - Open Spaces and Wildlife
SP12 - Design and Conservation
SP13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 11 The Council's cabinet on 19 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.

Policy 2.1 - Enhancement of Community Facilities

Policy 3.2 - Protection of Amenity

Policy 3.12 - Quality in Design

Policy 3.13 - Urban Design

Policy 3.15 - Conservation of the Historic Environment

Policy 3.16 - Conservation Areas
Policy 3.18 - Setting of Listed Buildings Conservation Areas and World Heritage Sites
Policy 3.25 - Metropolitan Open Land

12 London Plan 2011

Policy 3.2 - Improving health and addressing health inequalities;
Policy 7.17 - Metropolitan Open Land;

National Planning Policy Framework (NPPF)

- 13 Chapter 7: Requiring good design
Chapter 9: Protecting Green Belt Land
Chapter 12: Conserving and enhancing the historic environment

Principle of development

- 14 In principle there are no objections to improving the existing sports facility. As the site is in Metropolitan Open Land it is necessary to consider whether it is appropriate development. 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. Within MOL, saved policy 3.25 states that appropriate development will include, inter-alia:
- 15 ii) Essential facilities for outdoor sport and outdoor recreation.....which preserves the openness of MOL and which do not conflict with the purposes of included land within MOL.
- 16 The proposal is for a new clubhouse for the Camber Lawn Club, to be built on the site of the previous clubhouse which was destroyed by a fire in March 2013. The proposal provides essential facilities for this open space use and is comparable in bulk, massing and siting to the previous club house and therefore will not compromise the openness of the MOL. As such, the proposal is considered to be appropriate development in MOL in accordance with the NPPF and Development Plan policy.

Environmental impact assessment

- 17 The development lies outside the scope of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and as such an EIA is not required. It is not considered that any significant environmental impacts would arise.

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

- 18 Strategic policy 13 of the Core Strategy requires consideration to be given to the impact of developments on the places in which people live, work and enjoy. Saved policy 3.2 of the Southwark Plan seeks to ensure an acceptable standard of amenity for existing and future occupiers.
- 19 The new building is proposed to occupy an almost identical footprint to the previous structure, though rotated slightly to align with the tennis court adjacent to it. The Camber Lawn Tennis Club is located directly south of Dulwich Common. An access road leads past a clay tennis court to a small car park, with the clubhouse site adjacent (50m from the main road. To the east of the site, up a small slope is Marlborough Cricket Club. To the west are allotment gardens. The nearest residential dwellings are located at Dulwich Common which backs onto the Camber Lawn Club. The proposed clubhouse is approximately 40m from the rear of the residential

properties.

- 20 The proposal is to construct a new building that would occupy an almost identical footprint to the previous structure. The new clubhouse would measure 13.8m (length) x 12.8m (width) x 3.6m (at the highest point of the pitch roof).
- 21 The scale, location and appearance of the proposed clubhouse is not considered to have a material impact on the residential amenity of the adjoining occupiers at Dulwich Common or indeed the wider area around the open junction of Dulwich Common and Lordship Lane, due to its modest scale.
- 22 **Impact of adjoining and nearby uses on occupiers and users of proposed development**
There are no adjoining or nearby uses that will have an adverse impact on the users of the proposed development. The existing facility has been in use for several years and is an established part of the local townscape. It is therefore not considered that there will be a conflict of use detrimental to the amenity of the area.

Transport issues

- 23 The development raises no adverse transport issues. The rebuilding of the clubhouse will not result in a significant generation of traffic to the site or indeed further issues with vehicular parking. The facility will be compatible in size to that which previously existed. The development is therefore considered acceptable in transport and traffic terms.

Design issues

- 24 It is proposed to create a simple, restrained contemporary building on the site of the fire damaged clubhouse. The square plan of the building is topped with a shallow monopitch roof. The roof, visible when approaching the site from Dulwich Common, is clad in sedum, softening the visual impact of the building. Through slightly larger in area the new building will have a considerably lower profile as it is single storey in height, whereas the previous structure had a loft area under a pitched roof. The maximum building height has been reduced from 4.9m to 3.6m.
- 25 Policy 3.12 states that “New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.” This building is an appropriate development in this environment, the scale and design respond sensitively to the massing typically found in association with sports facilities.
- 26 As such, the proposed development adheres to the principles of good urban design due to its scale, mass, bulk and detail design. It is therefore considered that the development complies with saved Policies 3.12 Quality in Design 3.13 Urban Design.

