

RECOMMENDATION LDD MONITORING FORM REQUIRED

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	Mr David Nettleship London Borough of Southwark	Reg. Number	16/AP/3203
Application Type	Full Planning Permission	Case Number	TP/2613-A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing derelict pavilion and WC block and construction of a new modular pavilion building and electric termination cabinet together with hard and soft landscaping and vehicular parking.

At: HOMESTALL ROAD PLAYING FIELDS, (ATHENLAY FC) HOMESTALL ROAD, LONDON SE22

In accordance with application received on 05/08/2016 12:00:57

and Applicant's Drawing Nos. 5139526 (A) 1001 - Existing Site Plan; 978-PE-XX-XX-DR-0500 Rev P01 - Existing Drainage Layout

BREEAM Assessment; Ecology Assessment;

001 – Tree planting details; 002 – Proposed Views and Tree Schedule; (A) 1204 – Existing and Proposed North Elevation; EDS 08-0123.06 ISSUE 2 - SERVICE TERMINATION CABINET; 5139526 (A) 1202 - PROPOSED ROOF PLAN; BLOCK PLAN; 978-PE-XX-01-DR-S-2101 REV P01 - PLATFORM STEELWORK PLAN ; 5139526 (A) 1501 - GROUND FLOOR DOOR SCHEDULE; 978-PE-XX-XX-DR-0501 REV P01 - PROPOSED DRAINAGE PLAN; 978-PE-XX-ZZ-DR-S-2901 REV P01 - PROPOSED STEELWORK SECTIONS; 000-PE-XX-FD-DR-S-1001 REV P01 - FOUNDATION PLAN; 978-PE-XX-01-DR-S-2102 REV P01 - PLATFORM FLOOR PLAN; 978-PE-XX-XX-DR-0503 REV P01 - STANDARD CONSTRUCTION DETAILS; 978-PE-XX-ZZ-DR-S-9901 Rev. P01 – 3D Steelworks & Foundation Views; 978-PE-XX-ZZ-DR-S-1901 REV P01 - PROPOSED FOUNDATION SECTIONS; 5139526 (A) 1201 - PROPOSED GROUND FLOOR; 978-PE-XX-FD-DR-S-2001 REV P01 - PROPOSED COLUMN PLAN; 978-PE-XX-XX-DR-0103 REV P01 - PROPOSED SITE LEVELS; 5139526 (A) 1502 REV A - PROPOSED WINDOW SCHEDULE ; 978-PE-XX-XX-DR-0100-A REV P04 - PROPOSED SITE LAYOUT; 16730-SK-001 REV P1 - MECHANICAL & ELECTRICAL SERVICES DETAILS

Subject to the following nine 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:

001 - Tree planting details; 002 - Proposed Views and Tree Schedule; (A) 1204 - Existing and Proposed North Elevation; EDS 08-0123.06 ISSUE 2 - SERVICE TERMINATION CABINET; 5139526 (A) 1202 - PROPOSED ROOF PLAN; BLOCK PLAN; 978-PE-XX-01-DR-S-2101 REV P01 - PLATFORM STEELWORK PLAN ; 5139526 (A) 1501 - GROUND FLOOR DOOR SCHEDULE; 978-PE-XX-XX-DR-0501 REV P01 - PROPOSED DRAINAGE PLAN; 978-PE-XX-ZZ-DR-S-2901 REV P01 - PROPOSED STEELWORK SECTIONS; 000-PE-XX-FD-DR-S-1001 REV P01 - FOUNDATION PLAN; 978-PE-XX-01-DR-S-2102 REV P01 - PLATFORM FLOOR PLAN; 978-PE-XX-XX-DR-0503 REV P01 - STANDARD CONSTRUCTION DETAILS; 978-PE-XX-ZZ-DR-S-9901 Rev. P01 ; 3D Steelworks & Foundation Views; 978-PE-XX-ZZ-DR-S-1901 REV P01 - PROPOSED FOUNDATION SECTIONS; 5139526 (A) 1201 - PROPOSED GROUND FLOOR; 978-PE-XX-FD-DR-S-2001 REV P01 - PROPOSED COLUMN PLAN; 978-PE-XX-XX-DR-0103 REV P01 - PROPOSED SITE LEVELS; 5139526 (A) 1502 REV A - PROPOSED WINDOW SCHEDULE ; 978-PE-XX-XX-DR-0100-A REV P04 -

PROPOSED SITE LAYOUT; 16730-SK-001 REV P1 - MECHANICAL & ELECTRICAL SERVICES DETAILS

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, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12, 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 Prior to the new development becoming operational, a double row mixed native hedge will be planted along the southern and western boundaries of the site, as recommended in the approved ecological report (8273_R_APPR_V2_150715) and as identified on approved plan 14907/001/Planning.

Reason: To mitigate any impact from the development hereby approved and increase the biodiversity of the site in accordance with saved policy 3.28 of the Southwark Plan 2007, policy 19 of the Peckham and Nunhead Area Action Plan 2014 and Strategic Policy 11 of the Southwark Core Strategy 2011.

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 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.

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.

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.

- 6 Prior to occupation of the development, details (1:50 scale drawings) of the facilities to be provided for the vehicular parking spaces including the disabled parking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the vehicular 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

To ensure that adequate facilities are provided in accordance with the standards set out in Saved Policies 5.6 Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 7 Before the first occupation of the building the cycle storage facilities as shown on drawing 978-PE-XX-XX-DR-0100/P01 shall be provided and thereafter such facilities 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

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.

- 8 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

- 9 The use hereby permitted shall not be carried on outside of the hours 08:00 to 18:00 on Monday to Friday or 08:00 to 18:00 on Saturday to Sunday and bank holidays.

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.

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.

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