

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 subject to GOL/SoS Direction		

Draft of Decision Notice

Recommendation: GRANT subject to Secretary of State direction

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 sports teaching facilities (D2).

- Departure from Development Plan policies 3.25 Metropolitan Open Land (MOL) of the saved Southwark Plan 2007, SP11 Open Spaces and Wildlife of the Core Strategy 2011 and 7.17 Metropolitan Open Land of the London Plan 2011.

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
Tree Assessment and Method Statement 20th June 2013
Transport Statement - September 2013
Dulwich Sports Ground Usage Plan
Design and Access Statement

Subject to the following eight conditions:

Time limit for implementing this permission and the approved plans

- 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.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of those parts of the site adjacent to the hereby approved building and the parking area (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval

given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is 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.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.16 'Conservation Areas' in the Southwark Plan 2007.

Compliance conditions - the following conditions impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 4 The finished floor level of the development hereby permitted shall be set no lower than 500mm above the surrounding ground level as shown on drawing 310.

Reason

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood, to provide safe refuge in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 5 The D1 Children's Day Nursery hereby approved shall only operate in connection with the wider sports ground to which it relates. Should the land cease use as a sports ground the Children's Day Nursery should also cease operation.

Reason

In light of the exceptional circumstances taken into account in the determination of this application and to protect the future operation of the Metropolitan Open Land in which the site lies, in accordance with saved policy 3.25 'Metropolitan Open Land' of the Southwark Plan 2007.

- 6 The proposed works shall be carried out in accordance with the submitted Tree Assessment and Method Statement dated 20th June 2013. The existing tree on the site which is to be retained shall be protected and both the site and tree managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the said statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) and BS3998: (2010). Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted, is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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.

- 7 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 that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 8 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 and increase in 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.

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.