

Planning Sub-Committee B

Tuesday 9 June 2020

7.00 pm

Online/Virtual: please contact Constitutional.Team@southwark.gov.uk for a link or dial-in instructions to join the online meeting

Membership

Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Maggie Browning
Councillor Sirajul Islam
Councillor Nick Johnson
Councillor Martin Seaton
Councillor Bill Williams

Reserves

Councillor Sarah King
Councillor Graham Neale
Councillor Margy Newens
Councillor Jason Ochere
Councillor Kath Whittam

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Beverley Olamijulo on 020 7525 7234 or email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 26 May 2020



Planning Sub-Committee B

Tuesday 9 June 2020
7.00 pm

Online/Virtual: please contact Constitutional.Team@southwark.gov.uk for a link or dial-in instructions to join the online meeting

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 3
	To approve as a correct record the minutes of the meeting held on 4 March 2020.	
7.	TREE PRESERVATION ORDER: LAND BOUNDED BY 1 - 15 ALLEYN ROAD SE21, LOGGETTS, MORKYNS WALK AND 43 - 49, 61, 63 AND 69 ALLEYN PARK LONDON SE21	4 - 31

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8.1	POTTERS FIELDS PARK	36 - 54
8.2	ALLEYNS SCHOOL, TOWNLEY ROAD SE22 8SU	55 - 77

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals (virtual meetings)

Please note:

The council has made the following adaptations to the committee process to accommodate virtual meetings:

- The agenda will be published earlier than the statutory minimum of five working days before the meeting. We will aim to publish the agenda ten clear working days before the meeting.
- This will allow those wishing to present information at the committee to make further written submissions in advance of the meeting in order to:
 - Correct any factual information in the report
 - Confirm whether their views have been accurately reflected in the report
 - Re-emphasise the main points of their comments
 - Suggest conditions to be attached to any planning permission if granted.
- **Those wishing to speak at the meeting should notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present in the virtual meeting and wish to speak) for **not more than three minutes each**. **Speakers must notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the three-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site). If there is more than one supporter (who lives within 100 metres of the development site) wishing to speak, the time is divided within the 3-minute time slot.
- (d) Ward councillor (spokesperson) from where the proposal is located.

(e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the three-minute time allowance must be divided amongst those wishing to speak. Where you are unable to decide who is to speak in advance of the meeting, the chair will ask which objector(s)/supporter(s) would like to speak at the point the actual item is being considered. The clerk will put all objectors who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting. The clerk will put all supporters who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, will be speaking in their designated time-slots only, apart from answering brief questions for clarification; this is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting to which is open to the public and there should be no interruptions from members of the public.
10. Members of the public are welcome to record, screenshot, or tweet the public proceedings of the meeting.
11. Please be considerate towards other people and take care not to disturb the proceedings.
12. This meeting will be recorded by the council and uploaded to the Southwark Council YouTube channel the day after the meeting.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

FOR ACCESS TO THE VIRTUAL MEETING (ONLINE/BY TELEPHONE)

PLEASE CONTACT:

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Guide for guests to join Southwark Council virtual committee meetings

To access the meeting via a desktop computer or laptop:

- 1) Right click on the meeting link provided via email:

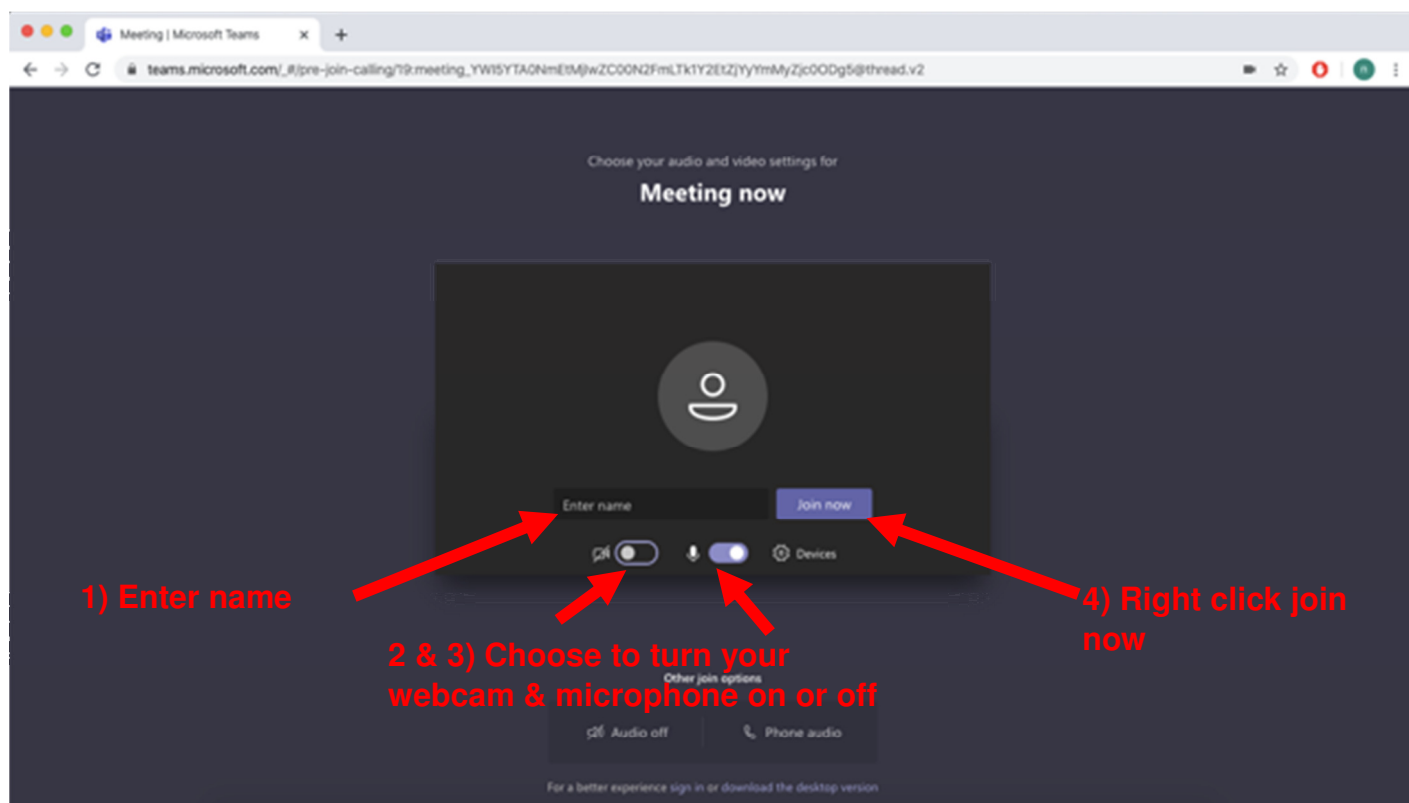
[Join Microsoft Teams Meeting](#)



- 2) The link will open in a browser (please use Chrome or Microsoft Edge web browsers). Your browser may ask if it's okay for Teams to use your mic and camera. You will need to agree to this.

The below screen shot shows what the page will look like when it opens.

Follow the instructions as indicated by the red arrows – enter your name and then right click 'join now'



- 3) The meeting organiser will accept you as a guest to the meeting and you will be added to the meeting.

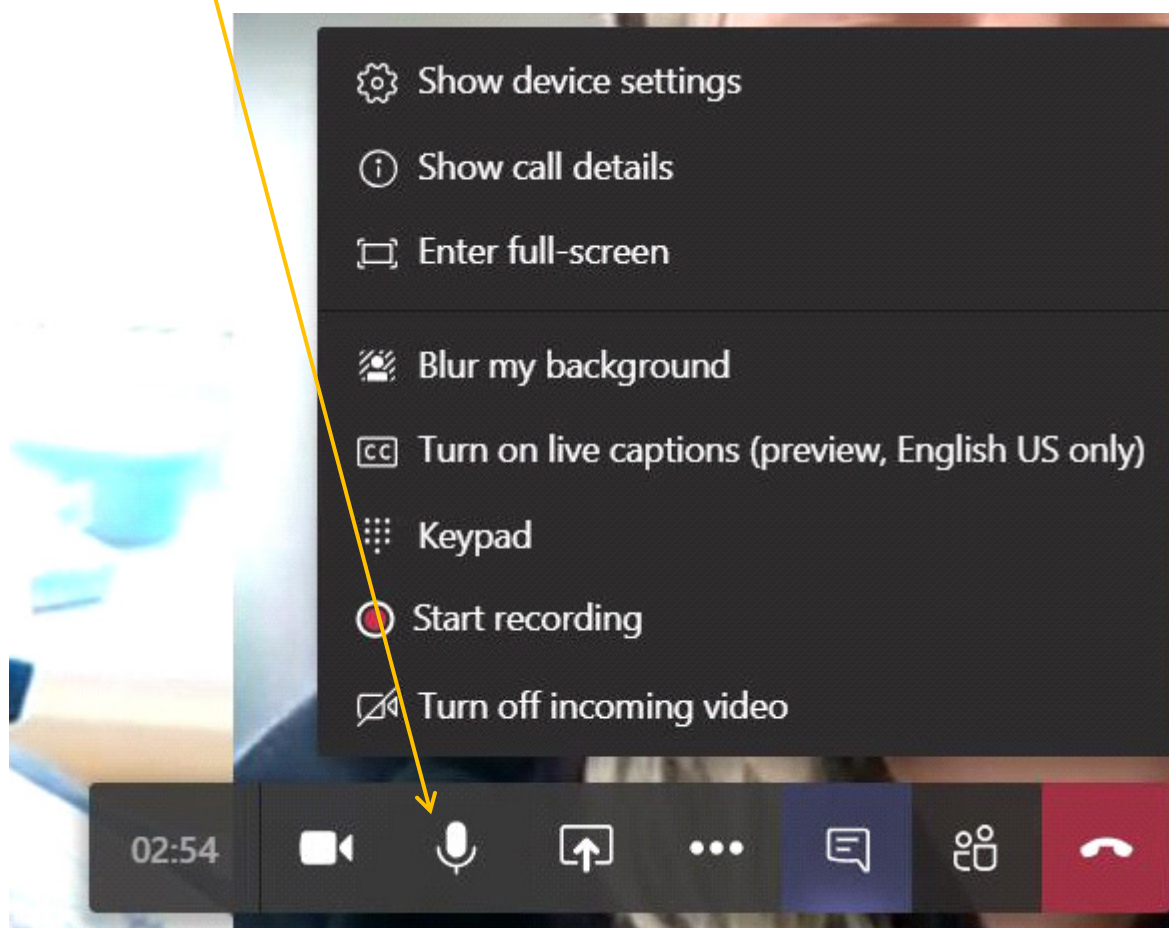
Meeting rules:

- Please note **all guests will have their microphones muted** when they join the meeting – you will be asked to remain on mute unless told otherwise.
- Please note all guests will be made attendees after they have entered the meeting, a message will show up on your screen once this has been done:

⚠ You're an attendee You can chat and share audio and video, but not present or facilitate. [Learn more](#)

Dismiss

- If the chair invites you to speak, you will be able to un-mute yourself via the menu bar below; the second icon is the mic, which you will need to click on to un-mute yourself when you are called on.



