

<b>Item No.</b> 8.4	<b>Classification:</b> OPEN	<b>Date:</b> 11 March 2014	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<p><b>Development Management planning application:</b> Application 13/AP/4285 for: S.73 Vary/remove conds/minor alterations</p> <p><b>Address:</b> DULWICH COLLEGE, DULWICH COMMON, LONDON, SE21 7LG</p> <p><b>Proposal:</b> Variation of Condition 2 of planning permission 12-AP-3691 granted on 13/02/2013 for (the demolition of existing college science building and erection of a new part 2, part 3-storey science building and associated landscaping (Use Class D1)) to replace the approved plans with amended plans. Amendments include:</p> <ul style="list-style-type: none"> <li>- Increase in building height</li> <li>- Increase in extent of roof top plant screens</li> <li>- Reduction in building footprint</li> <li>- Minor reconfiguration to internal layout and external areas</li> <li>- Reduction in ground floor level and removal of building plinth</li> <li>- Reduction in number and width of visors</li> <li>- Auditorium solar screen replaced with vertical cladding panels</li> <li>- Minor amendments and reconfiguration of pre-cast concrete, terracotta and curtain wall cladding</li> <li>- Amendments to auditorium and James Caird Hall roof light design</li> </ul> <p>- 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.</p>		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 02/12/2013		<b>Application Expiry Date</b> 03/03/2014	
<b>Earliest Decision Date</b> 22/01/2014			

## RECOMMENDATION

- 1 That members resolve to grant planning permission subject to conditions.

*NB - The application is referable to the Mayor of London because the proposal is for more than 1,000sqm of development on Metropolitan Open Land. However, the Greater London Authority (GLA) had previously reviewed the approved application under 12-AP-3691 and confirmed that it raised no new strategic planning issues given the building to be replaced, and that the Council can determine it without further reference to the GLA. Any further comments received from the GLA in respect to this application will be reported via an addendum report.*

## **BACKGROUND INFORMATION**

### **Site location and description**

- 2 Dulwich College occupies a large site bounded by Dulwich Common to the north, College Road to the east, Hunts Slip Road to the south and a railway line and Alleyn Park to the west. The site comprises a number of school buildings located on the eastern side of the site, with the western side used as playing fields.
- 3 The site is within the Dulwich Village Conservation Area (sub-area 1), is designated as Metropolitan Open Land (MOL) and forms part of the suburban density zone. The main college building, the Barry building, is Grade II\* listed and the main entrance gate and piers on College Road, the war memorial and the memorial library are grade II listed. Outside the campus but opposite off College Road are the grade II listed 1-6, 9 and 10 Pond Cottages.
- 4 The existing science block is located on the eastern part of the site fronting College Road, and is located between the Barry building and Blew House, one of the boarding houses for overseas students. It is 2-storeys high and was built in 1952, with a later extension fronting College Road added in the late 50s. The extension to the building is structurally unsound owing to subsidence and is no longer used, and a number of pupils are taught in temporary portacabins located to the south of the science block. The building can only be accessed from the western side and is designed as a U shape comprising two parallel courtyards separated by a service block, and with the later extension to the east. It measures 8.6m high, 47.9m wide along the College Road frontage and has a maximum depth of 49.4 metres. It is located 15 metres from the southern elevation of the Barry Building.

### **Details of proposal**

- 5 Planning permission was granted on 13 February 2013 under ref 12-AP-3691 for: Demolition of existing college science building and erection of a new part 2, part 3-storey science building and associated landscaping (Use Class D1). The associated Conservation Area Consent (CAC) was also approved under ref 12-AP-3692.
- 6 The proposed new science building would be three-storeys fronting College Road, stepping down to 2-storeys beyond this.
- 7 This current application is a section 73 (of the Town and Country Planning Act) application to vary Condition No. 2 of the planning permission. Condition No. 2 (Approved Plans) states:

*The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:*

*GAL00106, GAL00210, GAL10120, GAL10220, GAL20109, GAL20209, GAL20301, GAL20401, SEL30110, SEL30211, SEL30302, GA\_100 Rev B, SEC\_800 Rev A,*

*Reason:*

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

- 8 The proposed new science building would be three storeys fronting College Road, stepping down to 2-storeys beyond this. The main entrance would be from the western side, which would open onto a raised, landscaped terrace. The building would comprise laboratories, preparatory rooms, ancillary facilities and two atrium spaces, one of which would be located in the eastern part of the building and where it is intended that the James Caird boat would be relocated from its current home in the Barry building. A larger, shared auditorium space would be provided towards the

centre of the building which would be used for examinations and assembly etc., and also for out of school functions such as conferences.

9 Main changes from the extant permission

The proposed new building in this application would be a maximum of 11.4m high on the three-storey block dropping to 7.8m high on the two-storey block and would be 37.1m wide along the College Road frontage. The depth of the proposed 3 storey block is 29.7m. The previously approved scheme under 12-AP-3691 had a height of 10.65m on the three-storey block and dropping to 7.15m high on the two-storey block. It previously had a width of 37.3 metres on the College Road frontage. The depth of the 3 storey element of the extant scheme is 30.3 metres. Whilst the height of the building has increased, it should be noted that the ground level has also been reduced by 300mm.

