

Item No. 7.1	Classification: OPEN	Date: 15 October 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/1133 for: Full Planning Permission Address: DULWICH COLLEGE PREPARATORY SCHOOL, 42 ALLEYN PARK, LONDON SE21 7AA Proposal: Reconfiguration of existing parking and play areas to provide new parking and play space layout, and new refuse vehicle and minibus delivery area with new cycle parking, hard and soft landscaping and boundary treatment.		
Ward(s) or groups affected:	College		
From:	Head of Development Management		
Application Start Date 30/04/2014		Application Expiry Date 25/06/2014	
Earliest Decision Date 31/05/2014			

RECOMMENDATION

- 1 That the application is referred to the planning sub-committee for consideration at the request of ward councillors; and that planning permission be granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 2 The application site is the Dulwich Preparatory School (Dulwich Prep) school campus which is located on Alleyn Park and comprises a variety of interconnected buildings of varying ages and architecture. It covers an area of 1.9 hectares (Ha). It is to the south of the Dulwich Colleges, which is not part of this school.
- 3 The site is within the suburban density zone as designated in the core strategy.
- 4 Following negotiations and discussions with the applicant, the scheme has been amended so that the area around the Mary Datchelor Fields has been removed from the application site. Mary Datchelor Fields is in Metropolitan Open Land (MOL) and since its removal from the application, all the works proposed would be within the main school campus.
- 5 The entrance to the school is via Alleyn Park (west of the site) which is site frontage and currently used for staff vehicle parking and incorporates areas of soft landscaping. The section to the north is currently used as play space for the lower school.
- 6 The school is bounded by residential properties to the north, east and west. The Kingsdale School immediately adjoins the application site to the south.

Details of proposal

- 7 The applicant proposes to reconfigure the existing parking and play areas to provide new parking and play space layout.
- 8 Following discussions with the applicant the plans have been revised so that the parking initially proposed at Mary Datchelor Fields are removed from the plans. The existing parking for staff would go from an original 45 spaces to 32 spaces. This is a loss of 17 spaces overall.
- 9 The new layout would utilise the existing access points from the public highway. New gates and barriers are proposed at these points. There are many points of entry/exit for the school and all come off from Alleyn Park. There are two main vehicular access for the staff (marked as Entrance 6) and the entrance that leads to the minibus/refuse/ delivery area (marked as Entrance 1 on the plans).
- 10 A pedestrian entrance for the middle and upper school parent pick up/drop off is proposed and the existing gates are to be retained. Another pedestrian entrance for lower school parents is proposed to the northern part of the site.

Planning history

- 11 04/AP/1003 Application type: Full Planning Permission (FUL)
Erect new two storey height sports hall; erect single storey link extension to existing buildings and two storey extension and alterations to existing swimming pool buildings.
Decision date 15/04/2005 Decision: Grant (GRA)

05/AP/2527 Application type: Full Planning Permission (FUL)
Erection of an extension at eastern end of swimming pool building to accommodate new pool plant rooms and store.
Decision date 27/01/2006 Decision: Grant (GRA)

06/AP/2420 Application type: Full Planning Permission (FUL)
Alterations and extensions to existing classroom block including formation of pitched roofs and new windows (proposals encompass works approved in application 03-AP-1147, which was for extensions at first floor level and alterations to the existing building to provide two additional classrooms and an enclosed means of escape staircase).
Decision date 12/03/2007 Decision: Granted (GRA)

07/AP/0792 Application type: Approval of Details - Article 30 DMPO (AOD)
Details of material pursuant to condition 2 of planning permission dated 12/03/2007 (LBS Reg No: 06-AP-2420) for alterations and extensions to existing classroom block including formation of pitched roofs and new windows (proposals encompass works approved in application 03-AP-1147, which was for extensions at first floor level and alterations to the existing building to provide two additional classrooms and an enclosed means of escape staircase).
Decision date 30/04/2007 Decision: Refused (REF)

07/AP/1203 Application type: Approval of Details - Article 30 DMPO (AOD)
Details of material pursuant to condition 2 of planning permission dated 12/03/2007 (LBS Reg No: 06-AP-2420) for alterations and extensions to existing classroom block including formation of pitched roofs and new windows (proposals encompass works approved in application 03-AP-1147, which was for extensions at first floor level and alterations to the existing building to provide two additional classrooms and an enclosed means of escape staircase).

