

## Planning Sub-Committee A

Wednesday 7 July 2021

6.30 pm

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

### Membership

Councillor Kath Whittam (Chair)  
Councillor Adele Morris (Vice-Chair)  
Councillor Maggie Browning  
Councillor Sunil Chopra  
Councillor Richard Leeming  
Councillor Martin Seaton  
Councillor Jane Salmon

### Reserves

Councillor Anood Al-Samerai  
Councillor Peter Babudu  
Councillor Karl Eastham  
Councillor Renata Hamvas

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## INFORMATION FOR MEMBERS OF THE PUBLIC

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### 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.

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### Contact

Beverley Olamijulo, email: [Beverley.olamijulo@southwark.gov.uk](mailto:Beverley.olamijulo@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 29 June 2021



# Planning Sub-Committee A

Wednesday 7 July 2021  
6.30 pm

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

## Order of Business

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1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	<b>MINUTES</b>	1 - 5
	To approve as a correct record the minutes of the meeting held on 16 March 2021.	
7.	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	6 - 10

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7.1.	<b>ALLEYN'S SCHOOL, TOWNLEY ROAD, LONDON SE22 8SU</b>	11 - 27
7.2.	<b>BURGESS PARK COMMUNITY SPORTS PAVILION, BURGESS PARK COMMUNITY SPORT GROUND, 106 COBOURG ROAD LONDON SOUTHWARK</b>	28 - 53
7.3.	<b>TPO 617 CONFIRMATION REPORT: BARKHAM TERRACE, KING EDWARD WALK LONDON SE1</b>	54 - 70

### **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.”

Date: 29 June 2021

## Planning Sub-Committee

### Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

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 and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-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).
- (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 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

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, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it 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 which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

**Please note:**

Those wishing to speak at the meeting should notify the constitutional team by email at [ConsTeam@southwark.gov.uk](mailto:ConsTeam@southwark.gov.uk) in advance of the meeting by **5pm** on the working day preceding 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

Planning Sub-Committee Clerk, Constitutional Team  
Finance and Governance  
Email: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)



## Planning Sub-Committee A

MINUTES of the virtual Planning Sub-Committee A meeting held on Tuesday  
16 March 2021 at 6.30 pm

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**PRESENT:** Councillor Kath Whittam (Chair)  
Councillor Adele Morris (Vice-chair)  
Councillor Maggie Browning  
Councillor Sunil Chopra  
Councillor Jane Salmon  
Councillor Martin Seaton

**OTHER MEMBERS PRESENT:** Councillor Andy Simmons (ward member)

**OFFICER SUPPORT:** Margaret Foley (Legal Officer)  
Dipesh Patel (Group Manager - Major Applications)  
Andre Verster (Team Leader - Major & New Homes)  
Freya Cunningham (Planning Officer)  
Beverley Olamijulo (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

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

### 2. APOLOGIES

There were apologies for absence from Councillor Richard Leeming.

### 3. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

#### 4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

#### 5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Supplemental Agenda No.1 contained the members' pack and
- Supplemental Agenda No. 2 contained the addendum report relating to items 7.1 and 7.2.

#### 6. MINUTES

##### RESOLVED:

That the minutes of the virtual meeting held on the 26 January 2021 be approved as a correct record and signed by the chair.

#### 7. DEVELOPMENT MANAGEMENT ITEMS

##### 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 agenda 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 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 can be clearly specified.

#### 7.1 THE PAVILLION, 65 GREEN DALE, LONDON SOUTHWARK SE5 8JZ

**Planning application number: 20/AP/2949**

Report: see pages 10 to 30 of the agenda pack and pages 1 to 2 of the addendum

report.

## **PROPOSAL**

*Construction of an additional floor to provide an increase in nursery (D1 use class) floor space.*

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

Members of the sub-committee asked questions of the officers.

There were no objectors present who wished to address the meeting.

The applicant's agent addressed the sub-committee, and responded to questions from members of the sub-committee.

There were no supporters living within 100 metres of the application site wishing to speak.

There were no ward councillors present to address the meeting.

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

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

## **RESOLVED:**

That planning permission be granted, subject to the conditions as set out in the report and amended by the addendum report.

The meeting took a screen break from 7.12 pm to 7.16 pm.

## **7.2 DULWICH COLLEGE, DULWICH COMMON, LONDON**

**Planning application number: 20/AP/2795**

Report: see pages 31 to 66 of the agenda pack and pages 2 to 3 of the addendum report.

