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Item No. 7.1	Classification: Open	Date: 13 July 2020	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 19/AP/5616 for: Full Planning Application Address: ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SOUTHWARK, SE22 8SU Proposal: Refurbishment and erection of a single storey extension of the existing Junior School building		
Ward(s) or groups affected:	Goose Green		
From:	Director of Planning		
Application Start Date 01/10/2019		Application Expiry Date 26/11/2019	
Earliest Decision Date 29/01/2020			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The site is the grounds of Alleyn's Junior School located between Lycott Grove and Hillsboro Road, and is located within the wider grounds of Alleyn's School. The existing junior school and Hooper Music School located to the Eastern side of the site are two storeys in height, and the site is adjoined by a large sports hall facility (approximately three storeys in height) to the West.
3. The site is located within:
 - Sub-Urban Density Zone
 - Air Quality Management Area (AQMA)
 - Metropolitan Open Land (MOL)
 - Site of Importance of Nature Conservation (SINC)
 - East Dulwich Parking Zone (not yet in place)
4. While the site itself is in MOL, the scheme has been amended so that no development would take place on the MOL. The site is not listed, nor is it located within a conservation area. There are no heritage assets in the immediate vicinity of the site. The nearest heritage asset is the Dulwich Village Conservation Area, which is approximately 130m to the West of the site on the other side of the school grounds and is not considered to be affected by the proposal.

Details of proposal

5. The proposal calls for the construction of a new building on site to facilitate a hall space (180sqm in size), and 8 new ancillary office rooms. The total new floorspace proposed under this building would be 472sqm of D1 (education facilities) floorspace. While the new building would be single storey, it would vary in height between 3.40m to 9.15m at the apex of the hall element.
6. A separate single storey extension would be constructed attached to the North-Western elevation of the existing Junior School to facilitate a new reception bathroom. This extension would be of the following dimensions:
 - Width: 3.00m
 - Depth: 3.34m
 - Height: 3.20m
7. New landscaping around the site is proposed as part of the scheme.
8. The creation of the new building would allow hall space within the existing school to be converted into new classrooms, though it is noted these internal works do not require planning permission. As per the updated transport assessment, the enhanced facilities and internal modifications to the existing school would result in an increase of 35 - 42 additional students and six additional staff members.

Relevant Planning history

9. See Appendix 1 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

Consultation responses from members of the public

10. The application was initially consulted on in October of 2019, and has been through two follow up rounds of re-consultation since, to allow the applicant to respond to a number of issues raised by the public consultation, and discussions with officers. In all, 99 comments have been received (96 in objection, one neutral, and two in support). The following relevant planning matters were raised as part of the consultation:
 - Traffic impacts
 - Parking
 - Air quality
 - Impact on neighbouring amenity
 - Impacts on privacy
 - Impacts on daylight/sunlight access to surrounding properties
 - Need for additional school facilities
 - Construction management
 - Ecology
 - Sustainability of materials proposed
 - Waste management (the scheme is not considered to result in any significant increase in waste generation that could not be met by existing arrangements)
11. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Design quality;
- Transport and highways;
- Environmental impacts;
- Impact on trees
- Mayoral and borough community infrastructure levy (CIL);
- Community involvement and engagement;
- Community impact and equalities assessment;
- Human rights, and;
- Positive and proactive statement.

12. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

13. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
14. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (NPPF) 2019

15. 2. Achieving sustainable development
8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

The London Plan 2016

16. Policy 2.18 Green infrastructure: the multi functional network of green and open spaces
Policy 3.1 Ensuring equal life chances for all
Policy 3.2 Improving health and addressing health inequalities
Policy 3.16 Protection and enhancement of social infrastructure
Policy 3.18 Education facilities
Policy 5.10 Urban greening
Policy 6.8 Coaches
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.14 Improving air quality

Policy 7.17 Metropolitan open land
Policy 7.18 Protecting open space and addressing deficiency
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands

Core Strategy 2011

17. Strategic Policy 1 – Sustainable development
Strategic Policy 2 – Sustainable transport
Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles
Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 – Design and conservation
Strategic Policy 13 – High environmental standards

Southwark Plan 2007 - Saved Policies

18. Policy 2.3 - Enhancement Of Educational Establishments
Policy 2.4 - Educational Deficiency – Provision Of New Educational Establishments
Policy 3.1 - Environmental Effects
Policy 3.2 – Protection Of Amenity
Policy 3.6 – Air Quality
Policy 3.12 – Quality In Design
Policy 3.13 – Urban Design
Policy 3.25 - Metropolitan Open Land (MOL)
Policy 3.28 – Biodiversity
Policy 5.2 - Transport Impacts
Policy 5.3 – Walking And Cycling
Policy 5.6 - Car Parking
19. Dulwich Supplementary Planning Document