Decision date 12/06/2007 Decision: Granted (GRA)

08/AP/2187 Application type: Full Planning Permission (FUL)

A two storey extension to an existing classroom block and the replacement of an existing canopy with a similar structure.

Decision date 20/10/2008 Decision: Granted (GRA)

08/AP/2312 Application type: Full Planning Permission (FUL)

Two storey extension, including external alterations, to the existing Music Hall.

Decision date 17/11/2008 Decision: Granted (GRA)

09/AP/0298 Application type: Full Planning Permission (FUL)

A curved entrance area with flat roof to the annexe building, to provide additional facilities in connection with the school.

Decision date 14/04/2009 Decision: Granted (GRA)

09/AP/0741 Application type: Full Planning Permission (FUL)

External canopy outside dining hall entrance of school.

Decision date 30/06/2009 Decision: Granted (GRA)

10/AP/0732 Application type: Full Planning Permission (FUL)

An alteration to a previously approved scheme under application 08/AP-2312. Two storey extension to the existing music school, in the form of a new entrance and atrium, along with a ground floor external colonnade and a first floor walkway.

Decision date 18/05/2010 Decision: Granted (GRA)

11/AP/1825 Application type: Full Planning Permission (FUL)

Erection of new three storey infill section between an existing 1980s classroom block and an existing Victorian building, to provide a new entrance to Lower School section on the ground floor, and to provide new areas of cloak spaces for the pupils on the first and second floors.

Decision date 02/08/2011 Decision: Granted (GRA)

11/AP/1881 Application type: Full Planning Permission (FUL)

Change of use of land associated with Class C3 dwellinghouse to class D1 (Non-Residential Education) and erection of a boiler house to serve Dulwich College Preparatory School on associated land.

Decision date 10/08/2011 Decision: Granted (GRA)

11/AP/4179 Application type: Approval of Details - Article 30 DMPO (AOD)

Details of Condition 4 Acoustic commissioning survey as required by application LBS ref 11-AP-1881 for the (Change of use of land associated with class C3 dwellinghouse to class D1 (Non-Residential Education) and erection of a boiler house to serve Dulwich College Preparatory School on associated land)

Decision date 23/04/2012 Decision: Granted (GRA)

13/AP/0549 Application type: Prior Approval (PRAP)

Demolition of part single-storey, part two-storey Maintenance Building.

Decision date 15/04/2013 Decision: Prior Approval Required - Approved (PARA)

13/AP/0551 Application type: Full Planning Permission (FUL)

Erection of part two, part three storey building (between no.38 and no.40) to accommodate science and technology classes with ancillary rooms together with alterations and extension to existing building (no.38).

Decision date 09/05/2013 Decision: Granted (GRA)

Planning history of adjoining sites

- 12 The most relevant planning history is the adjacent school: Kingsdale Foundation School

02-CO-2113

Planning permission granted 10/04/2003 for: creation of new staff car park for 33 cars.

04-CO-0090

Planning permission granted 04/01/2005 for:
Enlargement and resurfacing of existing staff car park and erection of two metal fences between school building and existing boundary fence

06-CO-0001

Planning permission granted 22/03/2006 for:
Conversion of existing hard and soft landscaped north playground into all weather football pitch with retaining walls, grass haunchings and steps to form level site, plus surrounding mesh fence and gates and associated hard and soft landscaping

06-CO-0043

Planning permission refused 17.09.2007 for:
Conversion of existing hard and soft landscaped north playground into all weather youth football pitch with limited quantity of retaining walls, grass haunchings, steps and ramps to form level site plus surrounding mesh fence and gates. Construction of associated hard and soft landscaping (REVISED APPLICATION)

06-CO-0062

Planning permission granted 29/08/2006 for:
Conversion of existing hard and soft landscaped north playground in all weather youth football pitch with limited quantity of retaining walls, grass haunchings, steps and ramps to form level site plus surrounding mesh fence and gates. Construction of associated hard and landscaping. (REVISED APPLICATION)

