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## RECOMMENDATION

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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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<b>Applicant</b>	Mr John Reid Governors of James Allen's Girls School	<b>Reg. Number</b>	03-AP-2320
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2120-C
<b>Recommendation</b>	Grant		

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### Draft of Decision Notice

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

Construction of artificial turf pitch, immediately to east of Charter School buildings, with 2.5 to 4.5 metre high fencing, 8 x 15 metre high floodlighting columns and hard surfaced links to existing footways/access road together with the provision of 3m high landscaped mounds.

**At:** James Allen's Girls School, East Dulwich Grove SE22

**In accordance with application received on 09/12/2003  
and revisions/amendments received on 12/07/2004**

**and Applicant's Drawing Nos.** 1733.01, 0733.02 & 1733.03

Details of fencing and flood lighting report (dated November 2003)

Feasibility study and sustainability assessment report (dated November 2003)

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The artificial turf pitch shall not be in use after 21:00 on any day of the week and the floodlights shall be switched off by 21:30.

Reason

Use of the artificial sports pitch after this time would generate noise and disturbance late at night which may result in loss of amenity to local residents contrary to policy E.3.1 [Protection of Amenity] of the adopted UDP.

- 3 The landscaping and planting shown on the drawings hereby approved shall be carried out in the first appropriate planting season following the completion of the works hereby approved.

Reason

To ensure that the specified planting is provided in the interests of the character and appearance of the Metropolitan Open Land of which this site forms a part; in accordance with policies E.2.3 [Aesthetic Control] and C.5.6 [Metropolitan Open Land] of the adopted UDP.

- 4 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

To ensure that landscaping is provided which will help screen the artificial turf pitch from local views and in particular from Nairne Grove in accordance with policy C.5.7 [Use of Metropolitan Land] of the adopted UDP.

- 5 The halide lamp heads shown on the approved drawings and installed as part of this permission shall not be replaced, other than with other identical lamp heads, without the prior written permission of the local planning authority.

Reason

To ensure that the type of flood lighting which has been designed to reduce light spillage is retained in the interests of protecting residential amenity in accordance with policy E.3.1 [Protection of Amenity] of the adopted UDP.

**Reasons for granting planning permission.**

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

- a] Policies E.2.3 Aesthetic Control; E.3.1 Protection of Amenity; C.4.2 [New Leisure and Recreational Facilities & C.5.7 Use of Metropolitan Open Land of the Southwark Unitary Development Plan 1995.
- b] Policies 2.2 Provision of New Community Facilities; 3.1 Environmental Effects,; 3.2 Protection of Amenity; 3.25 Metropolitan Open Land & 3.11 Quality in Design of the Second Draft for Deposit of the Unitary Development Plan April 2004.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.