ASSESSMENT

Principle of the Proposed Development in terms of land use

20. Saved policy 2.2 [Provision of new Community Facilities] of the Southwark Plan 2007 states:

Planning permission will be granted for new community facilities provided:

- i) Provision is made to enable the facility to be used by all members of the community; and*
 - ii) The facility is not detrimental to the amenity of present and future occupiers of the surrounding area in compliance with Policies 3.2 and 5.2; and*
 - iii) Where developments will generate more than 20 vehicle trips at any one time a Transport Assessment will be required in compliance with Policies 3.3 and 5.2.*
21. Regarding criterion i), a condition is recommended requiring the submission of a Community Use Agreement to be adhered to by the applicant. This Community Use Agreement would ensure there would be a tangible public benefit to the scheme, and that the new facilities could be enjoyed by community groups. Transport and amenity impacts, and by association criteria ii) and iii) are discussed below. In light of these the proposal would be acceptable, in principle.
22. It is noted that the while the application site is located within MOL, the scheme has

been redesigned such that the proposed development would not be within the MOL. As such, the proposal would not need to be considered against policies around the appropriateness of development within MOL and as such this would not be a concern in land use terms. Furthermore, the proposal would be located in the context of a number of existing school buildings along the boundary of the MOL, and as such would not affect the openness of the MOL, the main body of which is located in the playing fields to the South of the site.

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

Privacy

23. The views from the proposed development would be at ground floor level, and would be typically be in excess of 21m (in particular those towards the rear of the staff accommodation along Hillsboro Road). The nearest view would be from one of the offices towards an outrigger of the nearest dwelling on Glengarry Road, which would be approximately 12.5m. While this is less than the 21m mentioned in the Residential Design Standards SPD, the view from the office window concerned would be on the ground floor and any view would be over the boundary fence looking up to the dwelling. It is not considered to pose a significant risk to privacy. As such the proposal is acceptable in this regard.

Daylight/sunlight

24. The scale and massing of the proposal, combined with its relatively far distance from the nearest residential properties, would satisfy the 25/45 degree tests as set out by the Building Research Establishment. With this in mind, the proposal would not have a significant impact on nearby residential occupiers' access to daylight/sunlight and would be acceptable in this regard.

Loss of outlook/Sense of enclosure

25. The proposal would be set a reasonable away from direct views from units along Glengarry and Hillsboro Road, and would sit below the eaves of the larger sports hall facility, as such the proposal is not considered to create any significant sense of enclosure to nearby occupiers. Similarly, the new building would be located in the context of a number of existing school buildings and would be set a reasonable distance from all nearby occupiers that it would not have a significant impact on their outlooks. As such, the proposal is acceptable in this regard.

Noise

26. The use of the proposed building would be similar to the use of the existing junior school building, and adjacent sports hall facility. With this in mind, and given the relatively small scale of the proposal, it would not generate a significant increase in noise which would constitute a risk to nearby occupiers' amenity.

Design quality

27. The proposed building would be single storey, albeit double height at the hall space. The roofing is defined by a series of pitched roofs, culminating in the larger, and more sharply pitched roof of the hall. This creates a sensible arrangement with a strong focal point which established the character of the building. The scale would sit below that of the larger adjacent sports hall, such that it would not dominate the surrounding area, and the block would sit neatly in the context of the school grounds without leaving the wider grounds feeling cluttered.

28. The architecture of the proposal is complimented by a number of attractive architectural features including a glazed curtain wall with louvres to the hall's North gable end. The material palette is relatively simple, being largely defined by a red brick aesthetic in-keeping with the surrounding school buildings. A condition is recommended requiring samples of all external materials and detailing to ensure a high standard of final design. Subject to this the proposal would be of a high quality and attractive standard of design.
29. The proposed single storey extension is simple in terms of form, and would not detract from the appearance of the host building and would be similarly acceptable in design terms.
30. Finally, the proposed landscaping offers a good opportunity to improve on site greening and play facilities for pupils, while also improving the overall aesthetic of the school grounds from the existing hardstanding. A condition is recommended requiring a detailed landscaping plan to be provided. Subject to this, the element of the proposal would be acceptable.
31. In summary, the proposal would be of a high standard of design which would improve the character and setting of the school grounds.