## **PROPOSAL**

*Extension and replacement of Junior and Lower School buildings, landscaping, tree works and new boundary treatment.*



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

Members of the sub-committee asked questions of the officers.

There were no objectors present who wished to address the meeting.

The applicant addressed the sub-committee, and responded to questions from members of the sub-committee.

There were no supporters living within 100 metres of the application site wishing to speak.

Councillor Andy Simmons addressed the sub-committee in his capacity as ward councillor and responded to questions from members of the sub-committee.

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

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

**RESOLVED:**

1. That planning permission be granted, subject to the additional and amended conditions outlined in the addendum report, and the applicant entering into a legal agreement and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 3 September 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 87.

**Note:**

- i) The community use agreement to be included in the legal agreement will involve prior consultation with ward members.
- ii) Condition 6 will be amended to include the permitted times for deliveries to and collections from the site and an informative be added to the effect that such times are to be included following consultation with ward members.

The meeting ended at 8.35 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 7 July 2021	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		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 Governance**

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**

<b>Lead Officer</b>	Chidilim Agada, Head of Constitutional Services	
<b>Report Author</b>	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	28 June 2021	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Governance	Yes	Yes
Director of Planning and Growth	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		29 June 2021

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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 7 July 2021	<b>Meeting Name:</b> Planning Sub Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 21/AP/1065 for: Full Planning Application  <b>Address:</b> Alleyn's School, Townley Road, London, SE22 8SU  <b>Proposal:</b> Installation of 6x floodlights at multi-use games area (MUGA).		
<b>Ward(s) or groups affected:</b>	Goose Green		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b>	30.03.2021	<b>PPA Expiry Date</b>	10.07.2021
<b>Earliest Decision Date</b>	17.05.2021		

### Recommendation

1. That planning permission be granted subject to conditions.

### Executive Summary

2. Planning permission is sought for the installation of six (6) floodlights on the existing multi-use games area (MUGA) located in the north of Alleyn's School near to Playfield Crescent.
3. The proposal is appropriate development on Metropolitan Open Land and would not have a significant impact on local residential amenity while improving the sporting facilities on the site.