- The meeting will be recorded and uploaded to Southwark Council's YouTube channel as soon as possible after the meeting ends.

To access the meeting via a smartphone or tablet:

Even if you do not have a Microsoft Teams account, you can still join the meeting via the application on your mobile or tablet device.

- 1) If you don't already have the Microsoft Teams application on your device, download the application from your local app store on your smartphone or tablet:

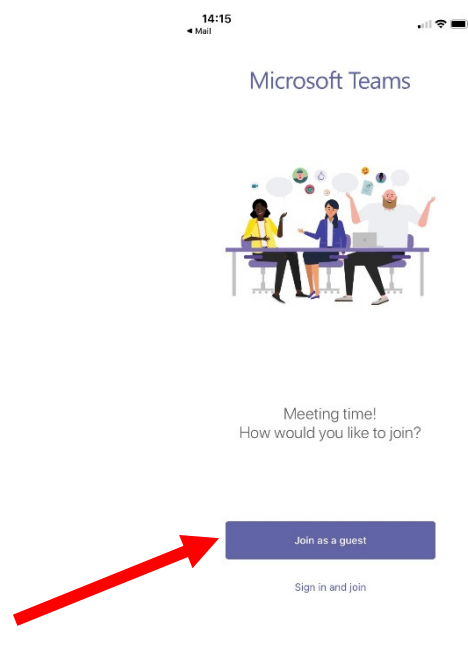


- 2) Once downloaded, open the Teams app from the app store page.
- 3) Go back to the meeting invite email, and click the '**Join Microsoft Teams Meeting**' hyperlink:

Join Microsoft Teams Meeting



- 4) You'll be given two options for joining the meeting: **Join as a guest** or **Sign in and join** – choose **Join as a guest**.



- 5) Type your name and tap **Join meeting**.



Type your name, then select
Join meeting.

Name

Join meeting

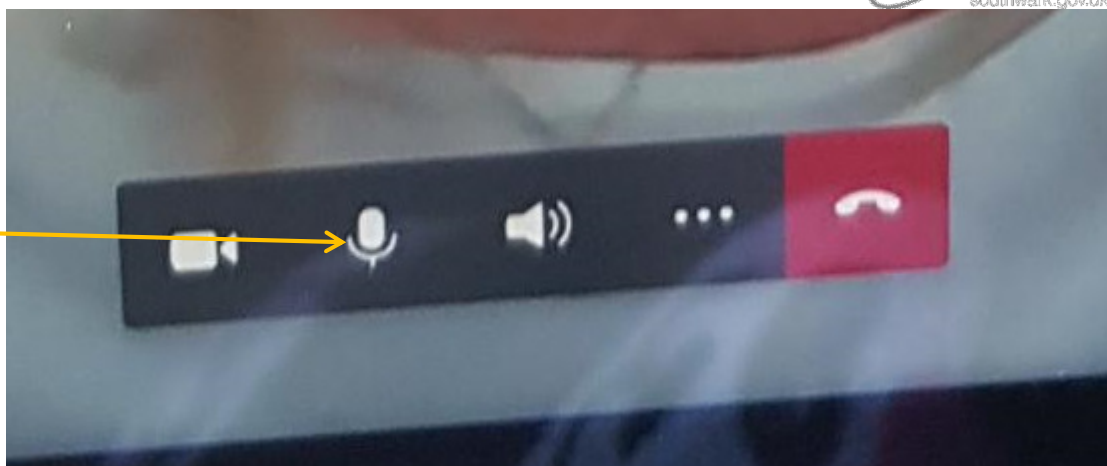
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- Please note all guests will be made attendees after they have entered the meeting, a message will show up on your screen once this has been done:

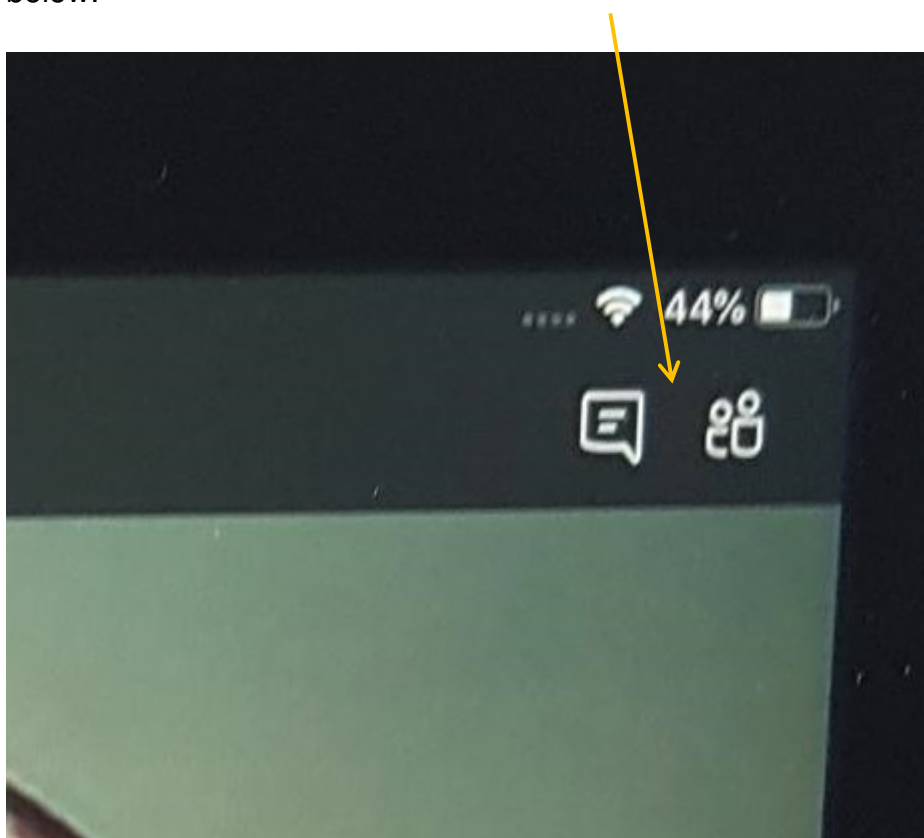
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Dismiss

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For a tablet, options to see the chat and the list of participants are in the top right hand corner of the screen after the user has tapped the screen, as below:





Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Wednesday 4 March 2020 at 7.00 pm at Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Cleo Soanes (Chair) Councillor Maggie Browning Councillor Sirajul Islam Councillor Nick Johnson Councillor Martin Seaton Councillor Kath Whittam (reserve)
OFFICER SUPPORT:	Dipesh Patel (Development Management) Liam Bullen (Development Management) Abbie McGovern (Development Management) John Kissi (Flood Risk Manager) Alex Gillott (Legal Officer) Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for absence from Councillors Maria Linforth-Hall and Bill Williams.

3. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as voting members of the sub-committee.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following member made a declaration regarding the agenda item below:

Agenda item 7.2 – TPO 551 Confirmation 157 Dunstons Road, SE22 0HB

Councillor Maggie Browning, non-pecuniary as the site address and development was in her ward – Dulwich Hill ward.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report – development management items
- Members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 29 October 2019 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

Members noted the development management report.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 PECKHAM RYE PARK AND COMMON, HOMESTALL ROAD SE15

Planning application reference: 19/AP/5692

Report: see pages 9 to 26 of the agenda pack.

PROPOSAL

Proposed landscape and environmental improvements with public access improvements and the construction of 2 x shallow embankments along the length of the northern and western boundaries of the common and park, associated underground drainage chambers.

The sub-committee heard an officer's introduction to the report.

The applicant addressed the meeting and responded to questions from members.

A supporter who represented the Friends of Peckham Rye Park who lived within 100 metres of the development site was present and addressed the meeting.

There were no ward councillors present at the meeting wishing to speak.

The sub-committee put further questions to officers and discussed the application.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried.

RESOLVED:

That the planning application 19/AP/5692 be granted, subject to the conditions set out in the report.

7.2 TREE PRESERVATION ORDER (TPO) 157 DUNSTANS ROAD, SE22 0HB

Report: see pages 27 to 34 of the agenda pack and page 1 of the addendum pack.

The sub-committee heard the officer's introduction to the report. Councillors asked questions of the officer.

There were no representations.

The sub-committee discussed the report and recommendation.

RESOLVED:

That the provisional tree preservation order reference 551 be confirmed unamended.