Transport and highways

32. The applicant has submitted an updated transport assessment (including a parking survey) and updated travel plan as part of this application. The transport assessment has included an assessment of the breakdown of the different modes of transport used by staff and pupils to commute to the school. The findings of the travel surveys for students and staff are given below (note adjusted mode share refers to an adjustment for siblings sharing the same mode of transport, as would be expected with a family car for example):
33. Student travel data

Mode of Travel	Surveyed Mode Share	Adjusted Mode Share	Existing no. of Trips	Expected no. of Trips	Increase
Walking	23%	23%	57	67	10
Scooting	13%	13%	32	38	6
Cycling	8%	8%	20	23	3
Rail	1%	1%	3	4	1
Tube	0%	0%	0	0	0
Public Bus	4%	4%	10	12	2
School Bus/Taxi	6%	6%	14	17	2
Car	33%	21%	50	59	9
Car share	5%	18%	43	50	7
Park and Stride	6%	6%	14	17	2
Total	100%	100%	244	286	42

34. Staff travel data

Mode of Travel	Existing no. of Trips	Mode Share	Expected no. of Trips	Increase
Walking	58	20%	59	1
Cycling	49	17%	50	1
Rail	29	10%	29	1
Tube	3	1%	3	0
Public Bus	26	9%	26	1
School Bus/Taxi	0	0%	0	0
Car	111	39%	113	2
Car share	9	3%	9	0
Park and Stride	0	0%	0	0
Total	284	100%	290	6

35. Based on an increase of 42 pupils and 6 staff, the total increase in car based trips extrapolating from current travel data is 18 new journeys by cars (9 pupil and 2 staff individual car journeys, and 7 pupil shared car journeys). It is important to note the development would result in the loss of 8 parking spaces on site.
36. The parking survey conducted by the applicant has been carried out in accordance with the Lambeth methodology, an established standard for such surveys. This has surveyed on-street parking capacity at peak demand (i.e. 7:30am-9:30am and 15:00pm – 17:00pm) within 200m of the site (a total of 520 unrestricted parking spaces). The findings are as follows:
- Morning demand (7:00am-9:30am): 71% of spaces (369) are occupied
 - Afternoon demand (15:00pm-17:00pm): 68% of spaces (354) are occupied
37. Based on the above, it is considered there would be adequate capacity available for the projected increase in vehicular trips from the proposed development. The Council's Transport officer conducted a further site visit to assess parking strain in the area at 13:50hrs on 11 March 2020, and noted capacity in the area at off-peak times, including the use of bus bays (though restrictions for parking in these spaces for non-bus vehicles at certain times is in place).
38. The school has also taken active measures to encourage sustainable transport methods through their travel plan. This travel plan has achieved Gold standard membership of TfL's STARS (Sustainable Travel Active Responsible and Safe) scheme which encourages sustainable travel and, supports pupils' wellbeing by helping to reduce congestion at the school gates and improve road safety and air quality. It is anticipated that the school would continue to maintain this accreditation through its newly introduced sustainable travel initiatives encompassing an arrangement with Sainsbury's to assist patrons in 'Park and Stride' (an arrangement between the school and the nearby Sainsbury's to allow parents to park in the supermarket car park and walk the remainder of the journey with their children, an approximately 12 minute walk. This service has been advertised on the schools website, PTA meetings, and through letters to parents), improved site permeability, walking bus, expansion of 'cycle to work' scheme and provision of 30 more cycle parking spaces. A condition is recommended requiring details of these cycle parking spaces to be submitted. Subject to this the proposal would be acceptable in terms of transport impacts.

39. The school have been in discussion with the council's highways team about the "Our Healthy Streets: Dulwich" initiative. The roads surrounding the school are in the forthcoming East Dulwich controlled parking zone. This change would not alter the impact regarding pupil drop off and pick up but would reduce the likelihood of staff parking on nearby roads.

Ecology

40. The applicant has submitted an ecological assessment as part of the proposed development which has assessed the risks associated with the proposal against local bat and bird populations. The report goes on to set out a range of measures to protect local wildlife during and following the construction phase, including lighting standards for local bat populations, and pre-clearance checks for birds in local shrubs during nesting season. The council's ecologist has reviewed this assessment and deemed it be acceptable. A condition is recommended requiring adherence to the ecology assessments recommended measures. Subject to this, the proposal would be acceptable in this regard.

