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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr J Tighe Potters Fields Park Management Trust	<b>Reg. Number</b>	15/AP/1776
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/26-G
<b>Recommendation</b>	Grant permission for limited period		

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### Draft of Decision Notice

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#### Planning Permission was GRANTED for the following development:

Temporary use of the open space for events with the erection of associated temporary structures (cumulatively of no more than 800 sq metres) for no more than 66 days in any one calendar year (56 days for events and an additional 10 days for set up and take down of associated structures) for a period of five years.

**At:** 1 POTTERS FIELDS, LONDON SE1 2AA

**In accordance with application received on** 08/05/2015 08:00:49

**and Applicant's Drawing Nos.** Site location plan, Design and access statement (including heritage statement), Community engagement plan 2015, Exceptional circumstances case (July 2015), Event management guide 2015, Lease dated 07/03/2007, Premises License No 847972, Noise Management Plan, Parameters Plan123\_PL\_002A

#### Subject to the following five conditions:

##### Time limit for implementing this permission and the approved plans

- 1 The use hereby permitted shall be for not more than 66 days within any one calendar year (56 days for events and 10 days for set up and take down of any associated structures) for a period of five years from the date of this permission, on or before which date the temporary use of the park for events shall be discontinued.

##### Reason

Such use, other than for a temporary period would prejudice the openness of the Metropolitan Open Land in accordance with Strategic Policy 11 of the Core Strategy 2011, saved policy 3.25 the Southwark Plan 2007, Policy 7.17 of the London Plan (2015) and the National Planning Policy Framework 2012.

**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.

- 2 The existing trees on or adjoining the site which are to be retained shall be protected. All tree protection measures shall be installed, carried out and retained throughout temporary permission, 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 this permission 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.

**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.

- 3 The total area hereby permitted that is given over to private access shall not exceed 400sqm (50%) of the total area permitted except where that structure is specifically designed for public engagement (such as a food stall, community stall or art installation).

**Reason**

To ensure that the openness of the MOL, by virtue of its level of public access, is maintained on the site in accordance with Strategic Policy 11 of the Core Strategy 2011, saved policy 3.25 of the Southwark Plan 2007, Policy 7.17 of the London Plan (2015) and the National Planning Policy Framework 2012.

- 4 The use hereby permitted for temporary events (including the set up and take down of any associated structures) shall not be carried on outside of the hours 07:00 to 23:00 on Mondays to Saturdays or 07:00 to 22:00 on Sundays.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**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).

- 5 A lighting statement providing details of maximum lighting levels with regards to the impact on the heritage setting (the lighting statement should include parameters for design, power and position of luminaries and security surveillance equipment of external areas) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. Temporary events shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the local area and impact on the setting of the nearby Grade I and Grade II listed buildings in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan (2007).

**Statement of positive and proactive action in dealing with the application**

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

The application was considered in accordance with the relevant development plan policies and national planning policy/guidance and as such the principle of the development was deemed acceptable.