

TP(Permit)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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PLANNING PERMISSION

Applicant Mrs P Fennell
4 Futures

LBS Registered Number 12/AP/2704

Date of Issue of this decision 22/10/2012

Planning Permission was GRANTED for the following development:

Proposed refurbishment and extension of the existing school buildings to provide a new single storey entrance block facing Southwark Park Road, a new two storey main hall in the south east corner, new infill stair link building connecting junior back block to infant block, new infill extension connecting junior front block to junior back block and new single storey extension to the retained nursery building, together with other external alterations, provision of new boundary fencing, cycle storage and landscaping.

At: SOUTHWARK PARK PRIMARY SCHOOL, 383 SOUTHWARK PARK ROAD, LONDON, SE16 2JH

In accordance with application received on 16/08/2012 Your Ref. No.:
and revisions/amendments received on 04/10/2012
19/10/2012

and Applicant's Drawing Nos. Planning Statement, Statement of Community Involvement, Photographic survey, Design & Access Statement + Landscape Statement, Transport Assessment and Green Travel Plan, School Travel Plan, BREEAM Pre-Assessment, Arboricultural Development Report, Noise Impact Assessment, Flood Risk Assessment, Air Quality Assessment, Ecology Report, Ventilation Statement, External Lighting Assessment, Geoenvironmental Interpretative Report, Construction Management Plan, Daylight and Sunlight Report, Waste Management Plan, Foul Sewage Assessment, Energy and Sustainability Statement, Heritage Statement, Archaeological Report

Site location plan: SPP_ARC_20_EXS_002/Rev2.1

SPP_ARC_20_EXS: (Existing plans) 001 Rev 2.1, 020 Rev2.0, 021/Rev2.0, 022/Rev2.0, 040/Rev2.0, 041/REV2.0, 042/Rev/2.0, 043/Rev/2.2, 060/Rev2.0, 061/Rev2.0, 062/Rev2.0, 063/Rev2.0, SPP_ARC_20_EXS_064/ReV2.0.

SPP_ARC_20_PLN: (Demolition plans) 120 Rev 2.0, 121 Rev 2.0, 122 Rev 2.0, 123 Rev 2.0, 124 Rev 2.0

SPP_ARC_20_ELE: (Demolition elevations) 140 Rev 2.0, 141 Rev 2.0, 142 Rev 2.0, 143 Rev 2.0

SPP_ARC_20_SEC: (Demolition sections) 160 Rev 2.0, 161 Rev 2.0, 162 Rev 2.0, 163 Rev 2.0, 164 Rev 2.0

SPP_ARC_20_PLN: (Proposed plans) 220 Rev 2.6, 221 Rev 2.4, 222 Rev 2.3, 223 Rev 2.4, 224 Rev 2.2, 225 Rev 2.0, 226 Rev 2.2, 227 Rev 2.0, 228 Rev 2.0, 229 Rev 2.0, 201 Rev 2.1

SPP_ARC_20_SEC: (Sections) 260 Rev 2.4, 261 Rev 2.4, 262 Rev 2.2, 263 Rev 2.2

SPP_ARC_21_ELE: (Proposed elevations) 240 Rev 2.1, 241 Rev 2.0, 242 Rev 2.2, 243 Rev 2.3

SPP_ARC_20_ELE: (Proposed elevations) 244 Rev 2.4, 245 Rev 2.1, 246 Rev 2.1, 247 Rev 2.1, 248 Rev 2.1, 250 Rev 2.3, 251 Rev 2.3, 252 Rev 2.4, 253 Rev 2.3, 254 Rev 2.1

SPP_ARC_20_DET: (Proposed details) 001 Rev 2.0, 002 Rev 2.0, 003 Rev 2.0

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public

transport rather than travel by car.

Strategic Policy 4 Places to Learn and Enjoy seeks to ensure that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Saved policies of the Southwark Plan 2007

Policy 2.4 (Educational Deficiency) which advises that educational establishments would be acceptable provided that access is provided to the community.

Policy 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.17 (Listed buildings) which requires that proposals involving listed buildings should preserve the building and its features of special architectural or historic interest.

Policy 3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Policies of the London Plan 2011

Policy 5.3 Sustainable design and construction

Policy 3.18 Education facilities

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.7 Location and design of tall and large buildings

Policy 7.8 Heritage assets and archaeology

Relevant SPD's/SPG's

Design and Access Statements SPD

Sustainable Transport SPD

Sustainable Design and Construction SPD

National Planning Policy Framework

Section 7: Requiring good design
Section 8: Promoting healthy communities
Section 12: Conserving and enhancing the historic environment

The proposal would bring the redundant buildings back into long term school use. The buildings are currently on the buildings 'at risk' register and accordingly this is a significant benefit of the proposals. There are a number of changes to the historic character of the buildings, however, these are considered acceptable and would allow for modern day teaching to take place.