Air Quality

41. Following the initial round of public consultation, the applicant has supplied an air quality assessment as part of this application. The assessment has included monitoring data from five sites located within 1.5km of the site, which have demonstrated there has not been an exceedance of the annual mean NO₂ targets against DEFRA's Air Quality Strategy over a five year period. GLA annual mean predicted concentrations also indicate that there are no exceedances of the relevant objectives for PM₁₀ and PM_{2.5}.
42. Under the guidance set out by the Institute of Air Quality Management [Land-Use Planning & Development Control: Planning For Air Quality], the indicative requirements for an air quality assessment for planning applications within or adjacent to an Air Quality Management Area in terms of changes in vehicle Annual Average Daily Traffic is set at 100 for LDVs (Light Duty Vehicles) and 25 for HDVs (Heavy Duty Vehicles). The proposed development would be expected to generate, in the worst case scenario, an additional 30 LDV trips, and no additional HDV trips. This 30 LDV trip figure includes the 11 vehicle trips at peak times noted under the transport assessment (11 at morning peak, and 11 in the afternoon for a total of 22), and a further 8 trips taken outside peak hours, such as teaching assistants coming and going in the late morning or early afternoon. As such, the impact of these additional vehicle trips in terms of air quality and in line with the Institute for Air Quality Management's guidance would be negligible. Furthermore, this worst case scenario would not factor in the mitigation measures of the schools travel plan, which would have a knock on impact of improving air quality. As such, the proposal is not deemed to result in a significant risk to air quality and would be acceptable in this regard.

Impact on trees

43. There is a large mature pine tree in the vicinity of the site, in an area currently dotted with several pieces of play equipment for younger children. The proposed building and extension are a sufficient distance from the tree that these would not present a threat to the health of the tree or its roots. It is noted the proposed landscaping would replace the existing play equipment. While this is unlikely to present a threat to the tree based on the existing play equipment having a minimal impact on its survival, a precautionary condition is recommended requiring the submission of an Arboricultural Method Statement prior to works commencing to ensure the tree would be protected during works. Subject to this, the proposal would be acceptable in terms of impact on trees, a view which has been agreed by the Council's urban forester.

Mayoral and borough community infrastructure levy (CIL)

44. The proposal would be liable for both borough and Mayoral CIL.

Other matters

45. Objectors have raised the impact of the construction period on the local area, and the need for a construction management plan to mitigate against this. The site benefits from multiple entrances and space for on-site storage of construction equipment and materials. Given the proposal is relatively small in scale a comparatively small number of construction vehicles are anticipated, and construction is likely to occur outside of term times (e.g. over the summer) to minimize impact on the operation of the school and pupils and thus when roads are less likely to be busy. Therefore, a construction management plan is not considered necessary in this instance.
46. A further objection has been raised as to the choice of materials and their sustainability, in particular the choice of concrete blocks. It is understood the proposal would make extensive use of sustainable materials including laminated timber. Where concrete blocks have been included, these are limited to areas of frequent use for their durability, and these blocks would be sustainability sourced from recycled aggregate or pulverised fuel ash. As such, the scheme has demonstrated a good commitment to sustainable materials and development which is welcomed.

Community involvement and engagement

47. Prior to the submission of the current application, the applicant conducted a pre-application consultation with local residents which is outlined in Appendix D of the design and access statement. Two public exhibitions were conducted during July of 2019, allowing local residents to come and discuss the proposals and engage with the school prior to the formal submission of the application later that year. This public engagement is a positive aspect of the application and is welcomed.

Community impact and equalities assessment

48. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
49. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
50. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it

- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. “The need to foster good relations” between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
51. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

52. This application has the legitimate aim of providing new educational facilities. 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.

Positive and proactive statement

53. 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.
54. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.
55. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	No
If the pre-application service was used for this application, was the advice given followed?	N/A
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	A time extension has been arranged to bring this case to a planning committee.

CONCLUSION

56. The Proposal would result in the creation of a high quality new facility for the existing school which would also benefit the wider public through the provision of a community use agreement. The scheme would have a negligible impact on nearby occupiers' amenity, the local transport network, and local air quality. It is therefore recommended that planning permission is granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ 2300-A Application file:19/AP/5616 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Glenn Ruane, Planning Officer	
Version	Final	
Dated	12 March 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		20 May 2020

APPENDIX 1

Consultation undertaken

Site notice date: 15/10/2019

Press notice date: 10/10/2019

Case officer site visit date: 07.11.2019

Neighbour consultation letters sent: 15/01/2020

Internal services consulted

Flood Risk Management & Urban Drainage
Ecology
Urban Forester
Environmental Protection
Transport Policy

