
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	Miss L Wannop Southwark Council	Reg. Number	16/AP/4014
Application Type	Council's Own Development - Reg. 3	Case Number	TP/2614-A
Recommendation	Grant permission		

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

The proposal seeks to revitalise Peckham Rye through a phased set of interventions:

Phase 1: Establishment of a new car park (Previous application 15/AP/4297).

Phase 2: Creation of new playground and associated landscape works on the site of the existing car park.

Phase 3: Construction of new changing rooms, store, plant, public toilets and play room facilities with associated landscape works.

Phase 4: Demolition of existing portacabins, PoW hut and tarmaced playgrounds and landscape works to return area to the common.

At: PECKHAM RYE PARK, PECKHAM RYE SE15

In accordance with application received on 28/09/2016 16:01:06

and Applicant's Drawing Nos. Design and access statement - PHASE 3 (DESIGN PROPOSALS)

Design and access statement - PHASES 2 AND 4

ARBORICULTURAL REPORT - PHASE 3

ARBORICULTURAL REPORT - PHASES 2 AND 4

973 20105 - EXISTING ELEVATIONS

TM244 L01 - ILLUSTRATIVE GA PHASE 2&4

TM244 L02 - ILLUSTRATIVE GA PHASE 3

TM244 L03 - MATERIAL GA PHASE 2&4

TM244 L04 - MATERIALS GA PHASE 3

TM244 L05 - LEVELS GA PHASE 2&4

TM244 L06 - LEVELS GA PHASE 3

TM244 L07 - TREE PROTECTION AND REMOVAL GA PHASE 2&4

TM244 L08 - TREE PROTECTION AND REMOVAL GA PHASE 3

TM244 LS01 - ILLUSTRATIVE LANDSCAPE SECTION PHASE 2

TM244 LS02 - ILLUSTRATIVE LANDSCAPE SECTION PHASE 3

973 1006 REV F - PROPOSED GA PLAN

973 1007 REV B - PROPOSED ROOF PLAN

973 2000 REV D - NORTH AND SOUTH ELEVATIONS

973 2003 REV C - SOUTH WEST AND EAST ELEVATIONS

973 3000 REV C - SECTION 1-1 & 2-2

973 3001 REV C - SECTION 3-3 & 44-

1010 - FIRE STRATEGY PLAN

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:

TM244 L01 - ILLUSTRATIVE GA PHASE 2&4
TM244 L02 - ILLUSTRATIVE GA PHASE 3
TM244 L03 - MATERIAL GA PHASE 2&4
TM244 L04 - MATERIALS GA PHASE 3
TM244 L05 - LEVELS GA PHASE 2&4
TM244 L06 - LEVELS GA PHASE 3
TM244 L07 - TREE PROTECTION AND REMOVAL GA PHASE 2&4
TM244 L08 - TREE PROTECTION AND REMOVAL GA PHASE 3
TM244 LS01 - ILLUSTRATIVE LANDSCAPE SECTION PHASE 2
TM244 LS02 - ILLUSTRATIVE LANDSCAPE SECTION PHASE 3
973 1006 REV F - PROPOSED GA PLAN
973 1007 REV B - PROPOSED ROOF PLAN
973 2000 REV D - NORTH AND SOUTH ELEVATIONS
973 2003 REV C - SOUTH WEST AND EAST ELEVATIONS
973 3000 REV C - SECTION 1-1 & 2-2
973 3001 REV C - SECTION 3-3 & 44-
1010 - FIRE STRATEGY PLAN

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, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) 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.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, 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 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 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.

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.

- 4 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. 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 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.

- 5 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

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.

- 6 The use of the proposed car park shall not commence until the cessation of the use of the existing car park to the north of Strakers Road.

Reason:

To ensure that there no a net increase in car parking for Peckham Common and Peckham Rye Park in accordance with the National Planning Policy Framework 2012; Strategic Policy 2 sustainable transport of the Core Strategy 2011 and saved policy 5.2 transport impacts 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).

- 7 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority (in consultation with the Environment Agency) for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

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 offsite 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

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.

Informatives

Prior to demolition, a full photographic survey of the PoW hut should be undertaken and the survey submitted to the Council's Archives.

Sport England would recommend that the detailed design of the proposed sports facility accords with Sport England's relevant design guidance in order to ensure that the facility is fit for purpose and of an appropriate quality. The guidance is available to view on Sport England's website at <http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/> (Clubhouse, under the 2 Design tab).