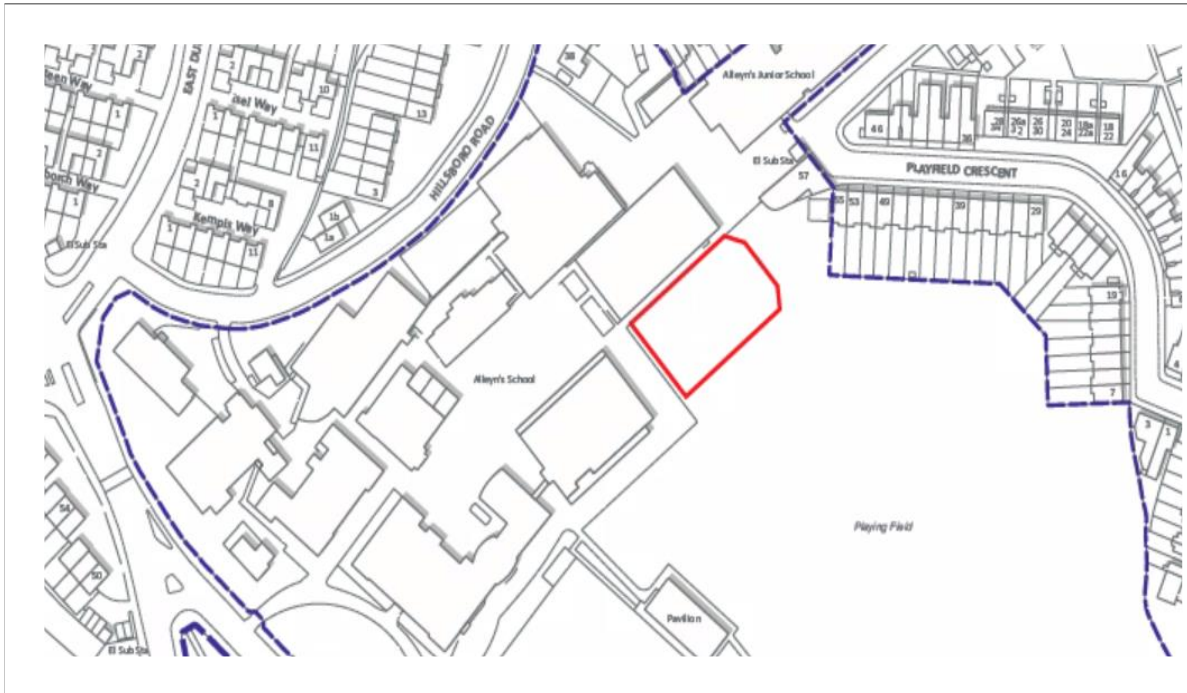
### Background Information

#### Site location and description

4. The site is a Multi-use Games Area (MUGA) located within a plot of Metropolitan Open Land (MOL) on the grounds of Alleyn's School. The surrounding area is largely defined by the surrounding play areas of Alleyn's School and low density residential properties along Townley Road.
5. The MUGA was approved in 2019 (LBS Ref: 19/AP/1933) and has markings out for football, netball and hockey and is surrounded by 3-5m fencing. Condition 3 of this consent required a Community Use Condition (LBS Ref: 20/AP/3225) which outlined opening hours:
  - Mon - Fri : 18:00 - 21:00 or sunset, whichever is earlier

- Sat : 14:00 – 18.00 or sunset, whichever is earlier
  - Sun : 09:00 - 18.00 or sunset, whichever is earlier
6. The applicant has advised that the MUGA was designed to meet existing curricular and extra-curricular needs within the school but have since been advised by Sport England that they should maximise community use and therefore required a community use agreement with extended hours (see Para 5). Following this permission, the school had significant demand from community-based sports organisations which could only be met with the installation of floodlights.

Figure 1: Existing Site Plan



7. The site is located within:
- Site of Importance of Nature Conservation
  - Metropolitan Open Land
  - Sub-Urban Density Zone
  - Air Quality Management Area
8. The site is not listed, nor is it within a conservation area. The Dulwich Village conservation area is located approximately 88 metres to the south-west of the site. Another plot of MOL is located to the south-east of the site.

### Details of proposal

9. Planning permission is sought for the installation of floodlighting consisting of 6 x 8 metre lighting columns. The columns have a base diameter of 168mm and a top diameter of 89mm. The proposed finish is a natural grey colour. The lighting is low-energy LED floodlighting and meets the requirements set out in the

“Netball Design Guidance for Outdoor Club Courts”.

10. The proposed hours of use of the lights would be:

- Mondays - Friday: 07.30 – 21:00
- Weekends: 09.00-18.00

### **Planning history**

11. 20/EQ/0278: Pre application advice for the use of land adjoining tennis and netball courts for staff car parking. Closed on 18 January 2021.

19/AP/1933: Creation of a multi-use games area (MUGA) and associated fencing. Granted 20 January 2020.

20/AP/3225: Details of Condition 3 - a community use agreement required by planning permission dated 31/10/2019 [LBS Ref 19/AP/1933] for 'Creation of a multi-use games area (MUGA) and associated fencing'.  
Granted 18 February 2021.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

12. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use
- Design impacts
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Ecology and biodiversity

13. These matters are discussed in detail in the ‘Assessment’ section of this report.

### **Legal context**

14. 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.

15. 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**

16. The statutory development plans for the Borough comprise the London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not

part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

## Comments from members of the public and local groups

17. The council received five objections to this proposal. Issues raised in these objections will be addressed throughout the report but are summarised as:

- Noise
- Light pollution
- Not in keeping with local area (too high)

Detrimental to the environment and ecological space and

- Proximity to adjacent houses.

## Assessment

### Principle of the proposed development in terms of land use

18. Policy G3 of the London Plan (2021) states that *Metropolitan Open Land is afforded the same status and level of protection as Green Belt land. Any proposed changes to existing MOL boundaries must be accompanied by thorough evidence which demonstrates that there are exceptional circumstances consistent with the requirements of national policy.*

19. Policy G3 also establishes that MOL protects and enhances the open environment whilst improving the quality of life of Londoners through leisure uses and other physical activities. Paragraph 8.3.4 states that the enhancements to MOL such as for recreation facilities is encouraged provided the enhancement provides benefits to Londoners.

20. Saved Policy 3.25 of the Southwark Plan (2007) states that development within MOL is permitted only 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.

21. The proposed floodlights would enhance the use of this site as a sports court by facilitating later usage particularly during winter months where it is darker earlier. As well as meeting Part (ii) of Saved Policy 3.25, the proposal would also meet the requirements set out in Paragraph 8.3.4 of the London Plan (2021) as it would provide benefits to users of this sports court.