Statutory and non-statutory organisations

Neighbour and local groups consulted:

17 Playfield Crescent London Southwark
7 Playfield Crescent London Southwark
11 Playfield Crescent London Southwark
19 Playfield Crescent London Southwark
15 Playfield Crescent London Southwark
13 Playfield Crescent London Southwark
9 Playfield Crescent London Southwark
99B Glengarry Road London Southwark
55 Glengarry Road London Southwark
Flat 1 40 Playfield Crescent London
75A Glengarry Road London Southwark
57A Glengarry Road London Southwark
43 Playfield Crescent London Southwark
83A Glengarry Road London Southwark
77B Glengarry Road London Southwark
40 Hillsboro Road London Southwark
25 Hillsboro Road London Southwark
13 Hillsboro Road London Southwark
Ground Floor Flat 42 Playfield Crescent
London
85 Glengarry Road London Southwark
Flat 2 38 Playfield Crescent London
18A Playfield Crescent London Southwark
97B Glengarry Road London Southwark
83B Glengarry Road London Southwark
65B Glengarry Road London Southwark
7 Hillsboro Road London Southwark
29 Hillsboro Road London Southwark
89 Glengarry Road London Southwark
7 Lytcott Grove London Southwark
44 Playfield Crescent London Southwark
24 Playfield Crescent London Southwark
57 Playfield Crescent London Southwark

31 Playfield Crescent London Southwark
57 Glengarry Road London Southwark
45 Playfield Crescent London Southwark
19 Lytcott Grove London Southwark
55A Glengarry Road London Southwark
17 Lytcott Grove London Southwark
71A Glengarry Road London Southwark
14A Playfield Crescent London Southwark
26 Playfield Crescent London Southwark
63 Glengarry Road London Southwark
42A Playfield Crescent London Southwark
22A Playfield Crescent London Southwark
79B Glengarry Road London Southwark
63A Glengarry Road London Southwark
57B Glengarry Road London Southwark
5 Hillsboro Road London Southwark
21 Hillsboro Road London Southwark
87 Glengarry Road London Southwark
42 Playfield Crescent London Southwark
14 Playfield Crescent London Southwark
53 Playfield Crescent London Southwark
97 Glengarry Road London Southwark
12 Playfield Crescent London Southwark
36 Playfield Crescent London Southwark
77A Glengarry Road London Southwark
67 Glengarry Road London Southwark
67A Glengarry Road London Southwark
63B Glengarry Road London Southwark
46 Playfield Crescent London Southwark
25 Lytcott Grove London Southwark
89B Glengarry Road London Southwark
69A Glengarry Road London Southwark
15 Hillsboro Road London Southwark

8 Lytcott Grove London Southwark
 31 Lytcott Grove London Southwark
 2 Lytcott Grove London Southwark
 18 Lytcott Grove London Southwark
 13 Lytcott Grove London Southwark
 11 Lytcott Grove London Southwark
 47 Playfield Crescent London Southwark
 23 Hillsboro Road London Southwark
 73 Glengarry Road London Southwark
 30 Playfield Crescent London Southwark
 38 Hillsboro Road London Southwark
 59A Glengarry Road London Southwark
 89C Glengarry Road London Southwark
 1 Lytcott Grove London Southwark
 9 Hillsboro Road London Southwark
 93 Glengarry Road London Southwark
 Flat 2 95 Glengarry Road London
 Flat 1 95 Glengarry Road London
 77 Glengarry Road London Southwark
 Flat 2 40 Playfield Crescent London
 89A Glengarry Road London Southwark
 71B Glengarry Road London Southwark
 97A Glengarry Road London Southwark
 55B Glengarry Road London Southwark
 22 Lytcott Grove London Southwark
 41 Playfield Crescent London Southwark
 61 Glengarry Road London Southwark
 15 Lytcott Grove London Southwark
 3 Lytcott Grove London Southwark
 83 Glengarry Road London Southwark
 Flat 2 16 Playfield Crescent London
 4 Lytcott Grove London Southwark
 40 Playfield Crescent London Southwark
 First Floor And Second Floor Flat 61
 Glengarry Road London
 91 Glengarry Road London Southwark
 26A Playfield Crescent London Southwark
 32 Playfield Crescent London Southwark
 5 Lytcott Grove London Southwark
 31 Hillsboro Road London Southwark
 Flat 1 38 Playfield Crescent London
 101 Glengarry Road London Southwark
 21 Playfield Crescent London Southwark
 24 Lytcott Grove London Southwark
 38 Playfield Crescent London Southwark
 34 Playfield Crescent London Southwark
 51 Playfield Crescent London Southwark
 29 Playfield Crescent London Southwark
 81A Glengarry Road London Southwark
 75B Glengarry Road London Southwark
 75 Glengarry Road London Southwark
 20 Playfield Crescent London Southwark