- 10 The building granted under permission 12-AP-3691 was set back 18.31 metres from College Road and 15.6 metres from the southern elevation of the Barry Building. The building has now been amended so that it has a smaller footprint overall. The building would now be set back 18.68 metres from College Road and now would be 15.8 metres from the southern elevation of the Barry Building.

- 11 Other changes are also incorporated into this application. A recent non-material minor amendment application (s96a application) was approved in December 2013 under ref 13-AP-4213 for these changes listed below:

Minor reconfiguration to internal layout and external areas  
Reduction in ground floor level and removal of building plinth  
Reduction in number and width of visors  
Auditorium solar screen replaced with vertical cladding panels  
Reconfiguration and use of pre-cast concrete, terracotta and curtain wall cladding  
Amendments to the design of the auditorium and James Caird Hall roof light design.

- 12 The materials proposed have not changed from the extant scheme and these are as follows:

-Pre-cast concrete cladding rainscreen panels to the northern and southern facades with relief mouldings on their external faces;  
-Pre-cast concrete panels suspended on steel bracketry with relief moulding on front and back faces of the panels. The pre-cast panels would be designed to incorporate terracotta infills to the external face of the concrete panels to the north and west facades and the back faces of the concrete panels on the east facades;  
-A membrane flat roof system with stone chippings ballast;  
-Glazing and bronze tone metal frames for the window and door frames.

- 13 This application also seeks to increase the extent of roof top plant screens. The plant is set in within the boundaries of the building and shall be screened with bronzed anodised aluminium louvred plant screen.

### **Planning history**

- 14 References are made in the submission to the Dulwich College Master Plan, which was completed in October last year and covers the period 2011-2019. This is not a formal planning document nor was it submitted with the application for consideration, but it sets out the College's long-term vision and aspirations for the campus and as such has had a bearing on the application proposals.

13-AP-4213 - Non-material amendments to planning permission 12-AP-3691 granted on 13/02/2013 for the demolition of existing college science building and erection of a

new part 2, part 3-storey science building and associated landscaping (Use Class D1) consisting of:

- : Reduction in building footprint
- : Minor reconfiguration to internal layout and external areas
- : Reduction in ground floor level and removal of building plinth
- : Reduction in number and width of visors
- : Auditorium solar screen replaced with vertical cladding panels
- : Minor amendments and reconfiguration of pre-cast concrete, terracotta and curtain wall cladding
- : Amendments to auditorium and James Caird Hall roof light design

GRANTED December 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). Planning permission granted in February 2013.

11-AP-1802 - Replace existing timber fence with metal railings and new gates on part frontage to College Road. Planning permission was granted in September 2011.

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). This application was recommended for approval by officers but was withdrawn from the committee agenda in March 2010, together with the concurrent application for conservation area consent to demolish the existing building (reference:10-AP-0228).

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 two-storey temporary teaching block comprising 6 laboratories with 6 external air-conditioning units to rear elevation and erection of 2.4-metre high fencing around existing science block. Planning permission was granted in 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 05-AP-2233). Planning permission was granted in 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 granted in August 2007 for a period of 2 years.

07-AP-0278 - Erection of signage positioned 2m inside existing boundary with Alleyn Park Road and adjacent to existing entry gate. Advertisement consent was 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. Planning permission was granted in October 2004.

### **Current applications**

- 15 There are a number of current live applications that have been submitted to the LPA to discharge some of the conditions associated with the full planning permission 12-AP-3691.

12-AP-3692 - Demolition of existing college science building. Application for conservation area consent granted in 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 29 February 2012 to 1 March 2015. Planning permission was granted in April 2012.

### **Planning history of adjoining sites**

- 16 Given the spaciousness of the college campus, permissions outside of the site have little bearing on this application.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

- 17 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 MOL.

b] amenity;

c] transport;

d] design and impact upon the character and appearance of the conservation area and the setting of the listed building;

e] trees;

f] section 106 planning obligations;

g] sustainability;

h] ecology.

### **Planning policy**

#### 18 National Planning Policy Framework (NPPF)

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

#### 19 London Plan 2011

Policy 3.18 Education facilities

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.13 Parking

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.17 Metropolitan Open Land

Policy 7.19 Biodiversity and access to nature

Policy 7.21 Trees and woodlands

#### 20 Core Strategy 2011

Strategic policy 1 - Sustainable development

Strategic policy 2 - Sustainable transport

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

#### 21 Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by paragraph 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.

