
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	Alleyn's School	Reg. Number	04-AP-1669
Application Type	Full Planning Permission	Case Number	TP/2300-A
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: Alleyn's School, Townley Road SE22.

In accordance with application received on 14/09/2004

and Applicant's Drawing Nos. 0231/P06.

328-10 328-21 328-31 328-32 328-33 328-34 328-35 328-36 328-40 328-41 328-42 328-51 328-52
328-53 328-54 0231/P01 0231/P02 0231/05 0231/E01 0231/S02 0231/S03 328-20

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

Reason

In order that the Local Planning Authority may be satisfied with the landscaping in the interest of the appearance of the Metropolitan Open Land, in accordance with Policy E.2.5 (External Space) of the Southwark Unitary Development Plan and Policy 3.13 (Urban Design) of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 3 Samples of the facing materials of the building to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the external appearance of the building in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and 3.11 (Quality in Design) of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 4 Samples of the materials of the hardstanding and paving materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the open spaces in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan and Policies 3.11 (Quality in Design) 3.13 (Urban Design) of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 5 The development shall not be occupied before the parking facilities as shown on drawing 328_21 rev. C are installed.

Reason

To ensure that the development would not have a detrimental impact on parking stress in the vicinity, in accordance with Policy T.6.3 (Parking Space in New Developments) of the Southwark Unitary Development Plan 1995 [UDP] and Policy 5.2 (Transport Impacts) of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 6 Notwithstanding drawing 0231/P02 rev C, the tarmac footpath shall not be installed until details of the path have been submitted to the local planning authority and approved in writing which should occur before the development commences. The works shall be carried out in accordance with these approved details.

Reason

To ensure that the Metropolitan Open Land shall retain its character, in accordance with Policy C.5.6 (Metropolitan Open Land) of Southwark Unitary Development Plan 1995 [UDP] and Policy 3.25 (Metropolitan Open Land) of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 7 An updated Green travel Plan shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason

To monitor the traffic impact of the development on the overall traffic impact of Alleyn's School, in accordance with Policy T.6.3 (Parking Space in New Developments) of the Southwark Unitary Development Plan 1995 [UDP] and Policy 5.2 (Transport Impacts) of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 8 A scheme for the external lighting shall be submitted to and approved in writing by the Local Planning Authority before building works commence and the proposed works shall be carried out in accordance with the approved details.

Reason

In order to ensure the residential amenities of neighbouring residents, in accordance with Policy 3.2 (Protection of Amenity) of The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

- 9 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

- 10 No development shall take place until a detailed scheme (2 copies) showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been approved in writing by the Local Planning Authority and that the scheme will be monitored by the Council.

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ.