

Planning Sub-Committee B

Tuesday 28 February 2023

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No. 1

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TABLED ITEMS:

The members pack and addendum report relating to item 7.1

Welcome to Southwark Planning Sub-Committee B

28 February 2023

MAIN ITEMS OF BUSINESS

Item 7.1 22/AP/3392

Old Alleynians Sports Ground, Dulwich
Common, London SE21 7HA



Councillor Cleo Soanes (Chair)



Councillor Emily Tester (Vice Chair)



Councillor Sandra Rhule



Councillor Emily Hickson



Councillor Esme Hicks



Councillor Richard Livingstone



Councillor Adam Hood

ITEM 7.1- 22/AP/3392

Old Alleynians Sports Ground, Dulwich Common, London SE21 7HA

Construction of a timber framed pavillion to be used as a utility store and changing facility by Old Alleynian RFC.

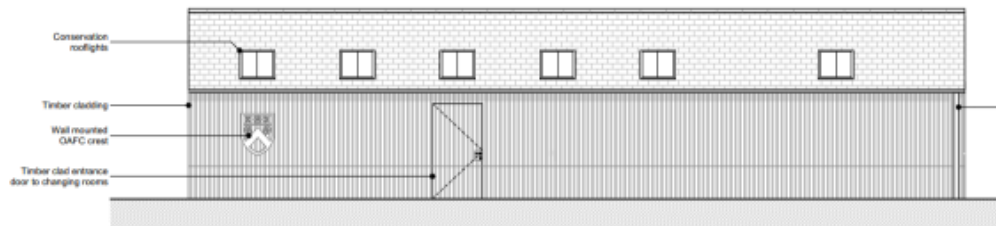
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SITE LOCATION PLAN AND AERIAL VIEW

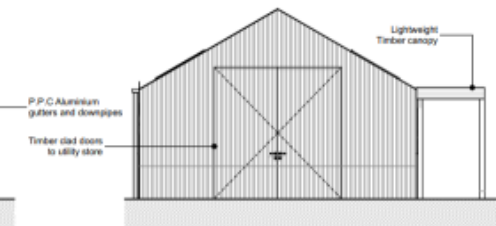


PROPOSAL

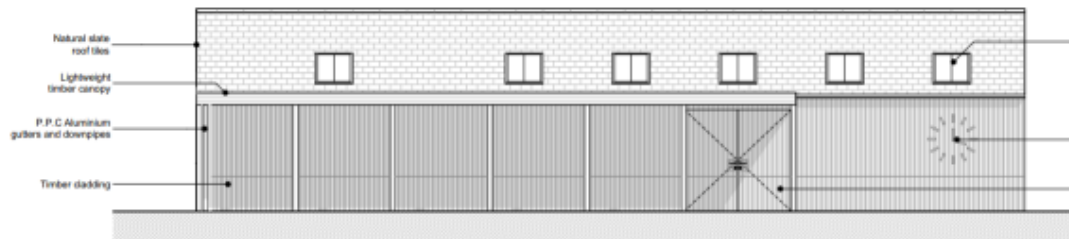
Construction of a timber framed pavilion to be used as a utility store and changing facility by Old Alleynian RFC, continuing the use of the original pavilion demolished following fire damage. The replacement of a similar footprint and scale would be proposed in situ.



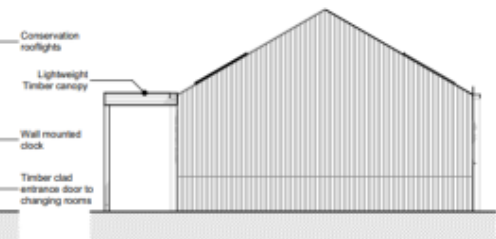
Proposed - West Elevation
SCALE: 1:100@A3



