
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	Herne Hill Velodrome Trust	Reg. Number	15/AP/0790
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/2074-C

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing pavilion building and spectator seating areas, and erection of proposed two-storey pavilion building with spectator seating, erection of new gazebo -pavilion tent to provide external cover, rationalisation of existing shipping containers and provision of new cycle and car parking spaces.

At: HERNE HILL VELODROME, 104 BURBAGE ROAD, LONDON, SE24 9HD

In accordance with application received on 05/03/2015 12:02:53

and Applicant's Drawing Nos. Planning Statement by Rolfe Judd Planning
Design and Access Statement by Hopkins
Transport Statement by TTP Consulting
Arboricultural Implications Assessment for Proposed Pavilion Scheme by Broad Oak Tree Consultants
Herne Hill Velodrome and Residents Code of Conduct
Extended Phase 1 Habitat Survey by PJC Ecology
Habitat Assessment by PJC Ecology
Environmental Risk Management Sitecheck Review by RPS
Low and Zero Carbon Technologies Report by Bailey Gomm

A_HHV_3029 Existing Site Plan Rev C 1:500
A_HHV_3030 Proposed Site Plan Rev G 1:500
A_HHV_3031 Proposed Pavilion Scheme Ground Floor Plan Rev I 1:100
A_HHV_3032 Proposed Pavilion Scheme First Floor Plan Rev J 1:100
A_HHV_3033 Proposed Pavilion Scheme Roof Plan Rev C 1:100
A_HHV_3036 Volume and Area Comparison Rev D 1:100
A_HHV_3037 Planning application boundary Rev C 1:1250
A_HHV_3038 Archaeological Priority Zone Rev C 1:1250
A_HHV_3040 Metropolitan Open Land Boundary Rev C 1:1250
A_HHV_3540 Existing Elevations Rev B 1:100
A_HHV_3541 Existing Plan Section and Elevation Rev B 1:200
A_HHV_4006 Proposed Pavilion Scheme Section AA Rev D 1:100
A_HHV_4007 Proposed Pavilion Scheme Section BB Rev F 1:100
A_HHV_4009 Proposed Pavilion Scheme Front Elevation Rev F 1:200
A_HHV_4010 Proposed Pavilion Scheme Side Elevation Rev F 1:100
A_HHV_4011 Proposed Pavilion Scheme Rear Elevation Rev E 1:200
A_HHV_4012 Proposed Pavilion Scheme Side Elevation Rev E 1:100
A_HHV_4013 Proposed Pavilion Scheme Full Front Elevation Rev C 1:200

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:

A_HHV_3030 Proposed Site Plan Rev G 1:500
A_HHV_3031 Proposed Pavilion Scheme Ground Floor Plan Rev I 1:100
A_HHV_3032 Proposed Pavilion Scheme First Floor Plan Rev J 1:100
A_HHV_3033 Proposed Pavilion Scheme Roof Plan RevC 1:100
A_HHV_3036 Volume and Area Comparison Rev D 1:100
A_HHV_3037 Planning application boundary C 1:1250
A_HHV_3050 Demolition Plan Rev B 1:1250
A_HHV_4006 Proposed Pavilion Scheme Section AA Rev D 1:100
A_HHV_4007 Proposed Pavilion Scheme Section BB Rev F 1:100
A_HHV_4009 Proposed Pavilion Scheme Front Elevation Rev F 1:200
A_HHV_4010 Proposed Pavilion Scheme Side Elevation Rev F 1:100
A_HHV_4011 Proposed Pavilion Scheme Rear Elevation Rev E 1:200
A_HHV_4012 Proposed Pavilion Scheme Side Elevation Rev E 1:100
A_HHV_4013 Proposed Pavilion Scheme Full Front Elevation Rev C 1:200

Reason:

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

Pre-commencement 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 any work in connection with implementing this permission is commenced.

- 3 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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 avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

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

- 5 Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

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 Policies: 3.12 Quality in Design; 3.13 Urban Design; Policy 3.15 Conservation of the historic environment; and Policy 3.16 Conservation areas of The Southwark Plan (UDP) July 2007.

- 6 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 7 The retail premises hereby permitted shall be designed, constructed, fitted out and operated to achieve a minimum 'excellent' BREEAM rating.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

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.

- 8 Details of bat roosting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The boxes / bricks shall be installed with the development prior to the first occupation of the Pavilion building.

The nesting boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 9 Prior to the new development being first brought into use a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure that any lighting avoids illuminating the tree line which is used by bats for commuting and protects valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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

- 10 The proposal shall be carried out in accordance with the terms set out within the Herne Hill Velodrome Trust Code of Conduct submitted as part of the application, including the specified limit on hours of use.

Reason

The area surrounding the velodrome is residential and the operation of a Management Strategy will reduce any potential for inconvenience and disruption to the general amenity of local residents, by way of disturbance, increased congestion and parking. In accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved policy 3.2 Protection of amenity of The Southwark Plan 2007.

- 11 All existing development and structures identified for demolition or removal on plan reference A_HHV_3050 Demolition Plan RevB 1:1250 shall be removed from the site within 3 months of the commencement of the use of the pavilion.

Reason: To preserve the openness of Metropolitan Open Land. In accordance with planning policy 7.17 of London Plan 2015 and policy 3.25 of Saved Southwark Plan.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 12 Within six months of the completion of archaeological building recording, a report detailing the results of the building recording works, proposals for the publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the building recording works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision in a timely manner

—