The meeting ended at 7.40 pm

CHAIR:

DATED:

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Item No. 7.	Classification: Open	Date: 9 June 2020	Meeting Name: Planning Sub-Committee B
Report title:		TPO confirmation Land Bounded by 1-15 Alleyn Road, SE21, Loggetts, Morkyns Walk and 43 - 49, 61,63 and 69 Alleyn Park, London, SE21	
Ward(s) or groups affected:		Dulwich Wood	
From:		Director of Planning	

RECOMMENDATION

1. That the provisional TPO reference 582 be confirmed unamended.

BACKGROUND INFORMATION

2. A Tree Preservation Order (TPO) was served on 26 February 2020 following an initial request made by the Dulwich Estate to place a TPO on a rear garden Black Poplar situated within the boundary of a property on Alleyn Road.
3. Upon inspection of the site and the wider area, which falls within the Dulwich Estate Scheme of Management but outside of the Dulwich Village Conservation Area; a variety of prominent trees both to the rear and front gardens of properties along Alleyn Park and Alleyn Road were identified and considered for inclusion within the council's register of protected trees.
4. In order to provide immediate protection to these trees it was prudent to place four temporary Area TPOs to cover the entirety of these roads which fall outside of the Dulwich Village Conservation Area.
5. It was the intention to conduct a thorough site survey to identify the individual trees which are of high merit; however, since lockdown measures were introduced this has not been possible prior to the requirement to confirm the order in its unamended state.
6. It is advised that once lockdown measures are relaxed, a thorough site survey be undertaken and a confirmed order varied to depict individual trees subject to the order with the schedule updated accordingly.
7. The TPO protects a mixture of deciduous and coniferous mature trees, including Ash, Willow, Poplar, Horse Chestnut, Sycamore, Cedar and Lime.
8. One communication expressing support and one letter of objection have subsequently been received, which according to the council's procedure rules must be considered at planning sub-committee (Part F, paragraph 20 of the constitution), before the order can be confirmed.

KEY ISSUES FOR CONSIDERATION

9. To continue to have effect the TPO attached in Appendix 1 must be confirmed within six months from the date of being served. Should it not be confirmed the trees described in the schedule and shown in the plan have no other statutory protection.
10. The TPO includes prominent trees many of which would date back to the development of the large Victorian villas and later early Edwardian properties which are a feature of these roads, built upon previous woodland pasture.
11. These trees have been assessed as contributing to amenity and because of its value to screening and combatting pollutants, which are particularly high in the area given the proximity to Croxted Road and the Paxton Green roundabout.
12. The trees were assessed as attaining a score of 17 (out of a potential total 25) under the Tree Evaluation Method for Tree Preservation Orders (TEMPO), resulting in a decision guide indicating that making a TPO is merited.
13. The confirmation of a TPO cannot be appealed. However, any subsequent refusal of an application for works to a TPO or imposition of conditions upon consent can be appealed to the Secretary of State via the Planning Inspectorate.
14. Anyone proposing to carry out works to a tree or trees subject to a TPO must seek permission from the local planning authority. This involves completing an application form identifying the trees, detailing the works proposed and explaining the reasons for the works. The council's planning officer will usually inspect the trees prior to making a decision and may recommend alternative works or refuse consent. If authorisation is given to fell a protected tree, a new tree will usually be required to be planted as a replacement. However, this will in turn require a new TPO to be served.
15. If a tree protected by a TPO is felled, pruned or willfully damaged without consent, both the person who carried out the works and the tree owner are liable to be fined up to £20,000 through the Magistrates Court or, if taken to the Crown Court, an unlimited fine. There are exceptional circumstances, such as when a tree is dead, dying or dangerous, when permission is not required. However, in order to avoid the risk of prosecution advice must be sought from the council and five days notice given before carrying out any works (except in an emergency).

Policy implications

16. The law on Tree Preservation Orders is in Part VIII of the Town and Country Planning Act 1990 as amended and in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.
17. Section 197 of the Act imposes a duty on the local planning authority to ensure the preservation and protection of trees whenever appropriate.
18. London Plan Policy 7.21 Trees and woodlands states that trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework.
19. The draft New Southwark Plan P60 states that in exceptional circumstances removal of trees protected by TPO or conservation area status will be permitted where sufficient evidence has been provided to justify their loss. Replacement

planting will be expected where removal is agreed. The replacement of TPO trees must take into account the loss of canopy cover as measured by stem girth and biodiversity value.

20. The current recommendation supports the relevant national legislation, London and draft Southwark policies to retain trees with proven amenity value.

Objection to the Order

21. One objection to the order has been received from a local resident.
22. The objection relates to the fact that these trees fall under the control of the Dulwich Estate Scheme of Management and that a License is required for any works to trees.
23. The Scheme of Management is enfranchised by the Leasehold Reform Act 1967 (as amended) and The Leasehold Reform Housing and Urban Development Act 1993 Scheme of Management
24. Under Section 6 (b) of the Scheme of Management states "Without the prior consent of the Managers: (i) no trees of any kind (other than fruit trees shrubs and seedlings) at any time growing on any enfranchised property shall be lopped topped cut down destroyed or removed."
25. Section 8 of the Scheme of Management identifies the method by which breaches are dealt with.

8. (b) Any owner of an enfranchised property to whom notice of any breach of the obligations imposed by the Scheme shall be given by the Managers shall if in default be bound to commence to make good such breach within three months after service of such notice and thereafter proceed diligently with the work and in default thereof and whether or not there shall be any other person also liable the Managers and any persons authorised by them may enter the enfranchised property and take such steps and carry out such works as the Managers shall reasonably think necessary to make good the breach

(c) All reasonable costs and expenses incurred under sub-clause (b) of this clause by the Managers in case of default of the owner shall be recoverable by them and shall be charged upon the enfranchised property.

26. The trees are not located within a Conservation Area, and are afforded only temporary protection by virtue of the Scheme of Management.
27. Even despite the provisions of the Dulwich Estate Scheme of Management there is no reason why the trees could not continue to be maintained on a regular basis under the protection of a TPO.
28. Sections 197 through to 214 of the Town and Country Planning Act are specifically designed for the protection of trees. Section 197 placing upon the council, a statutory duty to preserve and protect trees, where appropriate.
29. The serving of a TPO affords these trees the highest level of protection available and places a greater duty on the tree owner to provide overwhelming evidence in support of any removal. Where removals are conducted unlawfully, the

provisions of S.210 of the Town and Country Planning Act allow for the council to enforce, and where appropriate, prosecute suspected breaches, seeking suitable compensation for the loss in amenity afforded by the unlawful removal of any tree.

30. Officers have visited the area and noted the following observations:

The site incorporated within the area boundary comprises a mixture of young ornamental and mature native and exotic species. These trees contribute both to the setting of the properties within the area and also provide benefits to the wider environment.

31. To date, officers have received four Licences and five enquiries for works to trees covered by these Area TPOs, including in relation to subsidence claims, dead and diseased trees and with respect to development.
32. The law requires that in order for a TPO to be served the amenity must be assessed. The TEMPO methodology has in this instance been applied correctly taking into account any evidence of trees being a nuisance based on the available evidence.
33. Should the recommendation be accepted and the order confirmed then an application to carry out works can be submitted in the usual way with consent or refusal considered on the basis of any further evidence provided.
34. It is advised that once lockdown measures are relaxed, a thorough site survey be undertaken and a confirmed order varied to depict individual trees subject to the order with the schedule updated accordingly.

Letters of Support

35. One communication in support of the TPO was received by the council stating: "Thanks for the letter about the planned TPO for Alleyn Park and Alleyn Road, which we welcome."

Consultation

36. The TPO was lawfully served to the owners of the trees and included in the TPO register which is publically available online. Once confirmed the planning and land charges registers are updated.

Conclusion

37. It is recommended for the reasons set out above that the trees are of sufficient quality to justify TPO status.
38. In this instance it is claimed within one objection that the TPO is unnecessary as the trees in question are already subject to the Dulwich Estate Scheme of Management. However this affords these trees no more than a 'temporary' protection similar to that conferred upon trees within a Conservation Area.
39. These trees are highly visible from the public realm, they contribute not only to the verdant nature of their setting but also confer benefit to the wider community both in the uptake of pollutants and the reduction in direct precipitation and

counter the urban 'heat island' effect through shade cast.

40. Whilst there is no right of appeal against confirmation, the affected parties can apply with further evidence to carry out works to the tree should that be considered necessary. This is considered to be sufficient protection of the rights of all parties concerned and their ability to enjoy and protect their property.
41. Should the provisional TPO not be confirmed, there would be no statutory protection conferred on these trees.
42. It is therefore recommended that in order to afford greater legislative protection to these prominent trees, the Provisional Tree Preservation Order be confirmed, and unamended, at this stage.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

43. The original Tree Preservation Order was made on 26 February 2020 and this protects the trees for up to six months unless confirmed and made permanent.
44. The report refers to the duty imposed upon councils by virtue of section 197 of the Town and Country Planning Act which requires the authority to ensure the preservation and protection of trees where appropriate.
45. In this instance, one objection to the Order has been received.

Legislative requirement

46. The TPO lapses on 26 August 2020 if not confirmed.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
TPO guidance https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#confirming-tree-preservation-orders	Online	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Council website: www.southwark.gov.uk
TEMPO guidance http://www.flac.uk.com/wp-content/uploads/2014/12/TEMPO-GN.pdf	Online	As above
Southwark Council TPO information http://www.southwark.gov.uk/environment/trees/tree-preservation-orders-and-conservation-areas	Online	As above
Southwark TPO register https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Design%20and%20Conservation&overlays=TPO%20zones	Online	As above

APPENDICES

No.	Title
Appendix 1	Provisional TPO

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Liam Bullen, TPO Surveyor		
Version	Final		
Dated	15 May 2020		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments Included
Director of Law and Democracy		Yes	Yes
Strategic Director of Finance and Governance		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			20 May 2020

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012**

**London Borough of Southwark
Tree Preservation Order (No. 582) 2020**

Land Bounded by 1-15 Alleyn Road, SE21, Loggetts, Morkyns Walk and 43-49, 61,63 & 69
Alleyn Park, London, SE21

THIS IS A FORMAL NOTICE to let you know that on the 26th February 2020 the Council made the above tree preservation order.

A copy of the order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map, without the local planning authority's consent.

Some explanatory guidance on tree preservation orders is available via <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

The Council has made the order because the trees make a positive contribution to the local environment as assessed by a TEMPO evaluation.


The order took effect on a provisional basis on 26th February 2020. It will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever first occurs.

The Council will consider whether the order should be confirmed, that is to say, whether it should take effect permanently. Before this decision is made, the people affected by the order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the order.

If you would like to make any representations, please make sure we receive them in writing within 28 days of this date of this notice (17:00 25/03/2020). Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided. Send your comments to London Borough of Southwark, (Ref TPO/582), 160 Tooley Street, PO Box 64529, London SE1P 5LX. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made. Additional information regarding tree preservation orders can be found at <https://www.southwark.gov.uk/environment/trees/tree-preservation-orders-and-conservation-areas>

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this notification, please contact Oliver Stutter Urban Forester on 0207 525 5599.

