
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	Ms Susan Fuller Education Property Division	Reg. Number 09- <u>CO</u> -0126
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)	
Recommendation	Grant permission	Case Number TP/2100-A

Draft of Decision Notice

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

Construction of covered multi use games area incorporating an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting, in addition to replacement 1.8m high metal and timber fence to the south-east and south-western part of the boundary.

At: THE CHARTER SCHOOL, RED POST HILL, LONDON, SE24 9JH

In accordance with application received on 30/10/2009

and Applicant's Drawing Nos. 7915-01, 7915-02A, 7915-03 A, 7915-04A and 7915.05
Design and Access Statement Job Ref 7915 dated Oct 2009, Lighting Report prepared by LTL Contracts dated 09-11-2009

Schedule

- 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:
7915-02A, 7915-03 A, 7915-04A

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 The multi use games area (MUGA) hereby permitted shall not be used outside the hours of 08:00am and 8.00pm on any day.

Reason:
In order to protect the amenity of the occupiers adjoining premises from undue noise and disturbance in accordance with 3.2 'Protection of Amenity' of The Southwark Plan [UDP] 2007.
- 4 The external lighting [including design, power and position of luminaires] in relation to the development hereby approved shall only be carried out in accordance with the lighting details set out in the Lighting Report prepared by LTL Contracts dated 09-11-2009 submitted with the application.

Reason
In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area and the amenity and privacy of adjoining occupiers in accordance with Policy 3.2 Protection of amenity of the Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design, 3.13 Urban design, 3.15 Conservation of the historic environment, 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan [UDP] 2007.

Particular regard was had to the impacts on the amenities of surrounding occupiers of the development, in

particular in relation to lighting, noise and disturbance, but it was considered there would be no material harm arising subject to conditions on lighting and the hours of use. The design and form of the proposal would be acceptable and will preserve the setting of the adjacent Sunray Avenue Conservation Area. It is also considered that educational and community benefits would follow from the proposed development and that the scheme would make for an appropriate and efficient use of the land. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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