2.3 - Enhancement of educational facilities

3.2 - Protection of amenity

3.3 - Sustainability assessment

3.4 - Energy efficiency

3.6 - Air quality

- 3.7 - Waste reduction
- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 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
- 3.25 - Metropolitan open land
- 3.28 - Biodiversity
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking

Sustainable Design and Construction SPD (February 2009)  
 Sustainability Assessments SPD (February 2009)  
 Section 106 planning obligations SPD (July 2007)  
 Dulwich Village Conservation Area Appraisal (February 2006)  
 Draft Dulwich SPD (2013)

### **Principle of development**

- 22 The issue before members is to determine whether they agree that the information submitted is a minor material amendment to the approved scheme under 12-AP-3691. A minor material amendment to the previous planning permission is sought through S73 (of the T&CP Act) which allows variations to conditions to be sought. In this case the condition previously imposed detailing the approved plan numbers is to be varied to allow new plans to be considered, as described and assessed in this report. The principle of this development has already been established under the original planning permission 12-AP-3691 and is not being revisited here. Whilst this report will reiterate the main points considered under 12AP3691 it will highlight the areas where amendments are now being sought. In effect the grant of permission under S73 issues a new planning permission and therefore all relevant conditions are recommended.
- 23 Saved policy 2.3 of the Southwark plan 'enhancement of educational establishments' states that planning permission for change of use from D class educational establishments will not be granted unless similar or enhanced provision within the catchment is secured and opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community. The proposal is to amend the extant scheme, which would reduce the overall footprint from an approved 4,729sqm to 4,400sqm of D1 Class floorspace. The development would be delivered in phases with the eastern wing provided first and the western wing thereafter. The existing portacabins are permitted to remain in place until 1 March 2015 to enable continuity of teaching. The level of community use of the building would ultimately be a matter for the college to decide, but it is noted that the intention is that activities such as conferences could be held in the central atrium space.
- 24 In respect of MOL, national, regional and local policy sets out clear parameters for what is considered 'appropriate' development, as set out below. 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.
- 25 There is a general presumption against inappropriate development in Metropolitan Open Land (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. Saved policy 3.25 of the Southwark Plan states that there is a general presumption against inappropriate development on MOL and that planning permission will only be granted for appropriate development which is considered to be for the following purposes:

- i) agriculture and forestry; or
- ii) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the metropolitan open land and which do not conflict with the purposes of including land within metropolitan open land; or
- iii) extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
- iv) replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.

26 The proposed development would not comply with any of the above criteria therefore the proposal would be contrary to the NPPF, London Plan policy 7.17, strategic policy 11 (Open Spaces and Wildlife) of the Southwark core strategy 2011 and saved policy 3.25 of the Southwark Plan 2007. It is noted however, that the entire campus falls within the MOL designation, and that there is no distinction between the eastern side where the buildings are located and the playing fields to the west.

27 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.

28 The proposal would replace an existing building in a broadly similar position, albeit with a larger footprint, but smaller relative to the extant permission. Given the size of the campus and the location of the proposed building within the cluster of existing college buildings, it is not considered that it would have a significant impact upon the MOL and the departure from MOL policy is considered to be justified. As such, no objections are raised to the principle of the proposed development.

### **Environmental impact assessment**

29 An environmental impact assessment screening opinion was not requested prior to the submission of the application as the scheme is not Schedule 1 development. It does fall within schedule 2, being an urban development project. Having reference to the column 2 criteria, the site area does exceed the initial threshold of 0.5ha. Nevertheless, it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the schedule 3 selection criteria for screening schedule 2 development. The site is located outside of a sensitive area as per regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an environmental impact assessment is not required.

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

30 Saved Policy 3.2 of the Southwark Plan seeks to ensure that developments provide an adequate standard of amenity for existing and future occupiers.



- 31 The proposed building would be located approximately 17.5 metres from the flank elevation of the Ivyholme House (boarding house) and the submission states that no habitable windows would be affected.
- 32 The nearest private residential property to the proposed building would be 53 College Road which is to the north-east of the site. The view from this property would undoubtedly change on account of the new building being taller and standing forward of what is there at present, but there would be a separation distance of approximately 44 metres which would be more than sufficient to ensure that no unacceptable loss of light, outlook or privacy would occur. The increase in the height of the building by approximately 0.5m from the approved scheme is considered acceptable as this is a marginal increase and this revised scheme is set further back from the College Road frontage, thereby reducing any impact on the neighbouring residents.
- 33 Further to the north-east are Pond Cottages which would be located approximately 90 metres away from the building and no adverse impacts upon the amenities of these properties are anticipated.