Dated 26th February 2020



 Simon Bevan
 Director of Planning
 Authorised by the Council to sign in that behalf

London Borough of Southwark
 160 Tooley Street
 PO Box 64529
 London SE1P 5LX

Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012

Objections and representations

6(1) *Subject to paragraph (2), objections and representations—*

(a) shall be made in writing and—

- (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or*
- (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;*

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

6(2) *The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.*

Tree Preservation Order

Town and Country Planning Act 1990

The Tree Preservation Order (TPO Number 582) 2020

The London Borough of Southwark in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order (TPO Number 582) 2020

Interpretation

- 2.— (1) In this Order “the authority” means the London Borough of Southwark
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
 any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 26th day of February 2020

Signed on behalf of the London Borough of Southwark



Simon Bevan

Director of Planning

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by London Borough of Southwark without modification on the
day of

OR

This Order was confirmed by the London Borough of Southwark, subject to the modifications
indicated by , on the day of

Signed on behalf of the London Borough of Southwark

.....

Authorised by the Council to sign in that behalf]

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by London Borough of Southwark on the
day of

Signed on behalf of the London Borough of Southwark

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the London Borough of Southwark on the day of
by a variation order under reference number a copy of which is attached

Signed on behalf of the London Borough of Southwark

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the London Borough of Southwark on the day of

Signed on behalf of the London Borough of Southwark

.....

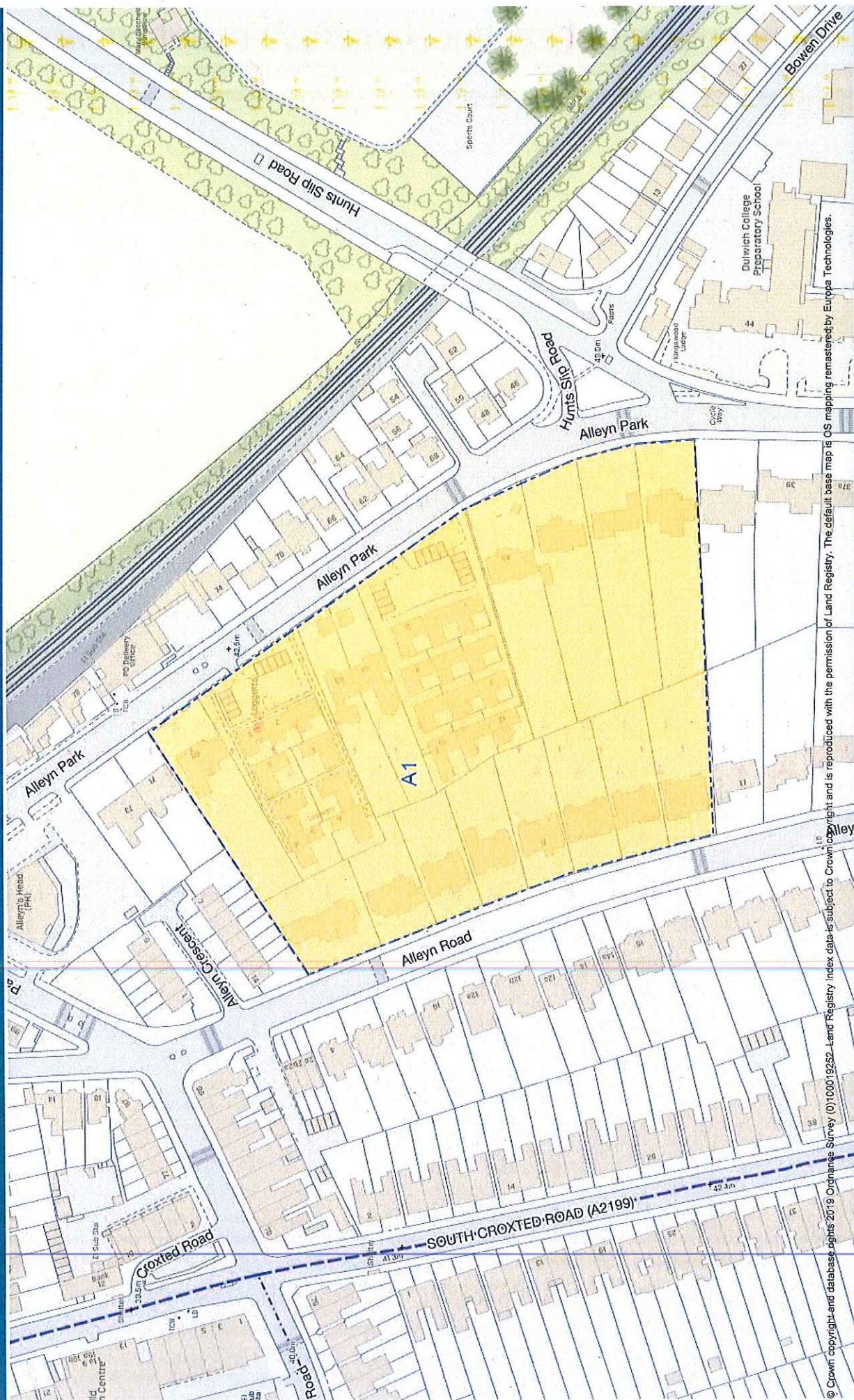
Authorised by the Council to sign in that behalf

SCHEDULE**Specification of trees****Trees specified as an Area**

(shown within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
A1	A mix of Deciduous and Coniferous Trees	Land Bounded by 1-15 Alleyn Road, SE21, Loggetts, Morkyns Walk and 43-49, 61,63 & 69 Alleyn Park, London, SE21

TPO 582: Area encompassing 1-15 Alleyn Road, Loggetts, Morkyns Walk and 43-49 Alleyn Park, 61, 63 & 69 Alleyn Park