Proposed - South Elevation
SCALE: 1:100@A3

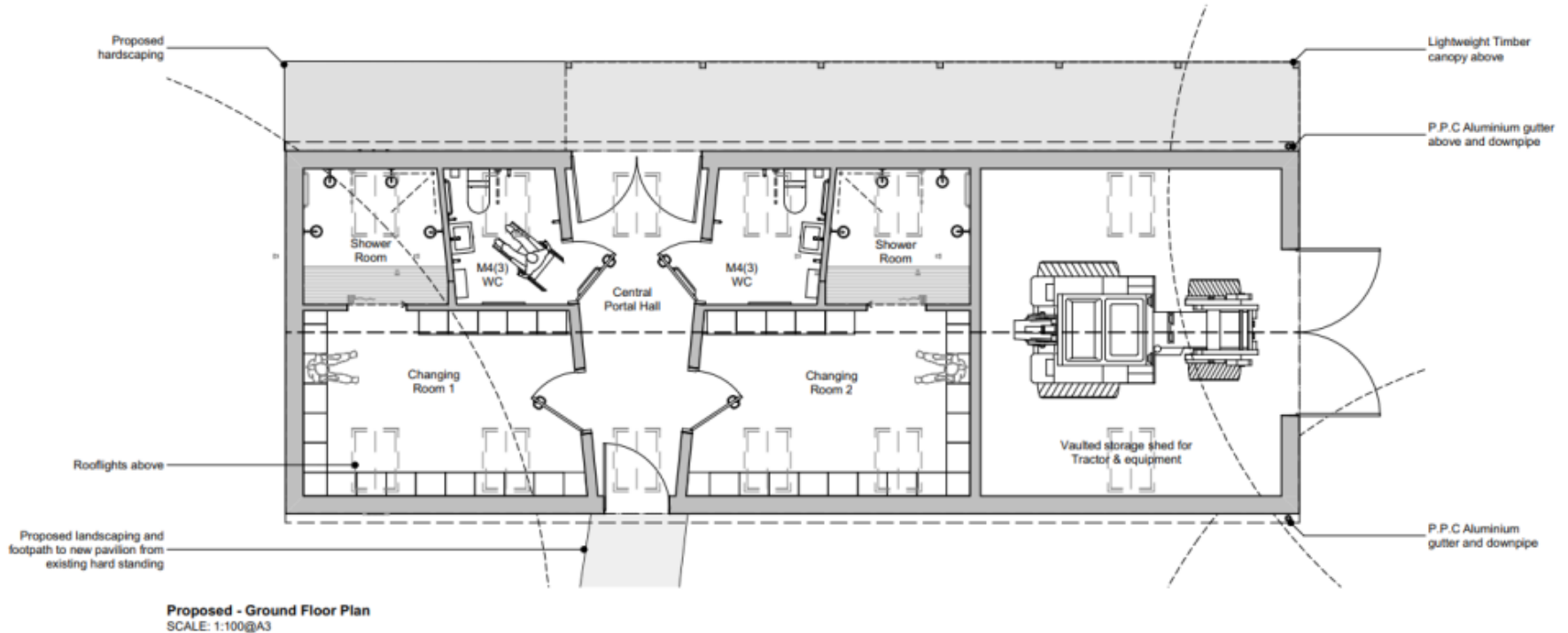


Proposed - East Elevation



Proposed - North Elevation
SCALE: 1:100@A3

Proposed plan



Length: 17.1m

Width: 6.2m

Eaves Height: 2.34m

Max Height: 4.16m

Gross External Area: 105sqm

Features:

- 12 conservation grade roof lights in the roof pitch of the west and east elevations
- A lightweight timber canopy is proposed on the west elevation. This would project 1.5m from the eaves, have a height of 2.34m and a length of 12.4m
- The proposed materials are timber cladding and natural slate roof tiles
- It includes hard landscaping to the west at an area of 25sqm running the length of the elevation and the formation of a new path accessible from the existing hardstanding on the site.
- The structure would be specialist fire treated in response to the fire incident in 2020
- supported by a series of security measures for users' safety, including enhanced security external doors, CCTV and external security lighting with movement sensors.