### **Transport issues**

- 34 Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in any adverse highway conditions; 5.3 requires developments to consider the needs of pedestrians and cyclists and 5.6 establishes maximum parking standards.
- 35 The proposed amendments to the scheme reduces the overall footprint (from an approved 4,729sqm to 4,400sqm). As such, there would not be an increase in the level of trip generation and therefore the transport assumptions from the previous scheme still apply. The Transport Planning Team considers that the proposed development would generate a minimal impact on the performance and safety of the surrounding highway network.
- 36 The site has a public transport accessibility level (PTAL) of 2 (low). There are bus stops on Dulwich Common and West Dulwich Station is approximately 370m to the west of the site. The college currently has 1,525 pupils between the ages of 7 and 17 and the school start and finish times are 08:35 -15:50. The applicant has advised that most of the pupils travel to the site by coach, which drops-off and picks-up on site.
- 37 Construction access for demolition and building the new structure would be directly from College Road, using an existing crossover which provides access to a car park next to the boarding houses. Given the potential conflict between large numbers of pupils entering and leaving the site and heavy construction traffic, a construction management plan is considered necessary and this could be secured by way of a condition, as requested by TfL in the previous application.
- 38 The submission advises that the increase in the amount of floorspace within the new building when compared with the existing is as a result of teaching requirements, and that only a moderate increase in pupil numbers and four additional members of staff are anticipated. This current proposal would be used no more intensively than the extant scheme. The applicant has confirmed that the moderate increase in pupil numbers relates to those studying science, having diverted from other curriculum subjects, and not an increase in the total number of pupils attending the college. In light of this, no significant increase in vehicle movements associated with the school would occur as a result of the proposal. There is a travel plan for the college and although no surveying has been carried out over the last year, the applicant has advised that surveying is due to commence in spring / summer this year.
- 39 No provision has been made to increase cycle parking through the proposal, but as no

increase in pupil numbers is anticipated, no objections are raised. There is an existing secure cycle parking compound to the south of the existing science block and another to the south of the campus, together with a number of cycle racks located throughout the site. There is space on campus to increase this provision should it be required, although the structures required to house it may require separate planning permission.

- 40 There are 17 parking spaces along the western elevation of the science block which would need to be relocated as a result of the proposal. Up to four of these would need to be relocated to accommodate the delivery of phase 1 of the development, and these could be absorbed into the existing parking area to the west of the Barry building. The remaining 13 spaces would need to be relocated to accommodate the delivery of phase 2.
- 41 The master plan for the college considers the provision of an alternative car park away from the Barry building, which would improve the setting of the listed building and reduce conflict between pedestrians and vehicles. It is possible that by the time phase 2 of the science block is delivered, planning permission for an alternative car park would have been secured. However, in the event that it has not, a condition is recommended requiring details of where on the site these 13 parking spaces would be relocated. The condition should stipulate that they must be within the existing hard-standing areas to the south and west of the Barry building, to ensure no unacceptable encroachment onto other areas.

### **Design issues**

- 42 Dulwich College campus is characterised by open grounds with a picturesque landscape of mature trees, into which a series of pavilions dating from the mid 19th century through to the early 21<sup>st</sup> century are set. At the heart of the campus is the North Italian Renaissance styled main college block by Charles Barry Junior (the Barry building). The Grade II\* listed building dates from the mid-19<sup>th</sup> century and is composed as a series of three blocks (three storeys with an attic storey) linked by two arcades. The facades of the building are red brick with honey-toned terracotta embellishments and the roof is a traditional pitched roof covered in clay pan-type tiles; in the centre is a large timber tower with glazed lights. This elegant tower is visible in the short and long views around the environs of the college.
- 43 Saved policy 3.16 of the Southwark Plan 'Conservation areas' states that there is the general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area.
- 44 The existing two storey science block is considered to be a neutral building within the Dulwich Village Conservation Area, and does not contribute to the significance or setting of the grade II\* listed Barry building. Where this is the case, paragraph 138 of the NPPF advises that 'the loss of a building (or other element) which makes a positive contribution to the significance of the conservation area... should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area... as a whole'. As a neutral building its demolition would lead to less than substantial harm and paragraph 134 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'
- 45 The College Road wing of the science block is structurally unsound and therefore not

currently in use by the school. A detailed structural report has been provided in support of the application which confirms that whilst the original part of the 1950s building is in reasonable condition, the extension towards College Road has suffered from differential settlement. This report was produced before the decision was taken to demolish the existing science block in its entirety and has subsequently been updated through an addendum, but the original report does highlight the need for the remainder of the structure to be significantly strengthened should it be retained and reused.

- 46 The existing building is un-insulated and at present is only accessible via the main entrance door on the western elevation which results in a bottleneck at busy times. Moreover, the entrance is not DDA compliant and there is no disabled access to the first floor of the building.
- 47 The design merits of the replacement building are considered below. Given that the existing building makes a neutral contribution to the character and appearance of the conservation area, its structural problems and the benefits that the new building would provide in terms of accessibility and quality of teaching space, it is considered that the demolition of the existing building and the subsequent redevelopment would comply with saved policy 3.16 of the Southwark Plan and paragraph 134 of the NPPF.
- 48 Paragraph 137 of the NPPF states that 'local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'
- 49 In terms of local policy, strategic Policy 12 of the Council's Core Strategy 'Design and conservation' requires development to achieve the highest possible standards of design for buildings and to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment. Saved policies 3.12 and 3.13 of the Southwark Plan require developments to be of a high standard of architectural and urban design, 3.16 requires development to preserve or enhance the character and appearance of conservation areas and 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved.
- 50 Siting of building  
The proposed development would be within the setting of the grade II\* listed Barry Building. It would be closer to College Road than the existing science block, although it would sit within and be set back from the building line established by the dormitory blocks of Blew House and Ivyholme. This revised scheme would be set further back from College Road. The western elevation would terminate roughly at the same point as the existing science building though this current application would be reduced in footprint.
- 51 This positioning on the site is considered to be acceptable in terms of its impact upon the setting of the listed building, and the 14.2m gap would retain a clear distinction between the two structures. The distance between the science block and the Barry Building has been increased marginally in this revised scheme and therefore reduces any visual impact on the setting of the listed building. The scale and position of the proposed building would not dominate the listed building or interrupt the sense of openness preserved by the gaps between the 1930s boarding houses and the Barry building, and it is considered that the setting of the listed building would be preserved.
- 52 Height of building  
Concerns have been raised that the proposed building in this application would be