81 Glengarry Road London Southwark
 95 Glengarry Road London Southwark
 69B Glengarry Road London Southwark
 17 Hillsboro Road London Southwark
 27 Lytcott Grove London Southwark
 20 Lytcott Grove London Southwark
 22 Playfield Crescent London Southwark
 18 Playfield Crescent London Southwark
 39 Playfield Crescent London Southwark
 33 Playfield Crescent London Southwark
 25 Playfield Crescent London Southwark
 99 Glengarry Road London Southwark
 85B Glengarry Road London Southwark
 6 Lytcott Grove London Southwark
 11 Hillsboro Road London Southwark
 21 Lytcott Grove London Southwark
 12 Lytcott Grove London Southwark
 55 Playfield Crescent London Southwark
 49 Playfield Crescent London Southwark
 27 Playfield Crescent London Southwark
 19 Hillsboro Road London Southwark
 69 Glengarry Road London Southwark
 First Floor Flat 36 Playfield Crescent London
 Flat 1 16 Playfield Crescent London
 12A Playfield Crescent London Southwark
 99A Glengarry Road London Southwark
 85A Glengarry Road London Southwark
 29 Lytcott Grove London Southwark
 23 Lytcott Grove London Southwark
 28 Playfield Crescent London Southwark
 35 Playfield Crescent London Southwark
 Ground Floor Flat 61 Glengarry Road
 London
 59 Glengarry Road London Southwark
 16 Lytcott Grove London Southwark
 37 Playfield Crescent London Southwark
 Flat 3 95 Glengarry Road London
 Ground Floor Flat 36 Playfield Crescent
 London
 44A Playfield Crescent London Southwark
 79A Glengarry Road London Southwark
 67B Glengarry Road London Southwark
 65A Glengarry Road London Southwark
 3 Hillsboro Road London Southwark
 27 Hillsboro Road London Southwark
 71 Glengarry Road London Southwark
 9 Lytcott Grove London Southwark
 14 Lytcott Grove London Southwark
 10 Lytcott Grove London Southwark
 23 Playfield Crescent London Southwark
 16 Playfield Crescent London Southwark

Re-consultation:

APPENDIX 2

Consultation responses received

Internal services

Design and Conservation Team [Formal]
Ecology
Urban Forester
Environmental Protection
Transport Policy

Statutory and non-statutory organisations

Neighbour and local groups consulted:

152 Woodward Road London SE22 8UR
7 Kempis Way London Se22 8TU
13 Hillsboro Road London SE22 8QE
31 Trossachs Road London SE22 8PY
19 Dulwich Village London SE21 7BT
5 Tell Grove East Dulwich London
94 Melbourne Grove London SE22 8QY
5 Tell Grove East Dulwich SE22 8RH
55 Calton Avenue London SE21 7DF
59 Calton Avenue London Se21 7DF
2 Haredale Road London SE24 0AF
42 Dovercourt Road London SE22 8ST
18 Hilversum Crescent London SE22 8TN
115 Dulwich Village London SE21 7BJ
43 Dovercourt Road London
59 Calton Avenue London SE21 7DF
c/o 11 Ferrings London SE21 7LU
175 Turney Road London SE21 7JU
2A Court Lane London SE21 7DR
67 Calton Avenue Dulwich London
25 Playfield Crescent London SE22 8QR
12 BEAUVAL ROAD London
7 Isel Way East Dulwich London
94 Melbourne Grove London SE22 8QY
50 Townley Road London SE22 8SX
37 Calton Avenue Dulwich London
9 townley rd London se228sw
57 Silvester Road LONDON SE22 9PE
30 Goodrich Road London Se22 9eq
50 Townley Road London
49 Calton Avenue London SE21 7DF
95 Calton Avenue Dulwich London
64 Dovercourt Road London SE22 8ST
30 Deventer Crescent London se228tj
17 Gilkes Crescent London SE21 7BP
65 CALTON AVENUE London SE21 7DF
57 Calton Avenue London SE21 7DF
35 Melbourne Grove London SE22 8RG