08-CO-0060

Planning permission granted 22/06/2009 for:
Conversion of hard and soft landscaped north playground into all-weather youth football pitch and 60 metre sprint running track with limited quantity of retaining walls, grass haunchings and ramps to form level site plus surrounding mesh fence and gates to pitch; associated hard and soft landscaping.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 13 The main issues to be considered in respect of this application are:
- a) Principle of development
 - b) Impact of development on the amenity of adjoining occupiers
 - c) Impact of development on visual amenity
 - d) Transport issues

Planning policy

- 14 National Planning Policy Framework (the Framework)
4. Promoting sustainable transport
 7. Requiring good design

12. Conserving and enhancing the historic environment

London Plan July 2011 consolidated with revised early minor alterations October 2013

- 15 Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.4 - Local character
- Policy 7.21 - Trees and woodlands

Core Strategy 2011

- 16 Strategic Policy 1 - Sustainable development
- Strategic Policy 2 - Sustainable transport
- Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 12 - Design and conservation
- Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

- 17 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.

3.1 Environmental Effects

3.2 Protection of Amenity

3.11 Efficient use of land

3.12 Quality in Design

3.13 Urban Design

5.2 Transport impacts

5.3 Walking and cycling

5.6 Car parking

Principle of development

- 18 The application has been amended so that the existing hard surfaced area in Mary Datchelor Fields is now omitted from the scheme. This is in response to officers' concerns that the proposed replacement car parking at Mary Datchelor Fields would constitute inappropriate development on MOL and would impact on its openness, contrary to planning policies.
- 19 The revised plans show the resurfacing and reconfiguration of the staff parking and play area within the main school campus. The proposal would merely involve landscaping works and installation of play equipment and new boundary treatment for

a school. There is no change of use and there is no new use introduced to this site. The issue with MOL is no longer a concern for officers. As such, there is no objection in principle in land use terms. This is subject to there being no adverse harm on the local amenity, the character and appearance of the area and no harm on the local highway network, which is discussed below.

Environmental impact assessment

- 20 None is required for the size of the development.

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

- 21 The proposed landscaping works would be wholly within the main school campus. There are no new buildings proposed that would impact on neighbouring residents' daylight, sunlight and outlook.
- 22 The proposed new play equipment comprise of earth mounds, tunnels, climbing frame and connecting bridge and these are all within the site and are not in close proximity to adjoining neighbours on Alleyn Park. As such, the play equipment would not be overbearing on neighbours.
- 23 The installation of play equipment may have the potential to create more noise and disturbance to the neighbours opposite on Alleyn Park, but it is noted that this is for the lower school and will only be used during break times and lunch times. Furthermore, the number of equipment is not excessive. The play equipment would be approximately 35m away from the nearest neighbour opposite. Given that there is some considerable separation distance and the equipment is used for short period of time during the day and not evening, the noise associated with the play area would not impact on neighbours' amenity.
- 24 The applicant has submitted a playground noise impact assessment, which provides an assessment of predicted noise levels from the proposed playground comparing these to noise levels measured at the site. It concludes that the relocation of the lower school playground to the proposed location will not produce an adverse noise impact on the residencies along Alleyn Park.
- 25 The affected properties have front gardens facing the school and are in the majority of cases used for car parking and therefore considered less sensitive to noise than rear gardens. It should also be noted that the Kingsdale Foundation School located adjacent has a playing field facing residential properties, which is used throughout the school day. In comparison, the limited times of use of the proposed playground at Dulwich Prep school will be less than this. The council's environmental protection team (EPT) has suggested a condition to ensure that private and communal external amenity areas be designed to attain a certain noise limit. However, it is considered unreasonable to require the applicant to carry out such measures on external amenity space at neighbouring residential properties. The proposed playground is relocated from Bowen Drive (which faces residential properties) to Alleyn Park and it is not an introduction of a new use to the site.
- 26 In light of this, it is considered that the noise impact of the new playground would not be significant to cause adverse harm on neighbouring residents and would comply with Strategic Policy 13 of the core strategy and Saved Policy 3.2 of the Southwark Plan.