higher than the existing building and the approved building. It was argued by local residents that this would obstruct the view of the old college building and also inappropriate development on Metropolitan Open Land.

- 53 In order to reduce the above ordnance datum (AOD) height of the building submitted under the amendment the applicant reduced the ground floor level by 300mm. This limited the AOD building height increase to 405mm for the 2 storey part and 505mm for the 3 storey component. The proposed College Road wing would be 3-storeys in height but this would not span the full width of the building, and the element closest to the Barry Building would be 2-storeys and 7.7m high, (previously approved at 7.15m high), 0.5m lower than the existing block. As such it is not considered that the proposal would dominate the historic context and verified views submitted with the application confirm that a view of the clock tower of the Barry building would still be possible in north-west views along College Road. Furthermore, the building footprint is also reduced and set further away from the Barry Building reducing any impact.
- 54 The proposal also will afford educational facilities for which there is support from other parts of the development plan. Overall, it is considered to be a minor amendment to the approved scheme under ref 12-AP-3691.
- 55 The formal front of the building is to College Road (eastern elevation), with the active front being the western elevation facing the playing fields. The proposed building seeks to connect these areas through the new building, with circulation routes through from the eastern and western sides of the building, whilst also providing two major shared atrium spaces in a reverse 's' shape form.
- 56 The consented scheme originally had metal clad roof lights within the central part of the building (over the auditorium and James Caird Hall). These roof lights were of a 'saw tooth' design and the proposed amendment would be a roof light that is simpler in design. The roof light over the auditorium and the James Caird Hall now only has one gentle slope. Views to the clocktower of the Barry building would still be possible from both the shared spaces and around these two large communal spaces would be the cellular spaces of the laboratories, preparation rooms, kitchens, toilets and service rooms. The change in the roof light is not considered to materially alter the design of the building and would preserve the setting of the adjoining listed building.
- 57 There would be other structures on the roof of the building including the lift over-run, plant flues and extract equipment. The exact details of the amount of plant required is not known at this stage but the plans show that they would be set back from the edges of the building therefore they will not have a harmful impact upon views of the new building within its historic context. Bronze anodised aluminium louvred plant screen would be erected around the plant area reducing its visual impact. It is however, recommended that a condition be imposed requiring the submission of further plant equipment details.
- 58 Materials  
Four materials are proposed for the facades: buff coloured concrete, glass, bronze-anodised aluminum and terracotta. The design philosophy is that the ratios of the materials would vary from elevation to elevation depending on the orientation of the facade and the nature of the building within its immediate context. In an attempt to break up the scale of the building, secondary 'floating' elements (shading leaves/visors) to the east and west elevations would stand forward of the facade line. These visors would be attached to the first and second floor levels only and would not extend to the ground floor, which would create a visual link with the arcades of the Barry building.
- 59 Officers consider that the new building should exhibit a degree of architectural

reticence to the Barry building to safeguard its setting and not compete with it; it is considered that the right balance has been struck. The design intention for the proposed new building is that the facades would deliver a contextual colour palette comprising clay and terracotta hues, 'The Dulwich Glow and a colour and material study has been provided in support of this. There are no changes to the materials originally proposed under permission 12-AP-3691, but there is some reconfiguration and use of pre-cast concrete, terracotta and curtain wall cladding. The reconfiguration of the classrooms has meant that certain parts of the elevations are to be amended. This reconfiguration was also assessed under non-material minor amendment consent 13-AP-4213. It is considered that the materials and finish proposed on the College Road facade would be sufficiently neutral to preserve the setting of the listed building and enhance the character and appearance of the wider conservation area. It is intended that there will be collaborations with artists who will help to influence the final selection of colour and pattern for the panels and it is recommended that a condition requiring the submission of large-scale details be attached to any forthcoming planning application.