The form and scale of the extensions and additions are considered appropriate and would fully respect the character and historic interest of the buildings. There would be no impact in relation to residential amenity, in terms of daylight or privacy.

There is likely to be some overspill parking on the highway as a result of the proposal, resulting from staff parking on the street, but this parking is likely to occur during the daytime, rather than evenings or weekends, and so should not generate significant parking stress to warrant any concern being raised.

Subject to the following eighteen conditions:

- 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 **Approved plans**

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

SPP ARC 20 EXS: (Existing plans) 001 Rev 2.1, 020 Rev2.0, 021/Rev2.0, 022/Rev2.0, 040/Rev2.0, 041/REV2.0, 042/Rev/2.0, 043/Rev/2.2, 060/Rev2.0, 061/Rev2.0, 062/Rev2.0, 063/Rev2.0, SPP_ARC_20_EXS_064/ReV2.0.

SPP ARC 20 PLN: (Demolition plans) 120 Rev 2.0, 121 Rev 2.0, 122 Rev 2.0, 123 Rev 2.0, 124 Rev 2.0

SPP ARC 20 ELE: (Demolition elevations) 140 Rev 2.0, 141 Rev 2.0, 142 Rev 2.0, 143 Rev 2.0

SPP ARC 20 SEC: (Demolition sections) 160 Rev 2.0, 161 Rev 2.0, 162 Rev 2.0, 163 Rev 2.0, 164 Rev 2.0

SPP ARC 20 PLN: (Proposed plans) 220 Rev 2.6, 221 Rev 2.4, 222 Rev 2.3, 223 Rev 2.4, 224 Rev 2.2, 225 Rev 2.0, 226 Rev 2.2, 227 Rev 2.0, 228 Rev 2.0, 229 Rev 2.0, 201 Rev 2.1

SPP ARC 20 SEC: (Sections) 260 Rev 2.4, 261 Rev 2.4, 262 Rev 2.2, 263 Rev 2.2

SPP ARC 21 ELE: (Proposed elevations) 240 Rev 2.1, 241 Rev 2.0, 242 Rev 2.2, 243 Rev 2.3

SPP ARC 20 ELE: (Proposed elevations) 244 Rev 2.4, 245 Rev 2.1, 246 Rev 2.1, 247 Rev 2.1, 248 Rev 2.1, 250 Rev 2.3, 251 Rev 2.3, 252 Rev 2.4, 253 Rev 2.3, 254 Rev 2.1

SPP ARC 20 DET: (Proposed details) 001 Rev 2.0, 002 Rev 2.0, 003 Rev 2.0

Reason:

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

- 3 **Design - materials**

Prior to the commencement of any works above grade, material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. The approved samples shall be retained on site during the construction period.

Reason:

In order that the Local Planning Authority may be satisfied 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 Saved Policies: 3.12 Quality in Design; 3.13 Urban Design, 3.17 Listed Buildings of The Southwark Plan 2007 and SP12 Design and Conservation of the Core Strategy 2011.

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4 Contaminated Land Assessment

The remedial measures as set out in section 11 (Conclusions and recommendations) of the Geo-environmental Interpretive report shall be carried out and implemented before occupation of the development and thereafter maintained for as long as the development is occupied.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy.

5 Tree protection - general

The existing trees which are to be retained shall be protected and both the site and trees shall be managed in accordance with the recommendations (including on site supervision) contained in a submitted Arboricultural Development Report. In any case, all works must adhere to BS5837: Trees in relation to construction (2012) and BS3998: Recommendations for tree work (2010).

The protective measures shall be installed and retained throughout the period of the works in accordance with any such approval given and protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester. Within the protected area, any excavation must be dug by hand and any roots found to be greater than 25mm in diameter must be 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)'.

A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site.

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 is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with policies SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards or the Core Strategy 2011 and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

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6 Landscaping plan

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 in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS: 7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

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 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.

7 Tree protection - hard surfacing

Before any work hereby authorised begins, details of the hard surfacing works to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include cross sections showing the use of a permeable, non-dig cellular confinement system suitable for supporting the load of vehicles within the root protection areas. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

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 and adaptation to climate change, in accordance with 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 3.2 Protection of amenity; Policy 3.28 Biodiversity.

8 Noise from machinery, plant or equipment

The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate as measured outside those premises.

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and SP 13 High environmental standards of the Core Strategy 2011.