6 Dulwich Village London SE21 7AL
19 Beauval Road Dulwich SE22 8UG
26 Gilkes Crescent LONDON SE21 7BS
No Address
77 Calton Ave Dulwich London
9 trossachs rd london se228py
30 Dovercourt Road London SE22 8ST
28 Desenfans Road London SE21 7DN
26 East Dulwich Grove East Dulwich Grove
London
1 Great Spilmans East Dulwich London
60 Melbourne Grove London SE22 8QY
7 Colwell Road London SE22 8QP
38 Melbourne Grove London SE22 8QZ
40b Tarbert Road London SE22 8QB
7 Colwell Road London SE22 8QP
58 Dovercourt Road London SE22 8ST
5 Hillsboro Road London SE228QE
14b Wyneham road London SE24 9NT
26 Calton Avenue, Dulwich LONDON SE21
7DG
18 Eastlands Crescent Dulwich SE21 7EG
70 Beckwith Road London SE24 9LG
47 Ashbourne Grove London SE228RN
5 Hillsboro Rd London SE22 8QE
Ash Cottage 1b Court Lane London SE21
7DH
34 Darrell Road London SE229NL
6 Wellington Mews London
40 Winterbrook road London SE24 9JA
51 Dovercourt Road LONDON
45 Playfield Crescent London
31 trossachs road london se22 8py
22 Dovercourt Road London SE22 8ST
146 Burbage rd London Se217ag
71a Glengarry Road London SE22 8QA
5 steen way London Se22 8th
36 Calton Avenue London London

17 Gilkes Crescent London SE21 7BP
31 Stradella Road London SE24 9HN
24 Derwent Grove London SE22 8EA
25 Kingsthorpe Road Sydenham SE26 4PG
31 Dovercourt Road London SE22 8SS
75 Woodwarde Road London SE22 8UL
95 Calton avenue Dulwich London
2 Eynella Road Dulwich SE22 8XF
30 Melbourne Grove London SE22 8QZ
Enid Blyton Court, flat 4 1 Landells Road
East Dulwich
Dovercourt Road London SE22
39 Glengarry Road London Se228qa

71 Landells Road Londkn Se22 9ph
10 hawarden grove London Se24 9dh
152 Woodwarde Road Dulwich SE22 8UR
101 Woodwarde Road Dulwich London
166 Woodwarde Road London SE22 8UR
7 Isel WAY East Dulwich se228tt
30 Dovercourt Road London SE22 8ST
2a Glengarry Road London Se228pz
1 STEEN WAY London Se22 8Th
40 Winterbrook Rd London SE24 9JA
1 Steen Way London SE22 8TH
65 Calton Avenue London SE21 7DF
37 Dovercourt Road London SE22 8SS

APPENDIX 3

Relevant planning history

Reference and Proposal	Status
19/AP/2090 Erection of floodlighting on netball / tennis courts	GRANTED-Minor Application 31/10/2019
19/AP/1933 Creation of a multi-use games area (MUGA) and associated fencing	GRANTED-Minor Application 20/01/2020
15/AP/0926 Demolition of existing Lower School building & Construction of new Lower School building and associated landscaping works	Granted 12/05/2015
15/AP/0459 Construction of a proprietary observatory and associated support structure, deck and balustrade, to be located on top of the flat roofed stair tower of the Science Block.	Granted 13/04/2015
13/AP/1886 Erection of a three-storey extension to the north elevation of the existing science building to provide additional teaching accommodation, together with the installation of roof-top photovoltaic panels, the demolition of the caretakers house and associated landscaping.	Granted 29/08/2013
13/AP/0866 Single storey ground floor extension to side/rear.	Granted 22/05/2013
13/AP/0493 First floor extension to existing swimming pool to providing a seating gallery for up to 100 spectators and enhanced changing areas.	Granted 17/04/2013
12/AP/1759 Erection of first floor extension to south-west elevation to provide additional music rooms, and erection of single-storey entrance lobby to south-west elevation.	Granted 14/09/2012
10/AP/0733 Erection of a single storey conservatory extension to the rear of Alleyn's Junior School.	Granted 09/06/2010
08/AP/2278 Extend at first floor level above existing ground floor structure, creating two new music classrooms	Granted 27/11/2008

