

Item No. 7.5	Classification: OPEN	Date: 7 September 2015	Meeting Name: Planning Sub Committee B
Report title:	Development Management planning application: Application 15/AP/1990 for: Full Planning Permission Address: POND COTTAGES, COLLEGE ROAD,LONDON, SE21 7LE Proposal: Single storey infill extension between the sports hall and the swimming pool building and installation of a DDA compliant accessible ramp to the sports hall		
Ward(s) or groups affected:	College		
From:	Director of Planning		
Application Start Date 03/06/2015		Application Expiry Date 29/07/2015	
Earliest Decision Date 04/07/2015			

RECOMMENDATION

1. This application is referred to Members of the Planning Sub-Committee as the site lies within designated Metropolitan Open Land.
2. That Members grant full planning permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

3. This application site refers to a sports centre (Dulwich College Sports Club) located on the eastern side of College Road to the north east of Pond Cottages.
This application site is located on:
Metropolitan Open Land
Suburban density zone-South
Dulwich Village Conservation Area

Details of proposal

4. This application proposes the infill of a small, linear cloister between the main sports hall and pool area to create two storage areas measuring 5210mm in height and 2290mm in width, no extending beyond the pool building. Furthermore the installation of a ramp with associated hand rails leading from the exiting container.

Planning history

5. No relevant planning history.

Planning history of adjoining sites

6. No relevant planning history of adjoining sites.

KEY ISSUES FOR CONSIDERATION

7. Summary of main issues

- a. The principle of the development and its impact on Metropolitan Open Land
- b. Impact on the amenity of nearby residential properties
- c. The impact of the development on the sports facility
- d. The impact of the development on the Dulwich Village conservation area
- e. Environmental impacts
- f. Any other material planning consideration

Planning policy

8. National Planning Policy Framework (the Framework)

- Policy 7 Requiring good design
- Policy 8 Promoting healthy communities
- Policy 9 Protecting Green Belt land
- Policy 11 Conserving and enhancing the natural environment
- Policy 12 Conserving and enhancing the historic environment

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

- Policy 3.19 Sports facilities
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.17 Metropolitan open land
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands

10. Core Strategy 2011

- Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 11 - Open Spaces and Wildlife
- Strategic Policy 12 - Design and Conservation
- Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

11. 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.

- Saved Policy 3.1 Environmental effects
- Saved Policy 3.2 Protection of Amenity
- Saved Policy 3.11 Efficient Use of Land
- Saved Policy 3.12 Quality in Design

- Saved Policy 3.15 Conservation of the Historic Environment
- Saved Policy 3.16 Conservation Areas
- Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World heritage Saved Policy 3.25 Metropolitan Open land

Principle of development

12. This application site is located within Metropolitan Open Land, therefore, development should be limited to small scale structures to support outdoor open space uses and minimise and adverse impact on the openness of the MOL.
13. The Framework states that the extension or alteration of a building may not be inappropriate if it would not result in a disproportionate addition. This development would effectively fill in the space between the sports hall and swimming pool at a modest height. Seen in this context it would not be a disproportionate development, nor indeed would the ramp.
14. Policy 7.17 Metropolitan Open Land of the London Plan states that the strongest possible protection should be given to London's MOL an that inappropriate development should be refused except in very special circumstances. Appropriate development should be limited to small scale structures to support open space uses and minimise any adverse impact on the openness of MOL.
15. Strategic Policy 11 Open spaces and wildlife of the Core Strategy commits the council to protect open spaces against inappropriate development. Southwark Plan Saved Policy 3.25 states that there is a general presumption against development on MOL and that planning permission will only be permitted for appropriate development for a number of purposes such as essential facilities for outdoor sport and recreation and importantly, for other uses that preserve the openness of MOL. However in this instance it has been considered that although the proposed development does not fully adhere to this policy, the NPPF would support development on MOL that does not result in a disproportionate addition to the existing building. In this case the erection of two storage rooms would appear subservient to the host building and would not detract from the openness of the MOL.
16. As such in this instance the development, an extension that would not be disproportionate to the original building, would be appropriate development on MOL. Furthermore, the infilling of a corridor between the sports hall and pool and would not adversely affect the openness of MOL as this area is already enclosed by the existing buildings. The Council would support the enhancement of school facilities on MOL land where the MOL would not be compromised.

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

17. The proposed single storey infill extension would be located between the existing sports hall and pool buildings. The application site is located to the east of Mill Pond with residential to the east and south west of the site. The proposed works would be relatively minor and would create two storage areas and would not result in any material impact on the amenity of the surrounding occupiers as is would not be visible.
18. This application site is located within Metropolitan Open Land (MOL), and so, development would only be acceptable in appropriate circumstances, that would not have any adverse impact on the openness of MOL. However, the proposed development is relatively minor and would result in an ancillary facility (two storage rooms and accessible ramp) which would be appropriate for the sports hall/pool. The structure would be small scale and would maintain the openness of the MOL.

Design issues

19. The proposed infill of the existing cloister would result in a new storage area for the sport hall. The proposed works would relate to the existing building well and use materials to match. The proposed works would not protrude beyond the pool building. The proposed ramp would allow disabled access. As such no design issues are raised.

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

20. This application site is located within Dulwich Village conservation area, the proposed works are relatively minor and are set well back from public vantage points. The size and use of materials are acceptable, as such it is not anticipated that the proposed works would detract from the character or appearance of the conservation area.

Other matters

21. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).

Conclusion on planning issues

22. The proposed works would be acceptable in terms of scale, mass and bulk and would not result in any material impact on the amenity of the surrounding occupiers. The works would not be visible from public vantage points and would not detract from the character or appearance of the Dulwich Village Conservation Area. As such it is recommended that planning permission is granted.

Community impact statement

23. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses

26. None received.

Human rights implications

27. 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.

28. This application has the legitimate aim of providing additional storage space for the sports hall. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2085-1 Application file: 15/AP/1990 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 1770 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Shanali Counsell, Planning Officer	
Version	Final	
Dated	28 July 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & 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		24 August 2015

APPENDIX 1

Consultation undertaken

Site notice date: 09/06/2015

Press notice date: 11/06/2015

Case officer site visit date: 12/06/2015

Neighbour consultation letters sent: 11/06/2015

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

7 Pond Cottages College Road SE21 7LE
8 Pond Cottages College Road SE21 7LE

3 Hambledon Place London SE21 7EY
1 Hambledon Place London SE21 7EY
2 Hambledon Place London SE21 7EY

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Thames Water - Development Planning

Neighbours and local groups

None