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50 m

24-Jan-2020

Scale =

1:1000

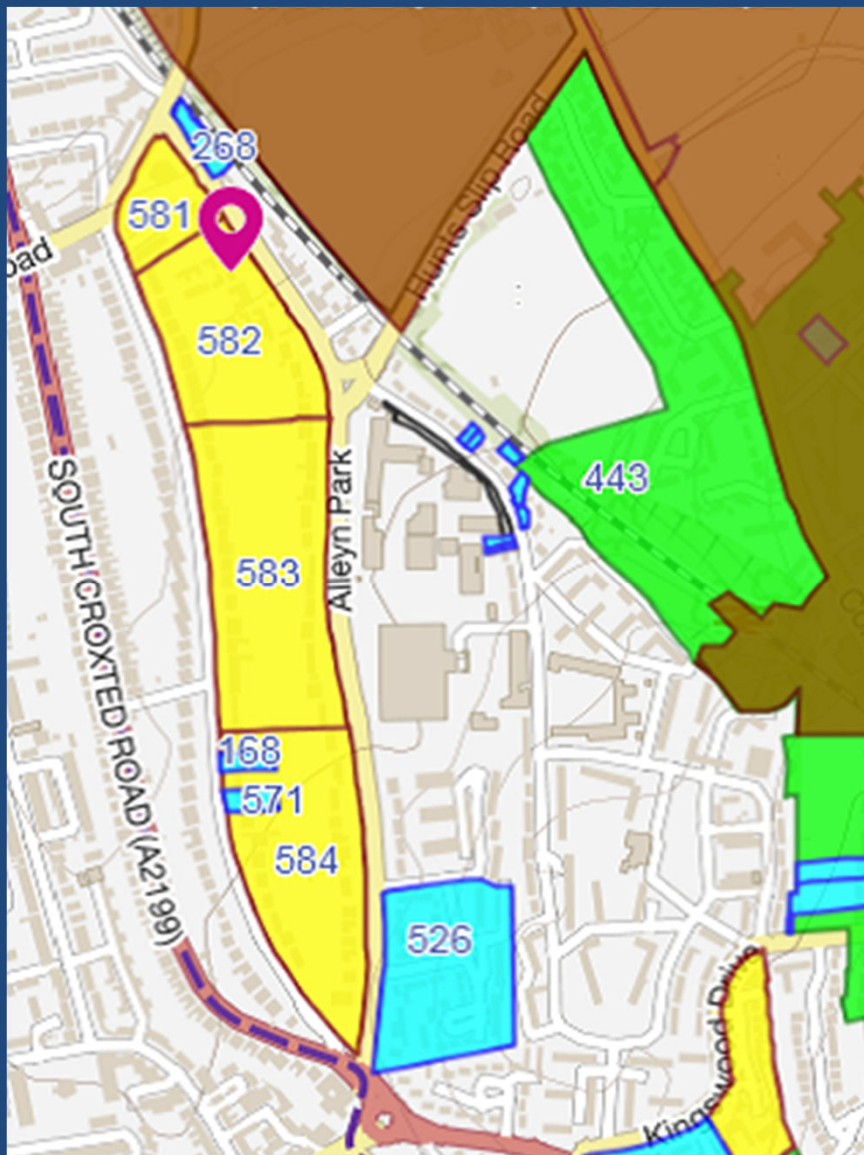
TPO 582 Colour



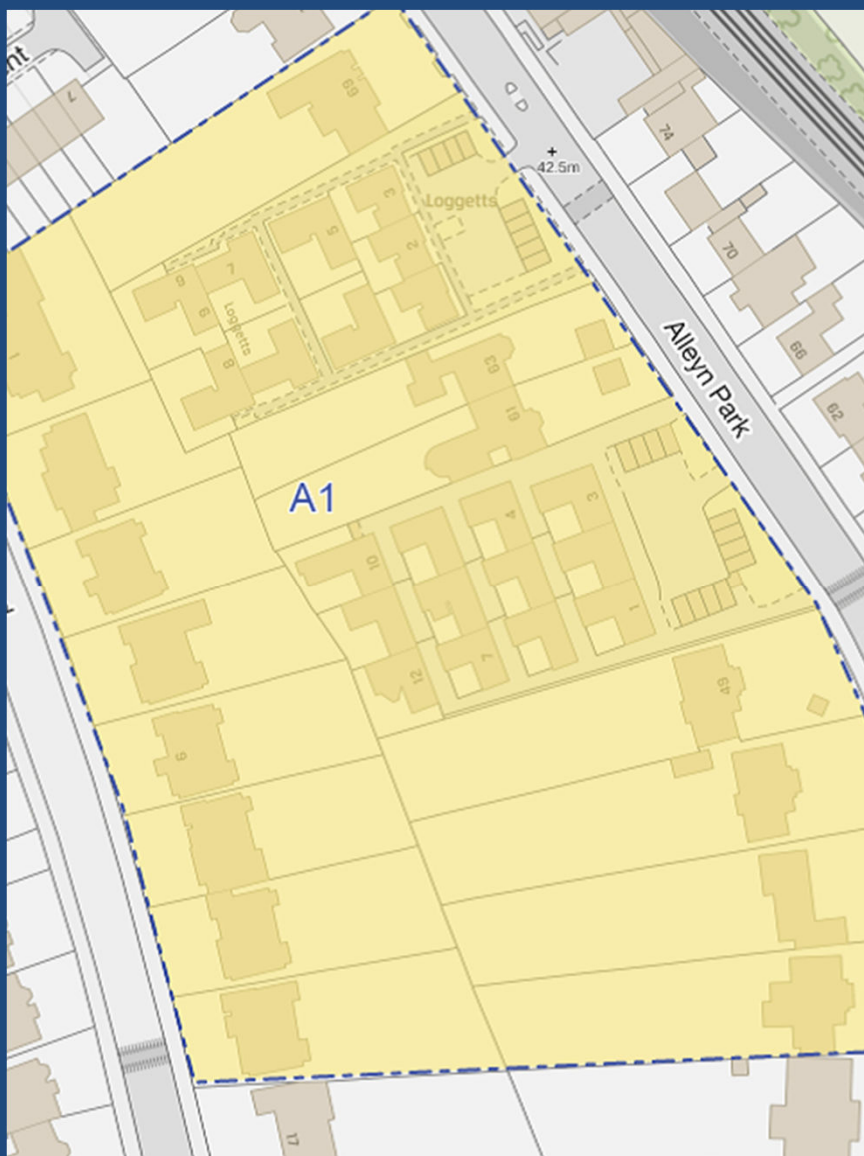
50 m

26-Feb-2020

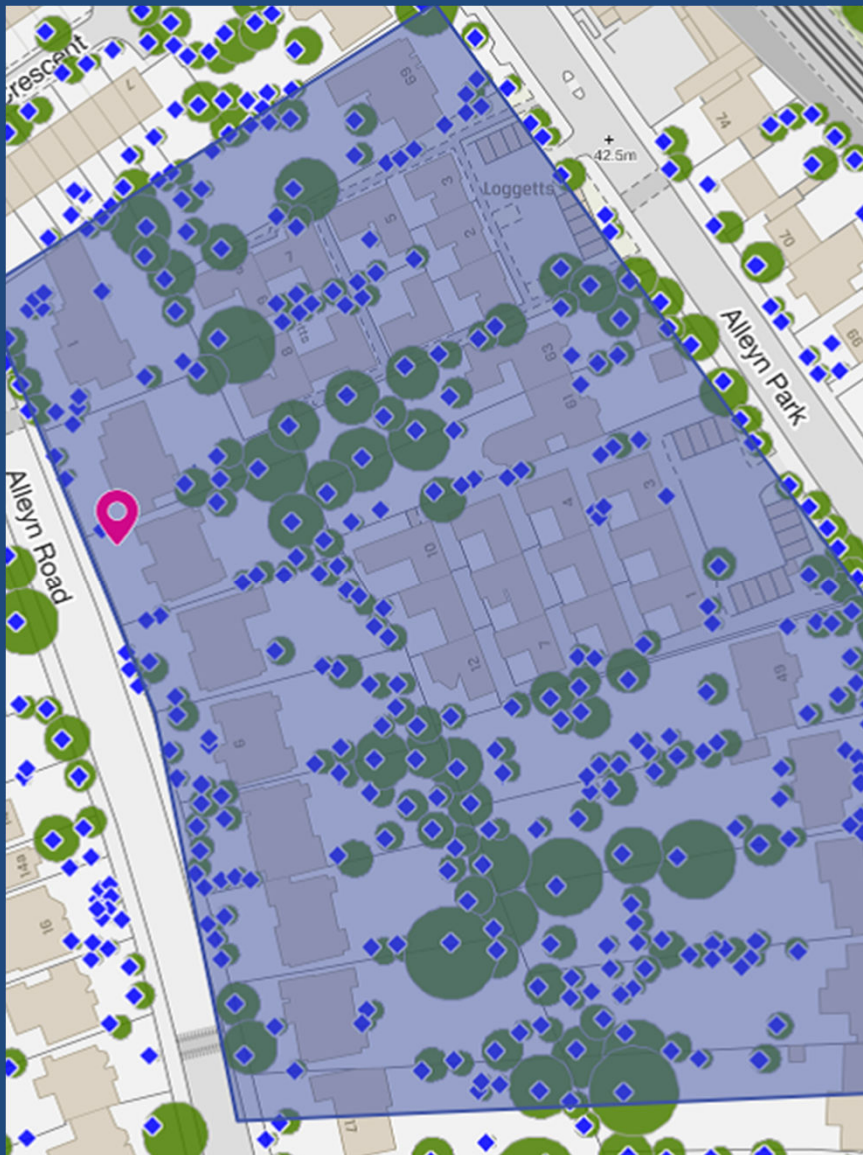




ALLEYN PARK & ALLEYN ROAD TPOs



TPO 582



ProximiTree Data



TPO 582 Photos



TPO 582 Photos



TPO 582 Photos



TPO 582 Photos



TPO 582 Photos



TPO 582 Photos



TPO 582 Photos



TPO 582 Photos

Item No. 8.	Classification: Open	Date: 9 June 2020	Meeting Name: Planning Sub-Committee B
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F of Southwark Council's constitution which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	22 May 2020		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments Included
Director of Law and Democracy		Yes	Yes
Director of Planning		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			22 May 2020



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Item No. 8.1	Classification: Open	Date: 9 June 2020	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 20/AP/0210 for: Full Planning Application Address: 1 POTTERS FIELDS, LONDON SOUTHWARK Proposal: Temporary use of the open space for events with the erection of associated temporary structures (cumulatively no more than 800 sq. metres) for no more than 75 days in any one calendar year, until October 9th 2025. (Amendment and renewal of existing temporary consent ref: 15/AP/1776)		
Ward(s) or groups affected:	London Bridge And West Bermondsey		
From:	Director of Planning		
Application Start Date 13/02/2020		Application Expiry Date 14/05/2020	
Earliest Decision Date 12/03/2020			

RECOMMENDATION

1. That planning permission is granted.

BACKGROUND INFORMATION

Site location and description

2. The site is a plot of Metropolitan Open Land located on the North Side of Tooley Street, comprised of a green open spaces, trees, and public pathways. The site is adjoined by the Thames to the North of the site. The surrounding area is varied, including residential buildings, office blocks (including One More London), and the London City Hall, as defining features of the locality.
3. The site is located within:
 - London Bridge District Town Centre
 - Central Activities Zone
 - Bankside, Borough, London Bridge Strategic Cultural Areas
 - Bankside, Borough and London Bridge Opportunity Area
 - Borough, Bermondsey and Rivers Archaeological Priority Zone
 - Thames Policy Area
 - Air Quality Management Area
4. The site is subject to an individual type Tree Preservation Order on two London Planes.
5. The site itself is not listed, though there are a number of listed buildings in the vicinity of the site, which are:

- Tower Bridge (Grade I)
 - Tower Bridge Bridgmaster's House (Grade II)
 - Accumulator and chimney stack to the East Side of Tower Bridge approach (Grade II)
 - South London College (Grade II)
6. The site is not located within a conservation area, though it is situated between the Tooley Street and Tower Bridge conservation areas.

Details of proposal

7. The applicant has sought the use of the site as a temporary events space including the erection of associated temporary structures (cumulatively no more than 800 sq. metres) for no more than 75 days in any one calendar year, until 9 October 2025. The site is currently subject to a similar temporary permission for the use of the site as a temporary events space (application ref: 15/AP/1776) , though this permission allows for the use of site as a temporary events space for no more than 66 days in a calendar year. Thus, the proposal would allow for an additional 9 days use within any one calendar year. Both the previous permission and the current proposal are for 5 years. Another minor alteration is the earlier operational hour from 9am presently to 07:am on a Sunday to allow for setup (it is understood from discussions with the applicant that events would not take place from 07:00, as reflected in the times when music is permitted under licencing, as noted under the noise section of this report).
8. As was the case in the previous permission, the cumulative temporary structures would not exceed 800sqm. The specific restrictions on these temporary structures, as stated in the event hire guide supplied with this application would be:
- To be cumulatively no more than 800 square metres within 3 or more structures
 - Marquees, food stalls and gazebos to be no more than 4 metres in height above ground level
 - Stage performance structures and art installations to be no more than 7 metres in height above ground level
 - No two storey structures with internal staircases to be erected
 - Use (including events and set up/breakdown) is limited to 07:00–23:00 Mon-Sat or 07:00– 22:00 Sun.
 - Certain special or temporary structures such as stages, marquees and flagpoles require building control consent under section 30 of the London Building (Amendments) Act 1939.

Relevant Planning history

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

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
1. Principle of the proposed development in terms of land use
 2. Impact of proposed development on amenity of adjoining occupiers and surrounding area
 3. Design quality
 4. Transport and highways
 5. Environmental impacts
 6. Mayoral and borough community infrastructure levy (CIL)

7. Community involvement and engagement
 8. Community impact and equalities assessment
 9. Human rights,
 10. Positive and proactive statement.
11. These matters are discussed in detail in the 'Assessment' section of this report.