08/AP/1763 Enclosure, improvements and increase in footprint and new roof to existing Fives Courts.	Granted 24/11/2008
05/AP/2034 Removal of complete building known as RAF Hut located to the rear of the Duke of Edinburgh Award Office at the school.	Granted 07/11/2005
05/AP/1409 Erection of single storey building to provide office and rest room facilities for school staff.	Granted 01/12/2005
04/AP/1669 Construction of a three/four storey building on school grounds to provide a performing arts centre together with enhanced soft and hard landscaping to existing school grounds.	Refused 14/02/2005
99/AP/0420 Erection of dormer roof extension to provide additional classroom in main building roofspace.	Granted 29/04/1999
98/AP/0205 Erection of 2 storey pavilion comprising changing rooms and function room, new all-weather pitch [for hockey or use as 12 tennis courts] & 2.7m. & 5m. high perimeter fencing, 10x10m high floodlight columns for school and club use.	Granted 27/10/1998
97/AP/0439 Erection of 2 storey extension to existing teaching/staff block to provide new seminar rooms and staff room.	Granted 29/05/1997

APPENDIX 4

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 Stephen Born Alleyns School	Reg. Number	19/AP/5616
Application Type	Minor application	Case Number	2300-A
Recommendation	Minor - GRANTED		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Refurbishment and erection of a single storey extension of the existing Junior School building

Alleyns School Townley Road London

In accordance with application received on 30 September 2019

and Applicant's Drawing Nos.:

Existing Plans

EXISTING SITE PLAN WITH DEMOLITION 2845_GAD_130001 C received
EXISTING GROUND FLOOR PLAN 1 OF 2 2845_GAD_130003 C received
EXISTING GROUND FLOOR PLAN 02 OF 02 2845_GAD_130004 C received
EXISTING ELEVATIONS WITH DEMOLITION 2845_GAD_130010 B received
EXISTING GROUND FLOOR PLAN PAGE 02 OF 02 2845_GAD_130004 C received
EXISTING GROUND FLOOR PLAN PAGE 01 OF 02 2845_GAD_130003 C received
Existing Elevations with Demolition Page 01 of 02 2845_GAD_130009 C received
EXISTING ELEVATIONS WITH DEMOLITION 2845_GAD_130010 C received
EXISTING SITE PLAN 2845_GAD_130001 C received
EXISTING ELEVATIONS WITH DEMOLITION PAGE 01 OF 02 2845 GAD 130009 C received
METROPOLITAN OPEN LAND 2845_SKE_500077_C received

Proposed Plans

PROPOSED SITE PLAN 2845 GAD 130002 D received
PROPOSED GROUND FLOOR PLAN PAGE 01 OF 02 2845 GAD 130005 D received
PROPOSED GROUND FLOOR PLAN PAGE 02 OF 02 2845 GAD 130006 C received
PROPOSED ELEVATIONS PAGE 01 OF 02 2845 GAD 130011 D received
PROPOSED ELEVATIONS PAGE 02 OF 02 2845 GAD 130012 C received
PROPOSED SECTIONS 2845 GAD 130013 C received

Other Documents

Ecology assessment/Nature conservation 8644 received
ADDENDUM TRANSPORT REPORT 3420/1100 1.0 received
BREEAM Pre-Assessment 01 received
LOCATION PLAN 2845_GAD_130000 B received

Air quality assessment MEM-1011890-5A-KW-20191212-Alleyns Junior School R02 received
PROPOSED ROOF PLAN PAGE 01 OF 02 2845 GAD 130007 C received
PROPOSED ROOF PLAN PAGE 02 OF 02 2845 GAD 130008 C received
Design and access statement 2845_REF_610000_D received
DAS ADDENDUM 2845_610002_December_2019 received
SUPPLEMENTARY STATEMENT ON HIGHWAYS AND AIR QUALITY ISSUES received
Drainage Plan/Strategy 2936 received
Energy statement 01 received
Planning statement received
TRANSPORT ASSESSMENT UPDATED FEBRUARY 2020 D001 2.1 received
DRAFT TRAVEL PLAN UPDATE FEBRUARY 2020 D002 2.1 received
ADDENDUM TRANSPORT REPORT D100 1.0 received

Time limit for implementing this permission and the approved plans

2. 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.

Permission is subject to the following Pre-Commencements Condition(s)

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 2019 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.

Permission is subject to the following Grade Condition(s)

4. HARD AND SOFT LANDSCAPING

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), 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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

5. Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external materials to be used in the carrying out of this permission shall be presented on site or remotely 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 2019, 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.

Permission is subject to the following Pre-Occupation Condition(s)

6. Prior to first occupation of the new building hereby consented, a community use agreement shall be prepared and submitted to the local planning authority for approval. The agreement shall apply to the new building and include details of the pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in accordance with any agreement approved.

Reason:

To secure community use of the facilities in accordance with Saved Policy 2.3 Enhancement of Educational Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity is satisfactorily protected with regards to Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007