60 Reduction in number and width of visors

There is a reduction of 7 visors from the original consent to 5 with the 2 visors on the north west corner (adjoining the main entrance) removed. This is due to the reconfiguration of the classrooms and the materials to be used on this part of the elevation. The windows to those classrooms now face north and this part of the west elevation is now to be clad in pre-cast concrete panels with terracotta inlaid tiles. The reconfiguration of the materials on this part of the elevation has meant that the 2 visors originally proposed next to the main entrance are to be removed. The visors are to add visual interest to the building, but the removal of the 2 visors on the north-west corner would open up this part of the building and make the main entrance more inviting and prominent.

61 The remaining visors are also to be reduced in width, but this is not a significant reduction and instead open up the glazed elements of the building. This change would preserve the setting of the adjoining listed building.

62 Internal and external areas

Minor reconfiguration to internal layout and external areas are made to some of the classrooms, teaching kitchens, staff workspace and staff offices so that it works better internally. Some of the ground floor toilets have been relocated to the south and the plant room is now located to the north part of the building.

63 The current scheme has its landscaping area amended with a larger area of soft landscaping and trees to the west part of the site. Since this is the main thoroughfare and route into the science block the changes to the landscaping layout would be an improvement and is considered acceptable. The hard standing platform/plinth to the main entrance edge is shifted towards the centre.

64 The auditorium was proposed in the approved scheme 12-AP-3691 with a clear glass and terracotta solar screen on the first floor. The proposed amendment would be to remove the terracotta solar screen and replace this with bronze anodised aluminium vertical cladding panels. The applicant states that the proposed change would be better for solar screening and allow the auditorium to be used more efficiently. It is not considered that the proposed change would significantly affect the design of the building.

65 Inclusive design

Paragraph 61 of the NPPF states that: 'although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies

and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.' As stated, the existing building is not DDA compliant and the new building would provide level access and a lift to all floors, thus complying with paragraph 61.

- 66 Overall and subject to conditions for detailed drawings of various elements, it is considered that the proposed building would be of a high design quality which would preserve the setting of the adjacent listed building and the character and appearance of this part of the Dulwich Village conservation area. The amendments proposed under this application are considered to be a minor material amendment.

### **Impact on trees**

- 67 An arboricultural report has been submitted with the application which details that the proposal would require the loss of a large and prominent Oak tree facing College Road, together with nine other smaller trees. Given the significant loss associated with the removal of the Oak tree, like for like replacement of stem girth is required within the red line site and a condition to secure this is recommended. The report recommends a number of measures to protect retained trees on the site and these should be imposed as planning conditions upon any forthcoming consent.
- 68 Since the approval, the landscaping layout has been amended, which provides a larger area of soft landscaping.
- 69 A total of 24 new trees together with new shrub, hedge planting and lawn areas are proposed. The scheme approved under 12-AP-3691 had proposed 26 trees and whilst this is two less than approved a condition is imposed to ensure that tree planting to a minimum of 832cm stem girth in total is provided within the red line application area. The Council's Urban Forester had recommended in the previous consent that this can be addressed through a condition for a detailed landscaping plan, which should also consider the suitability of the structural planters and the appearance of a small greenhouse proposed within the terraced area to the south of the building.
- 70 A landscape master plan has been submitted with the application which proposes a serpentine planting pattern and an informal path to the College Road frontage, which would reflect the more naturalistic character of that side of the site. It is recommended that samples of all surfacing materials for the landscaped areas be required by way of a condition.

### **Planning obligations (S.106 undertaking or agreement)**

- 71 Saved policy 2.5 of the Southwark Plan states that the Council will seek to enter into planning obligations to avoid or mitigate the adverse impacts of development which cannot otherwise be adequately addressed through conditions; further guidance is contained within the Section 106 planning obligations SPD.
- 72 Planning obligations are generally only required for developments creating 10 or more residential units, or 1,000sqm or more of office or retail space. However, this does not preclude the Council from seeking contributions or requiring certain works to be undertaken to off-set any specific impacts of the development. Given that the proposal is for the replacement of the existing science block with no anticipated material increase in pupil numbers, no specific impacts which would need to be off-set through section 106 contributions have been identified.

### **Sustainable development implications**

- 73 Strategic policy 13 of the core strategy 'High environmental standards' establishes the

following standards relevant to the proposed development:

- Community facilities including schools should achieve at least BREEAM 'very good';
- Major developments should achieve a 44% saving in carbon dioxide emissions above the building regulations from energy efficiency, efficient energy supply and renewable energy generation;
- Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy;
- Major developments must reduce surface water run-off by more than 50%;

- 74 A BREEAM pre-assessment indicator has been submitted with the application which states that the proposed development is likely to achieve a score of 71.62%, which equates to BREEAM 'excellent' and this is welcomed. A condition requiring post-completion certification to demonstrate that at least 'very good' has been achieved is recommended.
- 75 An energy assessment has been submitted which states that the proposal would achieve a 25% reduction in carbon dioxide emissions compared with the 2010 Building Regulations, which equates to a 44% reduction when compared with the 2006 Building Regulations and would comply with strategic policy 13. The proposal would achieve a 20% reduction in carbon dioxide emissions through the use of ground source cooling and photovoltaic panels, and a condition requiring detailed drawings of these elements is recommended.
- 76 No information has been submitted to address the surface water run-off requirement, therefore a condition requiring details of a SUDs scheme (sustainable urban drainage) is recommended.
- 77 Saved policy 3.3 of the Southwark Plan requires all planning applications for major developments to be accompanied by a sustainability assessment demonstrating that the economic, environmental and social impacts of the proposals have been addressed. The applicant has submitted an assessment and completed the Council's Sustainability assessment checklist to address this requirement. The investment in the school's science block would have economic benefits in terms of job creation during construction and would improve the facilities that the school can offer its pupils. The environmental and social impacts of the development are considered under the principle, amenity and sustainability sections of this report.

