
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	Mr James Roberts	Reg. Number	16/AP/1944
Application Type	Full Planning Permission	Case	TP/2075-62
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of a former caretaker's house to extend an existing as part of a primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field used ancillary to school.

At: 62-68 HALF MOON LANE, LONDON SE24 9JE

In accordance with application received on 12/05/2016 08:02:34

and Applicant's Drawing Nos. Site location plan; Planning Statement.

Subject to the following three 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.

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.

- 2 Within 3 months of the date of this permission the following shall be submitted to the local planning authority for approval:

detailed drawings of soft landscaping scheme showing the treatment of all parts of the site within 2 metres of the eastern and southern boundaries with residential properties.

details of measures to protect root protection zones of trees, by the addition or retention of shrubs or by the use of protective matting.

Any landscaping and tree protection measures approved shall not be carried out otherwise than in accordance with the approval 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, and that tree protection measures are 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 In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

Informative

The submitted landscape scheme shall show the retention of large boundary shrubs and any protective matting within tree root protection areas.