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

- 27 Saved Policy 3.16 'Conservation areas' states that:

Within conservation areas, development should preserve or enhance the character or appearance of the area. New development, including alterations and extensions, should:

i. Respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance /

Documents; and

ii. Use high quality materials that complement and enhance the conservation area; and

iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and
iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials.

- 28 The application under consideration is for the erection of a new clubhouse on former site. The previous building had been destroyed following fire. The new building will occupy the footprint of the previous building, with the slight increase in wall thickness in wall depth in order to comply with current Building Regulations. Rather than a direct copy of the previous design, the fire has provided the opportunity for a more contemporary approach which is welcomed.
- 29 The building is square in plan with a mono pitch sedum roof. The walls will be clad in a cementitious grey/ green cladding screen, with aluminium windows and hardwood doors.
- 30 In relation to the impact on the Conservation Area, regard is had to current development plan policies and to paragraph 132 of the NPPF which states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be."
- 31 As detailed above, the proposed new clubhouse is considered to have no adverse impact on either the character or appearance of the surrounding conservation area. The proposed design is appropriate to the local context and does not dominate its surroundings inappropriately. The proposed clubhouse is considered to make a positive contribution to the character of the area. It is therefore considered that the proposal would preserve the character and appearance of the Dulwich Wood Conservation Area, in accordance with policy 3.16 of the Southwark Plan.

Impact on trees

- 32 The development will have no impact on any trees.

Planning obligations (S.106 undertaking or agreement)

- 33 No planning obligations or S106 Agreements are required as part of this planning application.

Sustainable development implications

- 34 The proposal raises no sustainable development implications.

Other matters

- 35 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.
- 36 As a non-residential unit (clubhouse) of more than 100m² is being created CIL will be

liable, the increase in the footprint is as a result of thicker (insulated) external walls and cover 3sqm and be £102.69 CIL.

Conclusion on planning issues

- 37 The proposed construction of a clubhouse at Camber Tennis Club is considered appropriate development in MOL and will be acceptable in terms of design, location and appearance. The development will have no adverse impact on the residential or visual amenity of the area and will provide benefits to the wider community due additional facilities. The development complies with the relevant saved policies of the Southwark Plan 2007 (July), The Core Strategy 2011 and NPPF. As such it is recommended that detailed planning permission be approved subject to conditions.

Community impact statement

- 38 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 following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above

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

Consultations

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

Consultation replies

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

Human rights implications

- 41 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.

- 42 This application has the legitimate aim of providing a new clubhouse. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2082-L Application file: 13/AP/3002 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 5451 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	Neil Loubser, Senior Planner	
Version	Final	
Dated	25 November 2013	
Key Decision	None	
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 and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	28 November 2013	

APPENDIX 1

Consultation undertaken

Site notice date: 04/10/2013

Press notice date: 03/10/2013

Case officer site visit date: 04/10/2013

Neighbour consultation letters sent: 01/10/2013

Internal services consulted:

Design and Conservation officer
Environmental Protection Team
Urban Forester

Statutory and non-statutory organisations consulted:

None

Neighbours and local groups consulted:

8 DULWICH COMMON LONDON SE21 7EX
MARLBOROUGH CRICKET CLUB DULWICH COMMON LONDON SE21 7EX
CAMBER LAWN TENNIS CLUB DULWICH COMMON LONDON SE21 7EX
6 DULWICH COMMON LONDON SE21 7EX
10 DULWICH COMMON LONDON SE21 7EX
2 DULWICH COMMON LONDON SE21 7EX
4 DULWICH COMMON LONDON SE21 7EX

Re-consultation:

N/A

APPENDIX 2

Consultation responses received

Internal services

Design and Conservation officer: No objections. Comments incorporated in body of this report

Environmental Protection Team: No objections raised

Urban Forester: No objections however recommended a condition to be added to this application

Statutory and non-statutory organisations

N/A

Neighbours and local groups

No objections received