## **Ecology**

- 78 A preliminary ecological appraisal has been carried out and submitted with the application, which recommends that further survey work be carried out in relation to bats and amphibians (Great Crested Newts in this instance), both of which are protected species under the Wildlife and Countryside Act (1981). In light of the recommendations of the appraisal, Natural England had commented in the previous application 12-AP-3691 that permission should be refused unless these additional surveys are carried out.
- 79 In response to these comments further bat survey work were undertaken both to the existing building and the trees which are to be felled as a result of the proposal. The survey found no evidence of bats in the north, south and western wings of the science block, but a small amount of evidence in the condemned east wing. There is no opportunity for bats to roost or feed in the building therefore the report advises that the evidence of bats should be considered historic and that no further survey work is recommended. The trees that are to be felled were recorded as having a negligible or low potential for bats with no evidence that they were present in the trees. The

inclusion of bat boxes and new tree planting is recommended and tree felling must take place outside of the bird breeding season.

- 80 Two ponds within 500 metres of the site have been surveyed and are assessed as being unsuitable for great crested newts, therefore the report advises that no further action for this species is necessary. Both the original appraisal and the protected species assessment have been reviewed by the Council's Ecologist and are found to be acceptable, subject to a number of conditions which have been included in the draft recommendation.

### **Other matters**

- 81 Mayoral Community Infrastructure Levy (CIL)  
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.

Education uses are not CIL liable therefore no payment is due in this instance.

### **Conclusion on planning issues**

- 82 The proposed development would be acceptable in land use terms as it would provide an enhanced education facility for Dulwich College. Although the proposal represents a departure from saved policy 3.25 of the Southwark Plan relating to metropolitan open land, it is for the replacement of an existing building in a similar position on the site and the openness of the MOL would be preserved.
- 83 The demolition of the existing science block would be acceptable given the neutral contribution it makes to the area and its limitations in terms of structural stability and accessibility. The proposed replacement building as amended would be of an acceptable design which would preserve the setting of the grade II\* listed Barry building and the character and appearance of this part of the Dulwich Village Conservation Area. There would be no adverse impacts upon the amenities of neighbouring occupiers, no protected species would be adversely affected and replacement tree planting could be secured through a condition. No adverse transport impacts would occur, subject to the submission of a construction management plan and details of the relocated parking provision. In light of the above the scheme as proposed is considered to be a minor amendment to the permission 12-AP-3691 and it is recommended that planning permission should be granted for the scheme.

### **Community impact statement**

- 84 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 identified above.

c) The likely adverse or less good implications for any particular communities/groups



have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

- 87 Two letters of response have been received from neighbour consultation raising the following objections:

The building is in the same use but the building is materially larger than the one it replaces and therefore inappropriate development on MOL; the revised plan entails making the building higher and would obstruct the view of the old college building.

The concerns raised are covered in the Design section of the report.

### **Human rights implications**

- 88 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.

This application has the legitimate aim of providing education use. 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**

- 89 None

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2084-C Application file: 13/AP/4285 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 5729 Council website: www.southwark.gov.uk

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Wing Lau, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	27 February 2014	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	Yes	Yes
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	27 February 2014	

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 30.12.2013

**Press notice date:** 19.12.2013

**Case officer site visit date:** 30.12.2013

**Neighbour consultation letters sent:** 16.12.2013

### Internal services consulted:

Design and Conservation  
Transport Planning Team  
Urban Forester  
Ecology Officer  
Planning Policy

### Statutory and non-statutory organisations consulted:

Dept. for Communities & Local Government  
Greater London Authority  
English Heritage  
Natural England  
The Victorian Society  
The Dulwich Society