Legal Context

12. 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.
13. 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 2019

- 14.
- Achieving sustainable development
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Making effective use of land
 - Achieving well-designed places
 - Protecting Green Belt land
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment

The London Plan 2016

15. Policy 2.9 Inner London
 Policy 2.10 Central Activities Zone – strategic priorities
 Policy 3.19 Sports Facilities
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 Policy 7.17 Metropolitan Open Land

Core Strategy 2011

16. Strategic Policy 1 Sustainable development
 Strategic Policy 2 Sustainable transport
 Strategic Policy 10 Jobs and Businesses
 Strategic Policy 11 Open Spaces and Wildlife
 Strategic Policy 12 Design and Conservation

Southwark Plan 2007 – Saved Policies

17. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF,

considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 1.7 - Development within Town and Local centres

Policy 1.11 - Arts, culture and tourism uses

Policy 3.2 - Protection of amenity

Policy 3.11 - Efficient use of land

Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites

Policy 3.22 - Important local views

Policy 3.25 - Metropolitan open land

Policy 3.29 - Development within the Thames Special Policy Area

Policy 5.2 - Transport impacts

ASSESSMENT

Principle of the proposed development in terms of land use

18. Potters Field Park is designated as Metropolitan Open Land (MOL) which is the highest level of protection afforded to open spaces in the borough. Saved Policy 3.25 Metropolitan Open Land of the Southwark Plan (2007) states;

There is a general presumption against inappropriate development on Metropolitan Open Land.

Within Metropolitan Open Land, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:

- i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
19. Furthermore, Policy 7.17 Metropolitan Open Land of the London Plan states that the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in exceptional circumstances. It also advises that essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of the MOL.
20. The previous application established the temporary use of the site as an events space to be a departure from policy, but a departure which was regarded as acceptable under the previous permission.
21. As in the previous application, the applicant has outlined the exceptional circumstances

to justify the departure from policy around MOL. At the core of this case, the events strategy adopted by the Trust seeks to:

- Minimise the loss of the amenity function of the Park for the local community at all times
- Minimise disruption for the local community and for the Trust in terms of administration
- Continued financial income in order to maintain, upgrade and invest in the Park
Provide an income stream which can be used to maintain St John's Churchyard

22. The temporary nature of the use, and any ancillary structures for events would mean there would be a negligible impact on the overall openness of the MOL. This proposed use would also allow for the enjoyment of the MOL by a wide section of the community for a range of events. The applicant has demonstrated a good track record of community engagement, including waiving fees for events for some community organisations for event hire.
23. The continued use of the site as an events space would also allow for a much needed income stream for the park management trust to allow for the upkeep of the park including landscaping which is put under considerable strain on a regular basis by the heavy usage of the park by the public; which the trust has shown an excellent track record of maintaining for the continued enjoyment of the park by the community. The current estimate on usage of the park by the applicant is 8-10 million visitors per year.
24. Further justification has been included for the increase in the number of days of use as a temporary events space, which is:
 - The increase in congestion and development in the surrounding area has resulted in set up and takedown of temporary structures taking longer than as at the start of the previous permission.
 - The trust has taken over the management of an additional local park (St Johns Church Yard), for which further income is required to maintain the quality of this public space.
 - There have been minimal public complaints regarding the current use of the space (1 complaint since the previous permission was granted by the applicant's estimation). In addition, the previous permission and current round of consultation has indicated public support of the use of the site as a temporary events space.
25. The exceptional circumstances case sets out how the use of the open space for events is required in order to support the maintenance of the park. The park is used by millions of visitors every year given its unique location in close proximity to a large number of businesses and in an important tourist area. The park lies within both the Strategic Cultural Area and the Thames Policy Area, both of which designations seek to promote landmarks of cultural and social significance promoting the use of the site as a destination for visitors. Whilst this high level of usage is encouraged, it is recognised that this puts considerable pressure on the hard and soft landscaping of the park. It is accepted in the lease agreement that the park will need to raise income from events in order to maintain the park to the high quality level expected given its strategic location.
26. It is considered that the exceptional circumstances which the applicant has outlined in this application, and in the previous permission, have justified the departure from policy in this instance. The additional justification around the extension of the number of days permitted is similarly sensible and acceptable.

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

Noise

27. The event hire guide supplied as part of this application restricts the playing of music on site between 10:00 and 20:00 (Monday-Saturday) and 11.00 – 19.00 (Sunday). A further restriction within this limits the volume of any such music to 65dB, which was a level determined to be acceptable under the previous application. As such, the current proposal is not considered to present a significant additional risk to residential amenity, and would be acceptable in this regard.

Lighting

28. Similar to the constraints around noise, the event hire guide requires any body which seeks to use lighting as part of an event on the site to submit a lighting plan prior to approval. The event hire guide goes on to outline protections for nearby residents required, including prevent lighting from being angled towards nearby residential and commercial occupiers, and compliance with the Institution of Lighting Professionals guidance on mitigating the impact of lighting. Subject to this existing control, the proposal would not present a significant risk to nearby occupiers.

Design quality and impact on nearby heritage assets

29. The park lies immediately to the west of Tower Bridge which is a Grade I listed structure, the park is also on the opposite site of the river to the Tower of London, a World Heritage Site. To the south of the site lies the former Lambeth College which is a Grade II listed building and to the east of the site lies the Tower Bridge Bridgmaster's house which is also Grade II listed. The structures to be erected will sit within the setting of these important historic landmarks. Restrictions on the nature of temporary installations on the site are outlined in the event management plan as:
- To be cumulatively no more than 800 square metres within 3 or more structures
 - Marquees, food stalls and gazebos to be no more than 4 metres in height above ground level
 - Stage performance structures and art installations to be no more than 7 metres in height above ground level
 - No two storey structures with internal staircases to be erected
 - Use (including events and set up/breakdown) is limited to 07:00–23:00 Mon-Sat or 07:00– 22:00 Sun.
 - Certain special or temporary structures such as stages, marquees and flagpoles require building control consent under section 30 of the London Building (Amendments) Act 1939.
30. The placement of structures at various points around the park is further restricted depending on the area of the park to be used. On lawns 1-3, events may take place up to 75 days of the year, with lawn 4 being restricted to up to 20 (these 20 days are drawn from the same total pool of 75 shared by all lawns).
31. These parameters have been discussed with the applicant and are considered the be appropriate for the following reasons:
- i) The structures will be limited to a cumulative total of 800sqm, and this will be expected to be delivered in 3 or more structures. As a result, the erection of one single large structure covering the majority of the park and dominating the setting of the surrounding heritage assets would not be possible. This would also ensure that significant areas of the park would remain open for public use at all times.

- ii) The majority of the structures likely to be erected (marquees, food stalls and gazebos) would be a maximum of 4m in height above ground level. As a result, their presence in important views into or out of the surrounding heritage assets would be minimal.
 - iii) An exception to the 4m maximum height has been proposed for stages, art installations and other performance structures. These are to be no more than 7m in height above ground level. Whilst they would have a greater impact on the settings of the surrounding heritage assets, it is considered that this additional height is justifiable in order to allow sufficient flexibility for a variety of events to be staged in the park. It is considered likely that such structures would not be needed for all events and that they would have a degree of visual permeability as only parts of them would need to extend up to the full 7m. As such, any harm that would be caused to the setting of the heritage assets would be minimal.
 - iv) In addition to the above, no two storey structures with internal staircases would be permitted.
32. As a result of the aforementioned parameters, it is considered that the structures would be of an appropriate height, scale and mass to preserve the heritage significance of the surrounding heritage assets. Furthermore, any harm that could be caused would be mitigated by the temporary, fully removable nature of the structures. It is stated in paragraph 196 of the NPPF that, *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use..”* It is considered that, subject to the parameters established above, the proposals would cause less than substantial harm to the setting of the surrounding heritage assets and that this would be outweighed by the public benefits of an on going programme of events and enabling the Trust to raise funds for the on going management and maintenance of the park.

Transport and servicing

33. The site is well connected in terms of access to public transport, with London Bridge station within a 5 minute walk, and numerous bus services operating along Tooley Street and in the wider area. No car parking is proposed for the events, and visitors will be encouraged to arrive events by public transport, or by walking and cycling. A cycle hire docking station can be found at the Tooley Street entrance to the park as such it is not considered necessary for the applicant to make alternative provision for transport during events.
34. The main vehicular route onto the Park is from Potters Field (Lane), which is off Tooley Street. There is a security gate at the end of this which is kept locked. The route is for access, loading and unloading only and deliveries. Access to this is controlled by the site manager and this arrangement has worked well since the initial permission was granted. As such, the scheme is acceptable in terms of transport and servicing arrangements.

Ecological impacts

35. The applicant has included an ecological assessment of the park as part of this application. This assessment identified a number of species of insects and birds within the park including bees, and common species of birds such as robins and blue tits. Further to this, following discussions with the Council’s Ecological Officer, the event hire plan has been updated to include protection measures for breeding birds and trees to be included in any event hire application, and in particular proposed measures to protect nesting birds in trees and hedges during the nesting season (March-August). Subject to

these additional protections, officers are satisfied with the proposal from an ecological perspective, and it would be acceptable in this regard.

Impact on trees

36. The location of the structures and equipment would be such that the landscape features of the park, including pathways would be retained. The locations of the structures across lawns 1-4 could be in close proximity to some trees. It is recommended that the positioning of structures should be such that would not require any form of fixing to the ground that would result in any harm being caused to tree roots. It is recommended that a condition is attached to this planning permission to secure this, identical to that in the previous permission. Subject to this any impact on trees would be controlled and to an acceptable extent.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from members of the public

37. Two comments have been received in relation to this application, both in support of the proposal, both of which comment on the positive way in which the Trust are managing the park

Community impact and equalities assessment

38. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
39. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
40. 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.
41. 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

42. This application has the legitimate aim of providing a temporary use of an open space as an events space. 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

43. 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.
44. 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.