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9 Ventilation details

The use hereby permitted shall not be begun until full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with saved policy 3.2 Protection of amenity of the Southwark Plan and SP13 High environmental standards of the Core Strategy 2011.

10 Highway works

Prior to the commencement of any works above grade, the applicant shall submit detailed plans of the service lay-by (as referred to figure 1.2 of the Transport Assessment) in the vicinity of the development for approval in writing by the Local Planning Authority subject to any highways agreements that may be required by the Highway Authority. The proposed lay-by shall then be installed as approved and made available prior to occupation of the development.

Reason:

To ensure an acceptable form of development and to maintain pedestrian and highway safety in accordance with Saved Policy 5.2 and 5.3 of the Southwark Plan and SP2 Sustainable Transport of the Core Strategy 2011.

11 Cycle storage

Prior to the commencement of any works above grade, details (1:50 scale drawings) of the facilities to be provided for the secure storage of a minimum of 31 cycles, which shall be marked and separated for each of the schools shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007 and SP2 Sustainable Transport of the Core Strategy 2011.

12 Precautionary bat survey

If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works, and update bat survey must be undertaken prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved by the local planning authority prior to the commencement of demolition and/or tree works.

Reason: In order to comply with Saved Policy 3.28 Biodiversity of the Southwark Plan 2011 and SP11 Open Spaces and Wildlife of the Core Strategy 2011 and in order to protect all wild birds and their nests.

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13 Bat and bird boxes

Details of bird and /or bat nesting boxes/bricks/tubes shall be submitted to and approved in writing by the local planning authority before any superstructure works commencing on site.

No less than 6 nesting boxes and 6 bat bricks/tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed within the development prior to first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes/bricks shall be installed strictly in accordance with the details approved and shall be maintained and retained as such thereafter.

Reason

To ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 Open spaces and wildlife of the Core Strategy 2011.

14 Environment Agency

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained approval from the local planning authority for, a remediation strategy detailing how this unsuspected contaminated shall be dealt with. The remediation strategy shall be implemented as approved and reported to the satisfaction of the local planning authority.

Reason

There is always the potential for unexpected contamination to be identified during ground works. We should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

15 Environment Agency

The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Hyder Consulting (UK) Ltd (dated 14 August 2012 with reference 5000-UA004372-GDR-04) and the following mitigation measures detailed within the FRA:

- flood resistant and resilient measures should be included in the final design of the development, wherever feasible;
- surface water run-off should not increase following the construction of the proposed development and a surface water strategy, following advice from the approved FRA (Section 7) and the outline drainage strategy by 4futures (Appendix) should be agreed at the detailed design stage; the assessment should be undertaken over a range of storm durations for a 1 in 100 year return period event including climate change (30%);
- Sustainable Drainage Systems (SuDS) should be incorporated in the final design of the development, wherever possible, as a means of attenuating water run-off and providing educational benefits, although the site presents some limitations (Section 7).

Reason

To reduce the risk and impact of flooding on the proposed development and its future occupants and to attenuate surface water flows and prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

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16 Environment Agency

Whilst the principles and installation of Sustainable Drainage Schemes (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater.

17 BREEAM

The development shall achieve a minimum BREEAM rating of "very good" to confirm that the agreed standards in the Pre-Assessment report have been met.

Reason

To ensure the proposal complies with Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and SP13 High Environmental Standards of the Core Strategy 2011.

18 Community Use Scheme

Prior to first occupation, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- i) A detailed plan and / or schedule of the Community Use Facilities;
- ii) The days and times of availability of the Community Use Facilities;
- iii) The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the School;
- iv) The management, maintenance and cost for use of the Community Use Facilities;
- v) A mechanism for review of the Community Use Scheme

The approved Community Use Scheme shall be implemented upon occupation of the development and retained/maintained for the existence of the development.

Reason:

To secure community use of facilities in accordance with Saved Policy 2.3 Enhancement of Educational Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity is satisfactorily protected with regards to Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

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Signed *Gary Rice*

Head of Development Management

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to planning.applications@southwark.gov.uk

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INFORMATIVE NOTES TO APPLICANT RELATING TO THE PROPOSED DEVELOPMENT

Environment Agency informative

Flood response plans: We advise that the management of the residual flood risk should be undertaken through the establishment and maintenance of an appropriate flood response plan, with the provision of safe access and egress for occupants, where possible, and safe refuge areas above the 1 in 200 year tidal flood water level, as stated in the approved FRA (Section 6.6). The plan should be reviewed by the local planning authority and agreed before planning permission granted.

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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a

neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

IMPORTANT: This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

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