
RECOMMENDATION

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. Yiend Dulwich College	Reg. Number	13/AP/4285
Application Type	S.73 Vary/remove conds/minor alterations	Case Number	TP/2084-C
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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:

- Increase in building height
- Increase in extent of roof top plant screens
- 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

- 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 COLLEGE, DULWICH COMMON, LONDON, SE21 7LG

In accordance with application received on 02/12/2013

and Applicant's Drawing Nos. EXL00102; EXL00202; EXL00302; EXL10103; EXL20103; EXL20203; EXL20302; EXL20402; EXL30103; GA_100 Rev B; GAL00106; GAL00210; GAL10120; GAL10220; GAL20109; GAL20209; GAL20301; GAL20401; SEL30302; SEL30110; SEL30211; GA_100 Rev C; GAL00108; GAL00212; GAL10122; GAL10222; GAL20111; GAL20211; GAL20303; GAL20403; SEL30113; SEL30213; SEL30304; Full Planning and Conservation Area Consent document (containing Design and Access and Heritage Statement) November 2013, Scientific Adventure document, Structural Engineering Stage D Report, Addendum to structural report dated 29th November 2013, Energy Assessment, BREEAM Pre-Assessment, Sustainability Assessment Checklist, Preliminary Ecological Appraisal, Protected Species Assessment, Aborigicultural Impact Assessment.

Subject to the following twelve 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:

GA_100 Rev C; GAL00108; GAL00212; GAL10122; GAL10222; GAL20111; GAL20211; GAL20303; GAL20403; SEL30113; SEL30213; SEL30304

Reason:

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

Pre-commencement conditions - the details required to be submitted for approval by the conditions listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - wheel washing facilities
 - measures to control the emission of dust and dirt during construction
 - a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance and to ensure that there would be no adverse transport impacts during construction, in accordance with saved policies 3.2 'Protection of Amenity' and 5.2 'Transport impacts' of The Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 A plan showing the relocation of 13 parking spaces from outside the existing science block to elsewhere within the hard-surfaced areas around the college buildings shall be submitted to and approved (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority. The new parking spaces shall be provided in accordance with the details thereby approved prior to the commencement of phase 2 of the development.

Reason

To ensure that there would be no overspill parking onto landscaped areas of the site or onto the surrounding streets, in accordance with saved policies 3.18' Setting of listed buildings, conservation areas and world heritage sites' and 5.6 'Car parking' of the Southwark Plan and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 5 Prior to the commencement of development, detailed section drawings (scale 1:5 and 1:10) of the following elements shall be submitted to and approved (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

- rooflights;
- lift and plant housing enclosures and screens;
- fenestration and doors;
- cladding panel system including any artistic adornments;
- solar screen to auditorium; and
- coping/ roof edge detail.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the conservation area in accordance with the NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved 3.12 Quality in Design; 3.13 Urban Design; and 3.16 Conservation Areas, 3.18 Setting of Listed Buildings and 3.25 Metropolitan Open Land of The Southwark Plan July 2007.

- 6 Prior to the commencement of development, material samples and sample boards of the following shall be submitted to and approved (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

- cladding panel inlays (terracotta and concrete);
- plant and lift metal cladding;
- bronze anodised aluminium (cladding system, windows, doors);
- obscure glazing for spandrel panel;
- terracotta solar screen; and
- landscaping materials (limestone plinth, Yorkstone trim, stone planters and benches, resin bonded gravel).

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with the NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policies: 3.12 Quality in Design; 3.13 Urban Design 3.16 Conservation areas, 3.18 Setting of Listed Buildings and 3.25 Metropolitan Open Land of The Southwark Plan 2007.

- 7 Prior to the commencement of development, detailed drawings of the solar panels (scale 1:10) and ground source cooling equipment (scale 1:100) shall be submitted to and approved (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the equipment shall be installed and fully operational prior to the occupation of the building.

Reason:

In order that the Local Planning Authority may be satisfied as to the energy efficiency measures and sustainability of the development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 8 Prior to the commencement of development, a sustainable urban drainage (SUDS) scheme for the development detailing how surface water run-off will be mitigated and managed shall be submitted to and approved (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To minimise surface-water run-off from the development, as required by Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

Commencement of works above grade - the details required to be submitted for approval by the condition 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.

- 9 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (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 (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority. Cross sections shall be provided showing planting specifications to provide sufficient soil rooting beneath hard surfacing, and tree planting such that a minimum of 832cm stem girth is provided within the red line application area.

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. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 (2012) Trees in relation to construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 10 No less than 4 nesting boxes and 4 bat bricks/tubes shall be provided within the red line site area, details of which including their exact location and specification shall be submitted to and approved (unless otherwise discharged

pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the nesting boxes and bat bricks provided prior to the first occupation of the building.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy (2011)

- 11 Prior to the occupation of the development, a post construction BREEAM assessment demonstrating how the building has achieved a minimum of 'very good' shall be submitted to and approved (unless otherwise discharged pursuant to application 12-AP-3691 dated 13.02.2013) in writing by the Local Planning Authority.

Reason:

In order that the Local Planning Authority may be satisfied as to the energy efficiency measures and sustainability of the development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

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

- 12 The tree protection measures shall be installed and retained throughout the period of the works in accordance with the details contained in the Arboricultural Impact Assessment report by SJ Stephens dated 12/11/2012. This shall include site supervision as described in section 4.10 of the report. Protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester under the supervision of the developer's appointed arboriculturalist. Within tree root protection areas any excavation must be dug by hand such that any roots found to be greater than 25mm in diameter are retained and worked around. 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)'.

All works must adhere to BS5837: Trees in relation to demolition, design and construction (2012) and BS3998: Recommendations for tree work (2010). 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 proposed development will preserve and enhance the visual amenities of the locality and will be designed for maximum benefit of screening, local biodiversity and adaptation to climate change in accordance with Policy 2.18 Green Infrastructure, Policy 5.1 Climate Change Mitigation, Policy 5.10 Urban Greening, Policy 7.4 Local Character, and Policy 7.21 Trees and Woodlands of the London Plan 2011; Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and conservation, and Strategic Policy 13 High environmental standards; and Saved Policy 3.28 Biodiversity and Policy 3.2 Protection of amenity of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.