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

- 27 The proposed playground and parking is within the existing school (D2 Class use) and does not introduce a new use to this mixed residential and educational uses of this part of Dulwich. The proposal therefore does not impact on nearby uses.

Transport issues

- 28 The site is not located within either the central activities zone (CAZ) or a controlled parking zone (CPZ).
- 29 There is no statutory parking standard for staff at schools and therefore is assessed on a case-by-case basis. It is noted however, that the site has a low PTAL rating (Level 2) and there is therefore some expectation of off-street staff parking on site.
- 30 The original proposal as submitted would have resulted in the loss of 17 No. parking spaces from the existing provision at the school site. The original plan to use Datchelor Fields to cater for overflow car parking now been abandoned and displaced vehicles will be accommodated on street. The latest proposals now replace 10 No. parking spaces on the site; 9 No. spaces within the refuse/minibus area (to the rear) and 1 No. additional; space in the staff parking at the south of the site. In total, the site would provide 27 No. staff parking bays and 5 No. visitor bays. Overall, the loss of parking provision as a result of the proposed development is 7 No. spaces.
- 31 The surrounding area is not located within a CPZ, there for no mechanism is available to control over spill parking. Site visits carried out by the council's transport planning team have shown that during school drop-off and collection and drop-off times on street parking demand is above available capacity, However, outside of these times on street parking is readily available. The applicants have conducted a parking survey of the surrounding area at peak times of parking demand associated with the school (school drop-off and collection times). The survey shows that there is a minimum of 53 spaces available within the survey area. It is worth nothing that the sections of the highway immediately surrounding the school are at capacity, however the further away from the school the more free space is available to park on street. It is considered that a sufficient level of kerb side parking is available to protect existing residents parking amenity within the full survey area.
- 32 Swept paths have been submitted showing a range of vehicles entering and exiting the site in a forward gear. Specific parking has been provided for coaches and emergency vehicles and no access will be permitted for parental drop off in association with the development.
- 33 In light of the above, it is not considered that the proposal would significantly impact on the local highway network and would not lead to hazards for locals or children and would not increase accidents. This on street capacity suitably protects existing residents on street parking amenity during peak times of school usage.
- 34 The proposal would therefore comply with strategic policy 2 of the core strategy and saved policy 5.2 of the Southwark Plan.

Design issues

- 35 The proposal would not create new buildings or extensions. The reconfiguration of the playground and car park would mean some loss of soft landscaping, but it is not to an extent that would have a significant visual impact on the character of the area or streetscene.

- 36 Works to the front (west) of the school are more visually evident from Alleyn Park, but the existing trees would provide a soft edge and the new boundary treatment (dwarf brick wall and black railing) would help create a more complete frontage treatment. Artificial grass surface is proposed to the new lower school playground, which was previously hardstanding.
- 37 The area to the north, which would contain the parking for future mini buses, some staff parking and servicing yard would be screened from Bowen Drive by tall hedges on the boundary.
- 38 The proposed climbing frame is set back from the pavement edge and there is a line of hedges that would screen this part of the playground. The climbing frame is mainly constructed from timber and is not of a significant size or scale that would be detrimental to the character and appearance of the area and would not cause adverse harm on the streetscape.
- 39 The proposal would therefore comply with Strategic Policy 12 of the core strategy and Saved Policies 3.12 and 3.13 of the Southwark Plan.

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

- 40 The site is not within a conservation area and is not within the setting of any listed buildings.

Impact on trees

- 41 No trees are proposed to be removed as part of the proposal. The retention of the trees would help to soften the boundary with the pavement and would screen some of the play equipment. A condition will be imposed to ensure that the trees shown to be retained would be replaced if it is removed, uprooted, is destroyed or dies.
- 42 There are boulders proposed within the playground and these boulders are simply large rocks, rested on the ground. They will not impact upon the tree roots in any way.
- 43 However, a landscape condition is required to ensure suitable details are provided such that any new planting is suitable. Cross sections are also required of the new wall and its effect on hedging.
- 44 Subject to conditions, the proposal is acceptable in respect of trees and landscaping.