45. **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?	Yes

CONCLUSION

46. The proposal would allow for the continued, albeit ultimately temporary use of the site as an events space which has been enjoyed by thousands of visitors since the previous permission was granted. In addition the proposal would maintain a much needed revenue stream for the upkeep of the park and other parks managed by the trust. The impacts on nearby occupiers, the local transport network, and local wildlife and trees would be minimal and manageable, as has been the case for the previous 5 years. As such, it is recommended that planning permission is granted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ 26-G Application file:20/AP/0210 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	7 April 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: 18/02/2020

Press notice date: 20/02/2020

Case officer site visit date: n/a

Neighbour consultation letters sent: 19/02/2020

Internal services consulted

Ecology

Local Economy

Environmental Protection

Statutory and non-statutory organisations

Neighbour and local groups consulted:

11 Sandringham House Earls Way London
Suite 108 First Floor 3 More London Place
Suite 141 First Floor 3 More London Place
Suite 136 First Floor 3 More London Place
Suite 113 First Floor 3 More London Place
Suite 179 First Floor 3 More London Place
First Floor 3 More London Place London
7 Devon Mansions Tooley Street London
40 Devon Mansions Tooley Street London
4 Devon Mansions Tooley Street London
22 Devon Mansions Tooley Street London
12 Devon Mansions Tooley Street London
1 Devon Mansions Tooley Street London
Flat 10 2 Fair Street London
Suite 180 First Floor 3 More London Place
Suite 147 First Floor 3 More London Place
Suite 114 First Floor 3 More London Place
Second Floor East 3 More London Place
London
Suite 110 First Floor 3 More London Place
24 Devon Mansions Tooley Street London
Suite 150 First Floor 3 More London Place
Cafe Parkside Kiosk 1 Weavers Lane
7 Sandringham House Earls Way London
17 Devon Mansions Tooley Street London
20 Sandringham House Earls Way London
Suite 158 First Floor 3 More London Place
8 Devon Mansions Tooley Street London
41 Devon Mansions Tooley Street London
29 Devon Mansions Tooley Street London

19 Devon Mansions Tooley Street London
Flat 6 2 Fair Street London
Flat 13 2 Fair Street London
2 Sandringham House Earls Way London
Suite 118 First Floor 3 More London Place
Suite 160 First Floor 3 More London Place
Suite 157 First Floor 3 More London Place
3 Devon Mansions Tooley Street London
6-8 Druid Street London Southwark
Flat 15 2 Fair Street London
Second Floor South East 3 More London
Riverside London
Suite 175 First Floor 3 More London Place
Suite 156 First Floor 3 More London Place
2 Potters Fields London Southwark
31 Sandringham House Earls Way London
26 Sandringham House Earls Way London
5 Sandringham House Earls Way London
1 Sandringham House Earls Way London
Suite 139 First Floor 3 More London Place
Suite 145A First Floor 3 More London Place
Second Floor West 3 More London Place
London
36 Sandringham House Earls Way London
Suite 173 First Floor 3 More London Place
38 Sandringham House Earls Way London
Fulbright & Jaworski International Llp 3 More
London Riverside London
23 Devon Mansions Tooley Street London
24 Sandringham House Earls Way London

Suite 128 First Floor 3 More London Place
 9 Devon Mansions Tooley Street London
 5 Devon Mansions Tooley Street London
 15 Devon Mansions Tooley Street London
 Flat 3 2 Fair Street London
 Flat 12 2 Fair Street London
 Vitality Health Ltd 3 More London Riverside
 London
 Suite 163 First Floor 3 More London Place
 Suite 106 First Floor 3 More London Place
 4 Potters Fields London Southwark
 1 Potters Fields London Southwark
 39 Sandringham House Earls Way London
 25 Sandringham House Earls Way London
 14 Sandringham House Earls Way London
 6 Sandringham House Earls Way London
 Suite 122 First Floor 3 More London Place
 Part Third Floor 3 More London Place
 London
 Suite 140 First Floor 3 More London Place
 Flat 17 2 Fair Street London
 10 Devon Mansions Tooley Street London
 44 Sandringham House Earls Way London
 41 Sandringham House Earls Way London
 30 Sandringham House Earls Way London
 19 Sandringham House Earls Way London
 Suite 155 First Floor 3 More London Place
 20 Devon Mansions Tooley Street London
 11 Devon Mansions Tooley Street London
 Ctp And Osa First Floor 3 More London
 Place
 Suite 183 First Floor 3 More London Place
 Suite 166 First Floor 3 More London Place
 42 Sandringham House Earls Way London
 40 Sandringham House Earls Way London
 23 Sandringham House Earls Way London
 12 Sandringham House Earls Way London
 Suite 144 First Floor 3 More London Place
 Suite 137 First Floor 3 More London Place
 Suite 111 First Floor 3 More London Place
 Suite 107 First Floor 3 More London Place
 Basement To Ninth Floor Excluding First
 And Second Floors And Part Of Third Floor 3
 More London Place London
 Suite 109A First Floor 3 More London Place
 Suite 120 First Floor 3 More London Place
 Suite 165 First Floor 3 More London Place
 3 Sandringham House Earls Way London
 39 Devon Mansions Tooley Street London
 34 Devon Mansions Tooley Street London
 26 Devon Mansions Tooley Street London
 16 Devon Mansions Tooley Street London
 13 Devon Mansions Tooley Street London
 33 Sandringham House Earls Way London
 27 Sandringham House Earls Way London

Suite 138 First Floor 3 More London Place
 Suite 115 First Floor 3 More London Place
 Suite 103 First Floor 3 More London Place
 Suite 174 First Floor 3 More London Place
 Suite 167 First Floor 3 More London Place
 6 Devon Mansions Tooley Street London
 Flat 7 2 Fair Street London
 Suite 151 First Floor 3 More London Place
 37 Sandringham House Earls Way London
 35 Sandringham House Earls Way London
 32 Sandringham House Earls Way London
 18 Sandringham House Earls Way London
 17 Sandringham House Earls Way London
 9 Sandringham House Earls Way London
 Suite 135 First Floor 3 More London Place
 Suite 134 First Floor 3 More London Place
 Suite 132 First Floor 3 More London Place
 Suite 124 First Floor 3 More London Place
 Suite 102 First Floor 3 More London Place
 Suite 184 First Floor 3 More London Place
 29 Sandringham House Earls Way London
 37 Devon Mansions Tooley Street London
 Suite 105 First Floor 3 More London Place
 43 Sandringham House Earls Way London
 Suite 129 First Floor 3 More London Place
 Jhc 3 More London Riverside London
 Unit 4 Potters Fields Park Potters Fields
 31 Devon Mansions Tooley Street London
 Flat 16 2 Fair Street London
 16 Sandringham House Earls Way London
 Suite 171 First Floor 3 More London Place
 28 Devon Mansions Tooley Street London
 188 Tooley Street London Southwark
 Flat 9 2 Fair Street London
 Flat 5 2 Fair Street London
 Risk Advisory 3 More London Riverside
 London
 Communications Room First Floor 3 More
 London Place
 Suite 181 First Floor 3 More London Place
 Suite 176 First Floor 3 More London Place
 Suite 168 170 And 172 First Floor 3 More
 London Place
 Suite 161 First Floor 3 More London Place
 Suite 154 First Floor 3 More London Place
 Suite 153 First Floor 3 More London Place
 Suite 148 First Floor 3 More London Place
 45 Sandringham House Earls Way London
 21 Sandringham House Earls Way London
 Suite 127 First Floor 3 More London Place
 Suite 126 First Floor 3 More London Place
 Suite 146A First Floor 3 More London Place
 Second Floor Part 3 More London Place
 London
 City Hall 110 The Queens Walk London

Suite 123 First Floor 3 More London Place
 Suite 119 First Floor 3 More London Place
 Vubiquity 3 More London Riverside London
 The Bridge Lounge 186 Tooley Street
 London
 21 Devon Mansions Tooley Street London
 Flat 2 2 Fair Street London
 22 Sandringham House Earls Way London
 4 Sandringham House Earls Way London
 Suite 143 First Floor 3 More London Place
 Suite 133 First Floor 3 More London Place
 Suite 131 First Floor 3 More London Place
 Suite 146B First Floor 3 More London Place
 Suite 145B First Floor 3 More London Place
 Suite 182 First Floor 3 More London Place
 Suite 162 First Floor 3 More London Place
 Suite 152 First Floor 3 More London Place
 Suite 149 First Floor 3 More London Place
 38 Devon Mansions Tooley Street London
 35 Devon Mansions Tooley Street London
 30 Devon Mansions Tooley Street London
 27 Devon Mansions Tooley Street London
 25 Devon Mansions Tooley Street London
 2 Devon Mansions Tooley Street London
 18 Devon Mansions Tooley Street London
 Flat 8 2 Fair Street London
 Flat 18 2 Fair Street London
 Flat 14 2 Fair Street London
 Norton Rose Fulbright LLP 3 More London
 Riverside London
 34 Sandringham House Earls Way London
 8 Sandringham House Earls Way London
 Suite 142 First Floor 3 More London Place
 Suite 130 First Floor 3 More London Place

Suite 121 First Floor 3 More London Place
 Suite 117 First Floor 3 More London Place
 Suite 112 First Floor 3 More London Place
 Suite 101 First Floor 3 More London Place
 42 Devon Mansions Tooley Street London
 Suite 101B First Floor 3 More London Place
 Suite 177 First Floor 3 More London Place
 32 Devon Mansions Tooley Street London
 Suite 109 First Floor 3 More London Place
 Suite 178 First Floor 3 More London Place
 Flat 11 2 Fair Street London
 155 Tooley Street London Southwark
 3 Potters Fields London Southwark
 13 Sandringham House Earls Way London
 10 Sandringham House Earls Way London
 Living Accommodation The Bridge Lounge
 186 Tooley Street
 Suite 125 First Floor 3 More London Place
 Excluding First Floor And Second Floor 3
 More London Place London
 36 Devon Mansions Tooley Street London
 33 Devon Mansions Tooley Street London
 14 Devon Mansions Tooley Street London
 Flat 4 2 Fair Street London
 Flat 1 2 Fair Street London
 Suite 169 First Floor 3 More London Place
 Suite 164 First Floor 3 More London Place
 Suite 159 First Floor 3 More London Place
 28 Sandringham House Earls Way London
 15 Sandringham House Earls Way London
 Suite 116 First Floor 3 More London Place
 Suite 104 First Floor 3 More London Place

Re-consultation:

APPENDIX 2

Consultation responses received

Internal services

Ecology

Statutory and non-statutory organisations

Neighbour and local groups consulted:

405 Butlers Wharf Building London
Flat 505, Block C 70 Holland St London

APPENDIX 3

Relevant planning history

Reference and proposal	Status
<p>Reference 15/AP/1776</p> <p>Temporary use of the open space for events with the erection of associated temporary structures (cumulatively of no more than 800 sq metres) for no more than 66 days in any one financial year (56 days for events and an additional 10 days for set up and take down of associated structures) for a period of five years.</p>	<p>Granted</p> <p>09/10/2015</p>

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	Ms Sheila Benjamin Potters Fields Park Management Trust	Reg. Number	20/AP/0210
Application Type	Major application	Case Number	26-G
Recommendation	Major - GRANTED		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Temporary use of the open space for events with the erection of associated temporary structures (cumulatively no more than 800 sq. metres) for no more than 75 days in any one calendar year, until October 9th 2025

1 Potters Fields London Southwark

In accordance with application received on 23 January 2020

and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans
EVENTS PLAN 123_PL_003A received

Other Documents
Document Engagement summary received
Site location plan 123_PL_001 received
PLANNING, DESIGN, HERITAGE AND ACCESS STATEMENT TO SUPPORT THE FOLLOWING PLANNING APPLICATION received
Document EVENT HIRE GUIDE DATED MARCH 2020 received
Document TERMS AND CONDITIONS received
Ecology assessment/Nature conservation 130657 received

Time limit for implementing this permission and the approved plans

- The use hereby permitted shall be for not more than 75 days within any one financial year (65 days for events and 10 days for set up and take down of any associated structures) until October 9th 2025, on or before which date the temporary use of the park for events shall be discontinued.