Public consultation responses

| Consultation Responses | | |
|------------------------|------------|------------|
| No of comments: 0 | | |
| Objection: 0 | Neutral: 0 | Support: 0 |

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Policy designations

1. Dulwich Wood Conservation Area
2. Green Chain Park
3. Adjacent to Site of Importance for Nature Conservation
4. Metropolitan Open Land (MOL)
5. Tree Protection Order (TPO) Group (Order Number 444)
6. Tree Protection Order Woodland (Order Number 429)
7. Critical Drainage Area

∞

Planning assessment: principle of development

- Designated as Metropolitan Open Land
- Provision of appropriate facilities in connection with the existing use of the land (outdoor sport)
- Both the changing facilities and the storage area is for the primary use of Old Alleynians FC (Rugby Club)
- no conflict with the use of the land
- The built footprint would be similar in area and siting to the former pavilion
- It is of modest scale as a single storey and therefore would preserve the open character
- Complies with Policy P57: Open Space of Southwark Plan 2022

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Planning assessment: Amenity of adjoining occupiers

- Located 230m from neighbours to the east
- Not considered to cause an adverse impact on the daylight, sunlight, privacy or openness afforded to the neighbouring properties due to the siting and scale
- Complies with Policy P56 Protection of Amenity of Southwark Plan 2022

Planning assessment: Design and Heritage

- Located within the Dulwich Wood Conservation Area but not within the setting of a listed building
- The proposed pavilion would be of a simplistic design
 - an elongated single storey structure with natural tile pitched roof, timber cladding and conservation grade rooflights
 - absent of windows on the elevations
- Of appropriate scale, preserving the openness of the green belt and integrating acceptably with the existing buildings on the site
- Choice and composition of materials would respect the character of the area

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Planning assessment: Design and Heritage

- The timber canopy would be sited on the east elevation and not be readily visible from within the wider site; of acceptable scale and remain subservient to the host structure
- The proposed Old Alleynians FC Crest is proposed on the west elevation, which is required to seek advertisement consent separately (addressed by an informative)

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Planning assessment: Trees

- Located with TPO zones, subject to a number of protected trees
- The submitted arboricultural impact assessment does not address the requirements of underground services by reason of the shower/toilet facilities
- Details of foundations and apparatus would be secured by condition
- A pre-commencement condition will be imposed to tie in with TPO application ref: 20/AP/3300 which requires the replanting of trees which were lost from the fire damage

Planning assessment: Ecology

- Whilst not in SINC, it is adjacent to the Dulwich Golf Course (SINC)
- Given the small scale of the proposal, the opportunity for ecological enhancement to be delivered as part of this development is limited
- However the applicant would be required to install bat boxes within the structure to provide mitigation commensurate to the scale of development (by condition)

Planning assessment: Others

1. Transport

- Ancillary nature to the wider use of the site, no further car parking space is required
- Similar to the former pavilion in scale and nature, no intensification of car parking is foreseen
- Secure 1 short stay and 1 long stay cycle space due to PTAL 1b rating (by condition)

2. Flood risk

- Located in Flood zone 1, an area of low probability of flooding by reason of fluvial flooding and surface water runoff
- Herne Hill Critical Drainage Area
- Replacement of non-habitable building of similar scale and siting to the original, no detrimental impact in terms of added flood risks

Planning assessment: Others

3. Fire safety

- Fire safety measures would be appropriate for the scale and nature of the development, as a response to the fire incident in 2020
- It is recognised that the previous pavilion was subject to arson damage, setting the context for the proposed fire safety strategies as a response
- Comply with 6 criteria required by D12(A) of London Plan. These include:
 - Fire assembly point should be located at an existing known meter cupboard point along the site access road
 - An internal fire appliance and x3 wall-mounted fire extinguishers would be provided
 - Category L-3 Fire alarm system would be installed
 - Primary means of escape would be protected by 60-minute fire resistant partition and 60-minute fire resistant doors

Planning assessment: Others

4. Energy

- Given the modest scale of development, it is not considered feasible for substantial green energy measures on site
- Subject to new building regulations energy measures under Part F (ventilation), Part L (Conservation of fuel and powers) and the Approved Documents for Overheating (Part O)