Planning obligations (S.106 undertaking or agreement)

- 45 Due to the scale and type of the development, the proposal does not trigger any s106 financial contributions.

Other matters

- 46 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The type of development proposed does not trigger any CIL payment.

Environmental effects

- 47 The EPT has suggested conditions relating to site contamination reports and remediation strategies and the submission of a construction management plan. However, Officers consider that the scale and size of development does not justify a construction management plan. The site is already used for car parking and playground and it is not considered that there would be contaminants present on site.

Conclusion on planning issues

- 48 The proposed development would not significantly impact on neighbour's residential amenity and with appropriate planning conditions would not adversely harm the streetscape. The loss of 7 No. spaces overall is not considered to impact on the local highway network as sufficient on-street parking is available. The removal of the Mary Datchelor Playing Fields from the scheme would not raise any MOL issues. The proposed development is therefore considered acceptable overall and is recommended for approval.

Community impact statement

- 49 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: None

Consultations

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

Consultation replies

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

Summary of consultation responses

- 52 A total of 34 No. letters were received from local residents with the following reasons:
- having additional car park belonging to the staff would be inappropriate; the proposal would reduce the spaces available to residents;
 - there is little capacity for parking on surrounding streets at present; there would be an increase of 'double parking';
 - increased traffic would present a real hazard to the children that live there; would increase accidents;
 - impact on school coaches likely to be delayed by cars parking near the pedestrian islands;
 - the transport statement refers to a parking survey commissioned in March 2014 where road works were carried out at the Paxton Green end of Alleyn Park and may skew the results of the parking survey and question the validity of the applicant's parking study;
 - the study should be carried out during term time when there are no major road works restricting traffic flow;
 - the subject school is adjacent to Kingsdale School and the current parking requirements and dropping off arrangements are already severely inadequate for two large schools; alternative for employee parking can be provided by the school

- at the adjacent playing field (Mary Datchelor playing fields);
- believes that the Council has been negligent in its planning consultation with neighbouring properties; noise and inconvenience from additional parking;
- damage to road surface over time;
- use of road that is non-adopted and the residents would have to pay for maintenance;
- works to the school has already started on site without planning consent which is unacceptable;
- the application should be refused until alternative parking is proposed and require a green travel plan to show how it intends to reduce staff numbers driving to work;
- fear that the trees fronting Alleyn Park would be cut down and an application made for further development on the existing playground;
- noise from the playground;
- the council has not intervened on the works already being carried out on the site;
- the proposal would lead to noise and air pollution; the decision should be made in a public forum and not delegated;
- the council should carry out parking enforcement should permission be granted possible noise reduction measures to be taken as a condition of planning permission;
- the playground surface and boundary fencing should incorporate noise absorption measures;
- the front would not be in keeping with the rest of Alleyn Park;
- the proposal should provide visual screen hedge;
- the roads could become 'private' car parks.

53 Officer response:

The comments relating to parking and traffic are covered in the transport section of this report. Noise and disturbance concerns are addressed under the impact on amenity section of the report.

- 54 The concerns raised also relate to the time that the parking survey was carried out. Site visits by the transport planning officer have shown that during school drop off and collection and drop off times on street parking demand is above available capacity. However out side of these times on street parking is readily available. The applicants have conducted a parking survey of the surrounding area at peak times of parking demand associate with the school (school drop off and collection times).
- 55 Objections were raised regarding the consultation process and that the reconsultation exercise was carried out during school holidays and that some residents at Little borne and Rouse Gardens were not consulted. The application site is at least 390 metres from Little Bornes and the council has consulted all adjoining properties. The Council has therefore fulfilled its statutory requirements in respect of consultation.
- 56 The applicant had advised the council in late July that they intended to proceed with elements of the project under permitted development rights. Permitted development rights enable certain works to be undertaken within school sites and on boundaries adjacent to the highway without the need for planning consent from the local authority. Works carried out on site by the applicant is at their own risk.
- 57 The alternative parking at Mary Datchelor fields is no longer part of the application and as discussed above, the use of the fields for car parking would negatively impact on the openness of the MOL.
- 58 Concerns relating to any future loss of trees would be addressed by a condition to retain existing trees on site.

- 59 Comments relating to the maintenance of the road is not a planning consideration.
- 60 One letter received from adjacent Kingsdale School with the following comments on the original plans:
- There is currently in place a legal agreement between Kingsdale School and Dulwich College Preparatory School with respect to the equitable use of facilities at Mary Datchelor Playing Fields;
 - Kingsdale has been given assurances that the proposal for parking at Mary Datchelor Fields would be amended and continue to allow them to have equitable use and availability in accordance with current arrangements;
 - Kingsdale staff and students should be given equal access/egress to all entrances/exists at the Mary Datchelor site.
- 61 Officer response: The proposal has since been amended so that the area on Mary Datchelor Fields is now removed from the application and therefore the above comments are no longer applicable in this instance.
- 62 One letter received from local resident supporting the scheme, in particular:
- the attempts to provide more cycle parking so that people are encouraged to travel by bike along this road.

Human rights implications

- 63 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.
- 64 This application has the legitimate aim of providing improvement to 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

- 65 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2549-42	Chief executive's department	Planning enquiries telephone: 020 7525 5403
Application file: 14/AP/1133	160 Tooley Street	Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents	London SE1 2QH	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	Recommendations

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Wing Lau, Senior Planning Officer	
Version	Final	
Dated	2 October 2014	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, 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	2 October 2014	

Consultation undertaken

Site notice date: 06/05/2014

Press notice date: 08/05/2014

Case officer site visit date: 06/05/2014

Neighbour consultation letters sent: 02/05/2014

Internal services consulted:

Design Surgery
Environmental Protection Team
Parks & Open Spaces
Transport Planning Team
Urban Forester

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

12 Morkyns Walk Alleyn Park SE21 8BG	41 Alleyn Park London SE21 8AT
2 Morkyns Walk Alleyn Park SE21 8BG	35 Alleyn Park London SE21 8AT
3 Morkyns Walk Alleyn Park SE21 8BG	29 Alleyn Park London SE21 8AT
11 Morkyns Walk Alleyn Park SE21 8BG	31 Alleyn Park London SE21 8AT
37a Alleyn Park London SE21 8AT	33 Alleyn Park London SE21 8AT
1 Morkyns Walk Alleyn Park SE21 8BG	25 Bowen Drive London SE21 8NS
10 Morkyns Walk Alleyn Park SE21 8BG	18 Bowen Drive London SE21 8PN
4 Morkyns Walk Alleyn Park SE21 8BG	20 Bowen Drive London SE21 8PN
9 Morkyns Walk Alleyn Park SE21 8BG	22 Bowen Drive London SE21 8PN
Kingswood Lodge Bowen Drive SE21 8NS	9 Bowen Drive London SE21 8NS
Kingsdale Foundation School Alleyn Park SE21 8SQ	53 Bowen Drive London SE21 8NS
8 Morkyns Walk Alleyn Park SE21 8BG	55 Bowen Drive London SE21 8NS
5 Morkyns Walk Alleyn Park SE21 8BG	7 Bowen Drive London SE21 8NS
6 Morkyns Walk Alleyn Park SE21 8BG	24 Bowen Drive London SE21 8PN
7 Morkyns Walk Alleyn Park SE21 8BG	34 Bowen Drive London SE21 8PN
54 Alleyn Park London SE21 8SF	36 Bowen Drive London SE21 8PN
56 Alleyn Park London SE21 8SF	38 Bowen Drive London SE21 8PN
58 Alleyn Park London SE21 8SF	32 Bowen Drive London SE21 8PN
52 Alleyn Park London SE21 8SF	26 Bowen Drive London SE21 8PN
46 Alleyn Park London SE21 8SF	28 Bowen Drive London SE21 8PN
48 Alleyn Park London SE21 8SF	30 Bowen Drive London SE21 8PN
50 Alleyn Park London SE21 8SF	33 Bowen Drive London SE21 8NS
60 Alleyn Park London SE21 8SF	35 Bowen Drive London SE21 8NS
70 Alleyn Park London SE21 8SF	37 Bowen Drive London SE21 8NS
31a Alleyn Park London SE21 8AT	31 Bowen Drive London SE21 8NS
33a Alleyn Park London SE21 8AT	27 Bowen Drive London SE21 8NS
68 Alleyn Park London SE21 8SF	29 Bowen Drive London SE21 8NS
62 Alleyn Park London SE21 8SF	3 Bowen Drive London SE21 8NS
64 Alleyn Park London SE21 8SF	39 Bowen Drive London SE21 8NS
66 Alleyn Park London SE21 8SF	49 Bowen Drive London SE21 8NS
Kingswood Playgroup Bowen Drive SE21 8NS	5 Bowen Drive London SE21 8NS
Flat 26 Atwood House Kingswood Estate SE21 8NT	51 Bowen Drive London SE21 8NS
Flat 27 Atwood House Kingswood Estate SE21 8NT	47 Bowen Drive London SE21 8NS
Flat 28 Atwood House Kingswood Estate SE21 8NT	41 Bowen Drive London SE21 8NS
Flat 25 Atwood House Kingswood Estate SE21 8NT	43 Bowen Drive London SE21 8NS
Flat 22 Atwood House Kingswood Estate SE21 8NT	45 Bowen Drive London SE21 8NS
Flat 23 Atwood House Kingswood Estate SE21 8NT	Flat 19 Gainsborough Court SE21 7LT
Flat 24 Atwood House Kingswood Estate SE21 8NT	Flat 18 Gainsborough Court SE21 7LT

