
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.

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|-------------------------|--------------------------------------|--------------------|------------|
| Applicant | Alen Blakenley Alen Blakenley Ltd | Reg. Number | 17/AP/0072 |
| Application Type | Full Planning Application | Case Number | TP/2568-D |
| Recommendation | Grant permission | | |

Draft of Decision Notice

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

Erection of a single storey timber frame building to house ancillary training facility for the golf course.

At: DULWICH AND SYDENHAM HILL GOLF CLUB Ltd, GRANGE LANE, LONDON SE21 7LH

In accordance with application received on 09/01/2017 08:01:00

and Applicant's Drawing Nos. Design and Access Statement; Location Plan; M (Proposed Elevations1); M (Proposed Elevations2); M (Existing and Proposed Plan);

Subject to the following four conditions:

Time limit for implementing this permission and the approved plans

- 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.

- The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: M (Proposed Elevations1); M (Proposed Elevations 2); M (Existing and Proposed 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.

- Prior to works commencing, full details of tree planting to include 2 x Tilia tomentosa, minimum 12-14cm girth size, 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. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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.

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 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.

- 4 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

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.