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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>	JAGS Community Enterprises Ltd	<b>Reg. Number</b>	16/AP/1050
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/2100-A
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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

Construction of a single storey pavilion to accommodate a cafe (A3 Use Class) and associated landscaping.

**At:** JAGS SPORTS CLUB, RED POST HILL, LONDON, SE24 9JN

**In accordance with application received on 21/03/2016 08:01:48**

**and Applicant's Drawing Nos.** 325-100 Revision P03,

325-100-01 - Revision P04,  
325-100-02 - Revision P02,  
325-111 - Revision P02,  
325-112 - Revision P02,  
325-200 - Revision P04,  
325-201 - Revision P04,  
325-211 - Revision P04,  
325-212 - Revision P04,  
325-221 - Revision P04,  
325-360 - Revision P02,  
325-361 - Revision P02,  
CCL 09477/IAP - Revision 1,  
CCL 09477/TPP - Revision 1,  
CCL09477/TCP - Revision 1,  
Mechanical electrical and public health scheme - Design Report Stage 2,  
Tree schedule

**Subject to the following seven 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:

325-200 - Revision P04,  
325-201 - Revision P04,  
325-211 - Revision P04,  
325-212 - Revision P04,  
325-221 - Revision P04,  
325-360 - Revision P02,  
325-361 - Revision P02

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 Prior to works commencing, including any demolition, a scheme of supervision and monitoring for the arboricultural protection measures contained within an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of facilitative pruning specifications and the supervision schedule overseen by an accredited arboricultural consultant.

Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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; London Plan policy 5.10 Urban greening, 7.19 Biodiversity 7.21 Trees and woodlands; 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 hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, showing how the roots of T1 will be protected, shall be submitted to and approved in writing by the Local Planning Authority.

Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012) and National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

**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.

- 5 The use hereby permitted shall not be carried on outside of the hours 09:00 to 21:00 on Monday to Friday or 08:00 to 18:00 on Saturday to Sunday.

**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.

- 6 Notwithstanding the provisions of Use Class A3 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall not include any use other than for Use Class A3.

**Reason**

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use 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 and the National Planning Policy Framework 2012.

- 7 The materials to be used in the implementation of this permission shall not be otherwise than as described and

specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

**Reason**

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

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

The Council has published its development plan and core strategy 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.