Flat 3 Atwood House Kingswood Estate SE21 8NT
Flat 8 Atwood House Kingswood Estate SE21 8NT
Flat 9 Atwood House Kingswood Estate SE21 8NT
Flat 7 Atwood House Kingswood Estate SE21 8NT
Flat 4 Atwood House Kingswood Estate SE21 8NT
Flat 5 Atwood House Kingswood Estate SE21 8NT
Flat 6 Atwood House Kingswood Estate SE21 8NT
Flat 12 Atwood House Kingswood Estate SE21 8NT
Flat 13 Atwood House Kingswood Estate SE21 8NT
Flat 14 Atwood House Kingswood Estate SE21 8NT
Flat 11 Atwood House Kingswood Estate SE21 8NT
Flat 1 Atwood House Kingswood Estate SE21 8NT
Flat 10 Atwood House Kingswood Estate SE21 8NT
Flat 15 Atwood House Kingswood Estate SE21 8NT
Flat 2 Atwood House Kingswood Estate SE21 8NT
Flat 20 Atwood House Kingswood Estate SE21 8NT
Flat 21 Atwood House Kingswood Estate SE21 8NT
Flat 19 Atwood House Kingswood Estate SE21 8NT
Flat 16 Atwood House Kingswood Estate SE21 8NT
Flat 17 Atwood House Kingswood Estate SE21 8NT
Flat 18 Atwood House Kingswood Estate SE21 8NT
40 Bowen Drive London SE21 8PN
61 Alleyn Park London SE21 8AT
63 Alleyn Park London SE21 8AT
23 Alleyn Park London SE21 8AU
49 Alleyn Park London SE21 8AT
43 Alleyn Park London SE21 8AT
45 Alleyn Park London SE21 8AT
47 Alleyn Park London SE21 8AT
1 Bowen Drive London SE21 8NS
19 Bowen Drive London SE21 8NS
21 Bowen Drive London SE21 8NS
23 Bowen Drive London SE21 8NS
17 Bowen Drive London SE21 8NS
11 Bowen Drive London SE21 8NS
13 Bowen Drive London SE21 8NS
15 Bowen Drive London SE21 8NS
Dulwich College Preparatory School 42 Alleyn Park SE21 7AA
25 Alleyn Park London SE21 8AT
Flat 3 38-42 Alleyn Park SE21 7AA
Flat 1 38-42 Alleyn Park SE21 7AA
Flat 2 38-42 Alleyn Park SE21 7AA
27 Alleyn Park London SE21 8AT
37 Alleyn Park London SE21 8AT
39 Alleyn Park London SE21 8AT