### Neighbours and local groups consulted:

16/12/2013	85 ALLEYN PARK LONDON SE21 8AA	12/12/2013
16/12/2013	83 ALLEYN PARK LONDON SE21 8AA	12/12/2013
16/12/2013	123 ALLEYN PARK LONDON SE21 8AA	12/12/2013
16/12/2013	95 ALLEYN PARK LONDON SE21 8AA	12/12/2013
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16/12/2013	119 ALLEYN PARK LONDON SE21 8AA	12/12/2013
16/12/2013	117 ALLEYN PARK LONDON SE21 8AA	12/12/2013
16/12/2013	11 BOWEN DRIVE LONDON SE21 8NS	12/12/2013
16/12/2013	1 BOWEN DRIVE LONDON SE21 8NS	12/12/2013
16/12/2013	29 ACACIA GROVE LONDON SE21 8ER	12/12/2013
16/12/2013	17 BOWEN DRIVE LONDON SE21 8NS	12/12/2013
16/12/2013	15 BOWEN DRIVE LONDON SE21 8NS	12/12/2013
16/12/2013	13 BOWEN DRIVE LONDON SE21 8NS	12/12/2013
16/12/2013	47 ALLEYN PARK LONDON SE21 8AT	12/12/2013
16/12/2013	99 ALLEYN PARK LONDON SE21 8AA	12/12/2013
16/12/2013	97 ALLEYN PARK LONDON SE21 8AA	12/12/2013
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16/12/2013	10 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	FLAT 2 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 19 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 18 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 5 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 4 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 3 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 14 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 13 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 12 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 17 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 16 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 15 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	BLEW HOUSE COLLEGE ROAD LONDON SE21 7LG	12/12/2013
16/12/2013	TIVERTON LODGE DULWICH COMMON LONDON SE21 7EW	12/12/2013
16/12/2013	ELM LAWN DULWICH COMMON LONDON SE21 7EW	12/12/2013
16/12/2013	THE ORCHARD DULWICH COMMON LONDON SE21 7EW	12/12/2013
16/12/2013	FLAT 1 THE CHESTNUTS DULWICH COMMON LONDON SE21 7EW	12/12/2013
16/12/2013	MARY DATCHELOR BUNGALOW HUNTS SLIP ROAD LONDON SE21 7LJ	12/12/2013
16/12/2013	FLAT 8 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 7 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 6 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	9 FERRINGS LONDON SE21 7LU	12/12/2013
16/12/2013	8 FERRINGS LONDON SE21 7LU	12/12/2013
16/12/2013	FLAT 9 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 11 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	2 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	18 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	17 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	5 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	4 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	3 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	13 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	12 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	11 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	16 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	15 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	14 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	NORTHCROFT DULWICH COMMON LONDON SE21 7EW	12/12/2013
16/12/2013	CLANDONS DULWICH COMMON LONDON SE21 7ES	12/12/2013
16/12/2013	1B ALLISON GROVE LONDON SE21 7ER	12/12/2013
16/12/2013	FLAT 10 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	FLAT 1 GAINSBOROUGH COURT COLLEGE ROAD LONDON SE21 7LT	12/12/2013
16/12/2013	IVYHOLM COLLEGE ROAD LONDON SE21 7LG	12/12/2013
16/12/2013	8 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	7 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	6 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013
16/12/2013	1A ALLISON GROVE LONDON SE21 7ER	12/12/2013
16/12/2013	48A COLLEGE ROAD LONDON SE21 7BA	12/12/2013
16/12/2013	9 TOLLGATE DRIVE LONDON SE21 7LS	12/12/2013

**Re-consultation:**

None

## APPENDIX 2

### Consultation responses received

#### Internal services

Design and Conservation - Note that the amendments have come about as part of the refinement of the detailed design and welcome the improvements to the consented scheme.

Transport Planning Team - The application will generate a minimal impact on the performance and safety of the surrounding highway network.

Urban Forester - The proposed minor amendments do not appear to include changes to landscaping or require additional tree removal. However, given the tree loss already consented any reduction in landscape provision is not acceptable should the proposed amendments affect this.

Ecology Officer - No comments received from this application, but previous comments under permission 12-AP-3691 still stands. Ecology Officer agrees with the findings of The Preliminary Ecology Appraisal and its recommendations. The recommendations in chapter 5 of the Preliminary Ecology Appraisal are best dealt with by planning conditions.

Planning Policy - No comments received.

#### Statutory and non-statutory organisations

Dept. for Communities & Local Government - No comments have been received.

Greater London Authority - No comments have been received on this application at the time of writing, but a summary of their previous comments under ref 12-AP-3691 are included below for reference:

The application details have been assessed and it is considered that in the context of paragraph 89 of the NPPF, the proposed development represents an insignificant percentage increase in built footprint across the site and would not have a greater impact on the open character of the MOL than the existing development. The application therefore does not raise any new strategic planning issues.

Taking the above comments into consideration the Mayor of London does not need to be consulted further on this application. The Council may therefore proceed to determine the application without further reference to the GLA, but a copy of any decision notice and section 106 agreement is requested.

English Heritage - No comments received from this application.

Natural England - No comments received from this application.

The Victorian Society - No comments received from this application.

The Dulwich Society - No comments received from this application.

#### Neighbours and local groups

One letter received from a local resident raising the following concerns: The application is for a replacement of a building, the building is in the same use but the building is materially larger than the one it replaces and therefore is inappropriate development on

Metropolitan Open Land.

One letter received from a local resident raising the following concerns: Objected to the height of the previous plan; this revised plan entails makin the building higher and would obstruct the view of the old college building.