Reason

Such use, other than for a temporary period would prejudice the openness of the Metropolitan Open Land in accordance with Strategic Policy 11 of the Core Strategy 2011, saved policy 3.25 the Southwark Plan 2007, Policy 7.17 of the London Plan (2016) and the National Planning Policy Framework 2019.

Permission is subject to the following Compliance Condition(s)

3. The use hereby permitted for temporary events (including the set up and take down of any associated structures) shall not be carried on outside of the hours 07:00 to 23:00 on Mondays to Saturdays or 07:00 to 22:00 on Sundays.

Reason:

To safeguard the local amenity accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

4. The use hereby consented shall be carried out in accordance with the Event Hire Guide dated March 2020.

Reason:

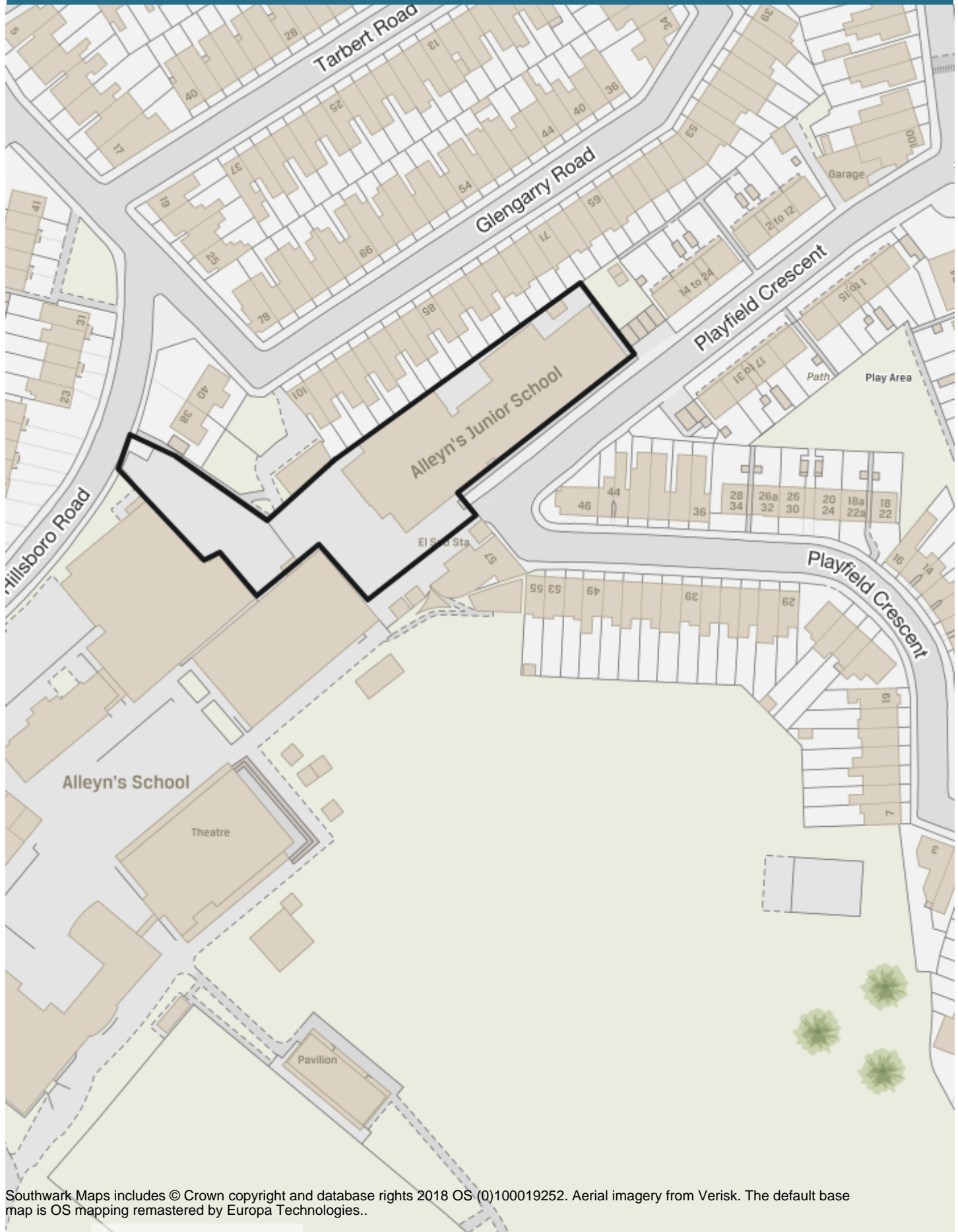
To ensure the protection of nearby occupiers amenity, and local wildlife and trees, in accordance with the NPPF 2019, and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; and Policy 3.28 Biodiversity

5. Prior to the first use of the site as an events space under this permission, details of a management plan to demonstrate how the trees on site would be protected for these events, including root protection measures and compaction controls within tree rooting systems, temporary platforms, ground cover, plant and facilities; shall be submitted to the Local Planning Authority to be approved in writing.

All tree protection measures shall be installed, carried out and retained throughout temporary permission, 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.

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 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.



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50 m

Scale =

1:100,000,000

20-May-2020

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Item No. 8.2	Classification: Open	Date: 9 June 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	81 Glengarry Road London Southwark
31 Lytcott Grove London Southwark	95 Glengarry Road London Southwark
2 Lytcott Grove London Southwark	69B Glengarry Road London Southwark
18 Lytcott Grove London Southwark	17 Hillsboro Road London Southwark
13 Lytcott Grove London Southwark	27 Lytcott Grove London Southwark
11 Lytcott Grove London Southwark	20 Lytcott Grove London Southwark
47 Playfield Crescent London Southwark	22 Playfield Crescent London Southwark
23 Hillsboro Road London Southwark	18 Playfield Crescent London Southwark
73 Glengarry Road London Southwark	39 Playfield Crescent London Southwark
30 Playfield Crescent London Southwark	33 Playfield Crescent London Southwark
38 Hillsboro Road London Southwark	25 Playfield Crescent London Southwark
59A Glengarry Road London Southwark	99 Glengarry Road London Southwark
89C Glengarry Road London Southwark	85B Glengarry Road London Southwark
1 Lytcott Grove London Southwark	6 Lytcott Grove London Southwark
9 Hillsboro Road London Southwark	11 Hillsboro Road London Southwark
93 Glengarry Road London Southwark	21 Lytcott Grove London Southwark
Flat 2 95 Glengarry Road London	12 Lytcott Grove London Southwark
Flat 1 95 Glengarry Road London	55 Playfield Crescent London Southwark
77 Glengarry Road London Southwark	49 Playfield Crescent London Southwark
Flat 2 40 Playfield Crescent London	27 Playfield Crescent London Southwark
89A Glengarry Road London Southwark	19 Hillsboro Road London Southwark
71B Glengarry Road London Southwark	69 Glengarry Road London Southwark
97A Glengarry Road London Southwark	First Floor Flat 36 Playfield Crescent London
55B Glengarry Road London Southwark	Flat 1 16 Playfield Crescent London
22 Lytcott Grove London Southwark	12A Playfield Crescent London Southwark
41 Playfield Crescent London Southwark	99A Glengarry Road London Southwark
61 Glengarry Road London Southwark	85A Glengarry Road London Southwark
15 Lytcott Grove London Southwark	29 Lytcott Grove London Southwark
3 Lytcott Grove London Southwark	23 Lytcott Grove London Southwark
83 Glengarry Road London Southwark	28 Playfield Crescent London Southwark
Flat 2 16 Playfield Crescent London	35 Playfield Crescent London Southwark
4 Lytcott Grove London Southwark	Ground Floor Flat 61 Glengarry Road
40 Playfield Crescent London Southwark	London
First Floor And Second Floor Flat 61	59 Glengarry Road London Southwark
Glengarry Road London	16 Lytcott Grove London Southwark
91 Glengarry Road London Southwark	37 Playfield Crescent London Southwark
26A Playfield Crescent London Southwark	Flat 3 95 Glengarry Road London
32 Playfield Crescent London Southwark	Ground Floor Flat 36 Playfield Crescent
5 Lytcott Grove London Southwark	London
31 Hillsboro Road London Southwark	44A Playfield Crescent London Southwark
Flat 1 38 Playfield Crescent London	79A Glengarry Road London Southwark
101 Glengarry Road London Southwark	67B Glengarry Road London Southwark
21 Playfield Crescent London Southwark	65A Glengarry Road London Southwark
24 Lytcott Grove London Southwark	3 Hillsboro Road London Southwark
38 Playfield Crescent London Southwark	27 Hillsboro Road London Southwark
34 Playfield Crescent London Southwark	71 Glengarry Road London Southwark
51 Playfield Crescent London Southwark	9 Lytcott Grove London Southwark
29 Playfield Crescent London Southwark	14 Lytcott Grove London Southwark
81A Glengarry Road London Southwark	10 Lytcott Grove London Southwark
75B Glengarry Road London Southwark	23 Playfield Crescent London Southwark
75 Glengarry Road London Southwark	16 Playfield Crescent London Southwark
20 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

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PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2019-20

NOTE: Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: telephone 020 7525 7234.

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