Flat 17 Gainsborough Court SE21 7LT
Flat 4 Gainsborough Court SE21 7LT
Flat 3 Gainsborough Court SE21 7LT
Flat 2 Gainsborough Court SE21 7LT
Flat 16 Gainsborough Court SE21 7LT
Flat 12 Gainsborough Court SE21 7LT
Flat 11 Gainsborough Court SE21 7LT
Flat 10 Gainsborough Court SE21 7LT
Flat 15 Gainsborough Court SE21 7LT
Flat 14 Gainsborough Court SE21 7LT
Flat 13 Gainsborough Court SE21 7LT
1 Hunts Slip Road London SE21 7LJ
Mary Datchelor Bungalow Hunts Slip Road SE21 7LJ
9 Ferrings London SE21 7LU
Toll Gate College Road SE21 7HH
Mary Datchelor Playing Field Hunts Slip Road SE21 7LJ
8 Ferrings London SE21 7LU
Flat 7 Gainsborough Court SE21 7LT
Flat 6 Gainsborough Court SE21 7LT
Flat 5 Gainsborough Court SE21 7LT
7 Ferrings London SE21 7LU
Flat 9 Gainsborough Court SE21 7LT
Flat 8 Gainsborough Court SE21 7LT
11 Tollgate Drive London SE21 7LS
10 Tollgate Drive London SE21 7LS
1 Tollgate Drive London SE21 7LS
14 Tollgate Drive London SE21 7LS
13 Tollgate Drive London SE21 7LS
12 Tollgate Drive London SE21 7LS
75 College Road London SE21 7HH
The Old Sanatorium Hunts Slip Road SE21 7LJ
18-19 Gainsborough Court College Road SE21 7LT
7 Tollgate Drive London SE21 7LS
6 Tollgate Drive London SE21 7LS
5 Tollgate Drive London SE21 7LS
Flat 1 Gainsborough Court SE21 7LT
9 Tollgate Drive London SE21 7LS
8 Tollgate Drive London SE21 7LS
4 Tollgate Drive London SE21 7LS
17 Tollgate Drive London SE21 7LS
16 Tollgate Drive London SE21 7LS
15 Tollgate Drive London SE21 7LS
3 Tollgate Drive London SE21 7LS
2 Tollgate Drive London SE21 7LS
18 Tollgate Drive London SE21 7LS

Re-consultation: 22/08/2014

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team - No objections raised subject to conditions relating to noise levels to external amenity space, site contamination and a construction management plan.

Urban Forester - No objections subject to conditions relating to landscaping.

Transport Planning Team - No objections. Comments incorporated into the main body of the report.

Statutory and non-statutory organisations

None

Neighbours and local groups

By Email

By Email Flat 5, Linley Court SE21 8AQ

Email representation

Flat 4 Linley Court Rouse Gardens SE21 8AQ

Kingsdale Foundation School Alleyn Park SE21 8SQ

Little Bornes Residents' Association 26 Little Bornes SE21 8SE

12 Rouse Gardens London SE21 8AF

14 Rouse Gardens Dulwich SE21 8AF

15 Alleyn Park London SE21 8AU

16 Rouse Gardens Alleyn Park SE21 8AF

19 Rouse Gardens Alleyn Park SE21 8AF

25 Kingsthorpe Road London SE26 4PG

27 Little Bornes Dulwich SE21 8SD

28 Rouse Gardens London SE21 8AF

30 Rouse Gardens Alleyn Park SE21 8AF

31 Alleyn Park London SE21 8AT

31a Alleyn Park London SE21 8AT

32 Little Bornes London SE21 8SE

33a Alleyn Park London SE21 8AT

4 Little Bornes Dulwich SE21 8SE

43 Alleyn Park London SE21 8AT

45 Alleyn Park London SE21 8AT

48 Alleyn Park London SE21 8SF

61 Alleyn Park London SE21 8AT

66 Alleyn Park London SE21 8SF

9 Littles Bornes London SE21 8SD