5. Safety issues

- Enhanced security for external doors
- Security measures including CCTV and external security lighting with movement sensors to deter anti-social behaviours
- Complies with Policy 16 Designing Out Crime of Southwark Plan 2022

Summary of conditions

Pre-commencement conditions

- | | |
|----|--|
| 1. | Detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted and approved |
| 2. | Full details of all proposed tree planning shall be submitted to and approved |

Above Grade conditions

- | | |
|----|--|
| 1. | Details (1:50 scale drawings) of the facilities for the secure and covered storage of cycles shall be submitted and approved |
| 2. | Details of bat nesting boxes shall be submitted and approved |

Summary of conditions

Compliance condition

1. Materials to be as specified.

Informative

1. Advertisement consent should be sought for any proposed advertisement, notwithstanding the details shown on the proposed elevations hereby approved.

Recommendation

It is recommended that planning permission is granted, subject to conditions.

| | | | |
|----------------------------------|--------------------------------|----------------------------------|--|
| Item No: | Classification: Open | Date: 28 February 2023 | Meeting Name: Planning Sub Committee B |
| Report title: | | Addendum report | |
| Wards or groups affected: | | Dulwich Wood | |
| From: | | Director of Planning and Growth | |

PURPOSE

1. To advise members of a correction in the report that must be taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the correction in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Correction to the main report in respect of the following item on the main agenda:

ITEM 7.1: APPLICATION 22/AP/3392 - Old Alleynians Sports Ground Dulwich Common, London SE21 7HA

Decision by sub-committee

4. To add a new paragraph after Paragraph 13:

“The proposed pavilion would be of similar scale and footprint to the former pavilion in situ, continuing its previous use as storage and changing facility. In response to the fire incident in 2020, the new structure would be specialist fire treated and supported by a series of security measures for users’ safety, including enhanced security external doors, CCTV and external security lighting with movement sensors.”

5. Remove paragraph 21 as this application would not depart from development plan policy.
6. Changes to Paragraph 56:

| | |
|---|---|
| From: “It is recognised that the previous pavilion was subject to fire damage, however full details of this event does not accompany this application. In any case, this is not | To: “It is considered that the proposed fire safety measures detailed in the strategy and demonstrated on the submitted plan would be appropriate for the scale |
|---|---|

| | |
|---|--|
| <p>a full assessment of the requirements of fire safety in the new building, as this will be dealt with comprehensively at the Building Regulations stage. Officers considered that the information provided satisfies the requirements of planning policy.” To</p> | <p>and nature of the development. It is recognised that the previous pavilion was subject to arson damage, setting the context for the proposed fire safety strategies as a response. Additionally, security measures, which will be explained in the subsequent sections, would be in place to discourage anti-social behaviours and reduce the risks of potential arson damage with the future use of the proposed structure.”</p> <p>In any case, a full technical assessment of the requirements of fire safety in the new building will be dealt with comprehensively at the Building Regulations stage. Officers considered that the information provided satisfies the requirements of planning policy.</p> |
|---|--|

7. Add a new paragraph after Paragraph 57:
 “The applicant confirms that the proposed external doors would have enhanced security to minimize risks associated with vandalism. Security measures including CCTV and external security lighting with movement sensors would also be installed to discourage anti-social behaviours. Accordingly this would comply with Policy 16 Designing Out Crime of Southwark Plan 2022.”
8. Changes to Paragraph 69
 - Update Officer commentary under Theme ‘Thriving Natural Environment’ to “Conditions are recommended to replant trees and provide ecological enhancement measures e.g. bat boxes.”
 - Replace “new house” to “proposed development” under Officer commentary for Theme ‘Active and Sustainable Travel’

Conclusion of the Director of Planning and Growth

9. Having taken into account the information set out above. The recommendation remains that planning permission should be granted subject to appropriately worded conditions.

REASON FOR URGENCY

10. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants

and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

11. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--------------------------|--|--|
| Individual files | Chief Executive's Department 160 Tooley Street London SE1 2QH | Planning enquiries Telephone: 020 7525 5403 |