

Item No. 7.3	Classification: Open	Date: 25 April 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/0414 for: Full Planning Application Address: DULWICH COLLEGE, DULWICH COMMON, LONDON SE21 7LD Proposal: Construction of a two storey modular building for additional classroom and office space to increase the area of the existing college building.		
Ward(s) or groups affected:	College		
From:	Director of Planning		
Application Start Date 07/02/2017		Application Expiry Date 04/04/2017	
Earliest Decision Date 08/03/2017			

RECOMMENDATION

1. That planning permission is granted for a limited period of 18 months.

BACKGROUND INFORMATION

Site location and description

2. Dulwich College occupies a large site bounded by Dulwich Common to the north, College Road to the east, Hunts Slip Road to the south and a railway line and Alleyn Park to the west. The site comprises a number of school buildings located on the eastern side of the site, with the western side used as playing fields. This application enquiry relates to the Grade II* Barry Building within the heart of the Dulwich College Campus.
3. The central school building was constructed between 1866-70 and by the younger Charles Barry in an ornate North Italian Renaissance style. The facades of the building have Portland stone, red brick with cream terracotta embellishments. The roof is a traditional pitched roof covered in clay pan-type tiles; in the centre is a large timber tower with glazed lights. As Grade II* building the Barry Building is considered to be a national significance.
4. The main college building, the Barry building, is Grade II* listed and the main entrance gate and piers on College Road, the war memorial and the memorial library are Grade II listed. There are heritage assets in the wider context of the site which are outside the campus. On the opposite side, off College Road are the grade II listed 1 to 6, 9 and 10 Pond Cottages. Dulwich College is also located in the Dulwich Village Conservation Area.
5. The site is located within the:
 - Suburban Density Zone
 - Metropolitan Open Land (MOL)

- Air Quality Management Area
- Dulwich Village Conservation Area.

Details of proposal

6. Planning permission is sought for the construction of a modular building for additional classroom and office space to increase the area of the existing college building. It is expected that the building shall remain on site 60 weeks from the commencement of construction works. The addition of the temporary building would enable refurbishment and restoration of the interiors to classrooms, corridors, offices and stairwells within the Dulwich College Charles Barry Jr Buildings (approved under 16/AP/5043) to be undertaken.
7. The two storey building would be constructed using modern external cladding of goosewing grey colour steel, merlin grey framed glazing, merlin grey fascias and skirting throughout. The building would measure 17,47m in length, 9.76m in width, and 6.84m in height. The proposal would include external stairs to the sides and a ramp to the front elevation.

8. **Relevant planning history**

16/AP/5043 Application type: Listed Building Consent (LBC)
 Refurbishment and restoration of the interiors to classrooms, corridors, offices and stairwells within the Dulwich College Charles Barry Jr Buildings (North, South and Centre Block). Relocation of external plant into basement level lightwells.
 Decision date 02/02/2017 Decision: Granted (GRA)

Planning history of adjoining sites

9. None relevant identified

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
 - a) Principle of development
 - b) Design and appearance
 - c) Neighbour amenity
 - d) Traffic and transportation.

Planning policy

11. National Planning Policy Framework (the Framework)

Section 7 - Requiring Good Design
 Section 8 - Promoting Healthy Communities
 Section 9 - Protecting Green Belt Land
 Section 12 - Conserving and Enhancing the Built Environment

12. The London Plan 2016

Policy 3.16 - Protection and enhancement of social infrastructure
 Policy 3.18 - Education facilities
 Policy 7.4 - Local Character
 Policy 7.6 - Architecture

Policy 7.8 - Heritage assets and archaeology
Policy 7.17 - Metropolitan Open Land

13. Core Strategy 2011

SP1 - Sustainable Development
SP4 - Places for Learning, Enjoyment and Healthy Lifestyles
SP11 – Open spaces and wildlife
SP12 - Design and Conservation
SP13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

14. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

2.3 Enhancement of educational establishment
3.2 - Protection of Amenity
3.4 - Energy Efficiency
3.12 - Quality in Design
3.13 - Urban Design
3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites
3.25 - Metropolitan Open Land
5.2 - Transport Impacts
5.3 - Walking and Cycling.

Summary of consultation responses

15. Transport Team- no objections.
16. Environmental protection team provided comments regarding ventilation but this is a matter that is covered by the building regulations, Part L.
17. No comments from members of the public were received.

Principle of development

18. The site is on Metropolitan Open Land (MOL), a large part of which consists of playing fields. The proposed development would not be positioned on any section of the green open space and would affect its use.
19. There is a presumption against inappropriate development in MOL. Part 9 of the NPPF sets out the uses of land which are deemed to be appropriate in the Green Belt, which applies also to MOL. London Plan policy 7.17 and saved Southwark Plan policy 3.25 both apply to MOL. On a strict reading of these policies the creation of classrooms does not fall with the definition of appropriate development and therefore this proposal has been considered as inappropriate development and has been advertised as a departure from the relevant policies of the Development Plan. Paragraph 87 of the NPPF confirms that inappropriate development should not be approved except in very special circumstances. The very special circumstance in this case is that the classrooms are required to facilitate the refurbishment and restoration

of the Grade II* listed Barry Building that has already been approved; the school would need to accommodate students in these temporary classrooms while the works to the Barry Building take place.

20. The proposed location is within group of school buildings and would not impact on the openness of surrounding MOL; the building would temporary so there would not be a long term impact on the MOL. Finally, the proposal also would allow the continuation of educational facilities for which there is support from other parts of the Development Plan. Therefore, overall it is considered that very special circumstances exist to allow this development to take place.
21. The principle of this development is considered acceptable because of the special circumstance and temporary nature of this development on MOL.

Environmental impact assessment

22. Not required for an application of this size.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

23. None anticipated. The development is intended to be temporary for a maximum of 18 months. The development would not result in an increase in the capacity of the school. Classrooms would house students to enable refurbishment and restoration of the interiors to classrooms, corridors, offices and stairwells. The building would be located in a small area of a car park, and not in close proximity to any residential properties.

Transport issues

24. The classrooms would not allow an increase in the number of students; they would be there for no more than 18 months and no adverse impact on transport is expected.

Design and heritage issues

25. The proposed modular building would be a temporary structure which would have some harm on the historic setting of the college. This harm would be less than substantial, temporary and outweighed by the public benefit of the restoration of the Barry Building, which the proposed classrooms would facilitate. It would have no long term impact on the character and appearance of the heritage assets or the surrounding area. The structure would comprise a grouping of flexible modular components; neatly tied together to form the necessary sized building, with internal arrangements to meet the end user requirements. The structures would be located above ground on raised footings, with discreet skirting from floor to ground level.
26. The modular finishes would be clean and modern with external cladding of goosewing grey colour steel, merlin grey framed glazing, merlin grey fascias and skirting throughout.
27. The proposed structure would provide an additional 300sq.m of usable floor space, setback over 4.3m from the Medical Centre and 6m from the main building at Dulwich College. Its impact on the appearance of the school and the wider street scene is considered to be acceptable because it would be on the site for no more than 18 months.

Impact on trees

28. The proposed development will be situated on existing hardstanding for a temporary

period. No trees would be affected by this proposal.

Planning obligations (S.106 undertaking or agreement) and Community Infrastructure Levy (CIL)

29. None are required for an application of this scale and nature. Further, as an educational establishment, the proposal is not liable for either the Mayoral or Southwark CIL.

Conclusion on planning issues

30. The building would not have any adverse impact on the character and appearance of the school or the wider area nor would it impact negatively on adjoining occupiers. Accordingly approval is recommended for a temporary period of 18 months and subject to the conditions set out in the decision notice.

Community impact statement

31. In line with the council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process. No adverse impact on any group with the protected characteristics detailed above is expected.

Consultations

32. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

33. Details of consultation responses received are set out in Appendix 2.

Human rights implications

34. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
35. This application has the legitimate aim of providing temporary class room accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2084-C Application file: 17/AP/0414 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5451 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Neil Loubser, Planning Officer	
Version	Final	
Dated	3 April 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		6 April 2017

APPENDIX 1

Consultation undertaken

Site notice date: 13/02/2017

Press notice date: 09/02/2017

Case officer site visit date: 13/02/2017

Neighbour consultation letters sent: 09/02/2017

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

Historic England

Neighbour and local groups consulted:

Blew House College Road SE21 7LG	Flat 2 Dulwich College SE21 7LG
Ivyholm College Road SE21 7LG	Flat 1 Dulwich College SE21 7LG
Porters Flat Dulwich College SE21 7LG	Flat 4 Dulwich College SE21 7LG
Medical Centre Dulwich College SE21 7LG	Flat 3 Dulwich College SE21 7LG
Dulwich College Dulwich Common SE21 7LD	Estate Govenors' The Old College SE1 7AE
	25 Kingsthorpe Road London SE26 4PG

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