22. As stated, Metropolitan Open Land is afforded the same level of protection as Green Belt. The National Planning Policy Framework (2019) Policy 145 Part B states that exceptions to new developments in the Green Belt include *"the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it"*.
23. The provision of floodlighting would preserve the openness of this land and would improve accessibility. The proposal would enhance the existing MUGA land on the MOL by providing later hours of use during darker months. The form of the floodlights are slender and lightweight and would not detract from the surrounding character. Furthermore, the use of floodlights is a common feature within MOL serving an important function and would therefore not be an incongruous feature on MOL and therefore is acceptable in principle.

### **Design impacts**

24. The proposed floodlights would be situated on the outskirts of the Multi Use Games Area with 3 on the north-western side and 3 on the south-eastern side. The floodlights would be equidistant on each side to provide adequate coverage.
25. The proposed floodlights are lightweight in nature and would not be visually obtrusive despite a height of 8 metres. The design of the proposal is considered acceptable in the context of a sports ground and would not harm the surrounding area's character.

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

26. The main issues associated with the construction of floodlights are noise and light pollution. These are assessed below.

#### Noise

27. The Community use Agreement (CUA) (LBS Ref: 20/AP/3225) sets out hours of use for the MUGA to be used by the community as between 18:00 – 21:00. The proposed floodlights would allow for this use whilst complying with the hours of use set out in the CUA. The primary time in which these lights would facilitate greater use is in the months where it gets darker earlier and would enable later playing times of no later than 21:00.
28. The nearest dwelling is 55 Playfield Crescent. The garden for this property is situated 20 metres away from the application site, whilst the house itself is situated 30 metres away. The MUGA is used during summer months and currently has a time restriction until 21:00 in accordance with the Community Use for Condition 3 established in consent 20/AP/3225. The council's noise and nuisance team have advised that no complaints have been received about noise from the MUGA. This is materially relevant due to the fact that during winter, residents are likely to use their outdoor amenity space less as well as keep windows closed thereby reducing the potential for noise to cause disturbance. Accordingly, it is reasonable to expect that the use of these floodlights until 21:00

would significantly harm surrounding occupiers.

29. It is recognised that the increased use of the MUGA may small increase in noise and light impacts. However, a condition will be instated to ensure that the floodlights are not used prior to 8:00 and are switched off at 21:00 on weekdays and 18:00 on weekends. A similar condition will be included to ensure lighting is not used beyond this time.

### Light

30. As previously mentioned, the nearest dwellinghouse is 55 Playfield Crescent and is 20 metres from the MUGA. The applicant has submitted an obtrusive light report which is guided by the Guidance Note for the Reduction of Obtrusive Light, GN01, 2020 and is compliant with the Institute of Lighting Professionals (ILP).
31. The floodlights consist of 6x 530 Watt LEDs. The applicant has provided drawings showing the horizontal light spill towards houses on Playfield Crescent. This model demonstrates the light spill from various points and shows that the illuminance for these houses complies with maximum levels of luminance pre and post curfew. Pre-curfew refers to hours between 7:00 and 23:00 and has a maximum luminance of 10 lux whilst post-curfew is from 23:00 to 07:00 and has a maximum luminance level of 2 lux.
32. The floodlights consist of 6x 530 Watt LEDs. The applicant has provided drawings showing the horizontal light spill towards houses on Playfield Crescent. This model demonstrates the light spill from various points and shows that the illuminance for these houses complies with maximum levels of luminance pre and post curfew. Pre-curfew refers to hours between 7:00 and 23:00 and has a maximum luminance of 10 lux whilst post-curfew is from 23:00 to 07:00 and has a maximum luminance level of 2 lux.
33. The concentric circles in the lighting model show 2 lux at the nearest residential property. This is therefore in accordance with guidance by the ILP guidance and would be well below the required 10 lux during pre-curfew hours. The lighting is therefore acceptable.

### **Ecology and biodiversity**

34. Southwark council's ecology officer has confirmed that the proposal is acceptable from an ecological perspective. The proposal for lighting complies with bat conservation guidance and the light spill does not encroach onto tree lines.

### **Consultation responses from internal and divisional consultees**

35. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.
36. Ecology Team:
- No concerns from an ecological perspective.

### **Community impact and equalities assessment**

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

41. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
42. This application has the legitimate aim of providing facilities for sports and recreation. 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?	NO
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	NO

### Other matters

46. None relevant to this application.

### Conclusion

47. The proposed 6 floodlights would not harm the amenity of surrounding residents to an unacceptable degree. With regard to ecological and design impacts, the harm is negligible.
48. It is therefore recommended that planning permission be granted.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 2300-A Application file: 21/AP/1065 Southwark Local Development Framework	Chief Executive's Department 160 Tooley Street London	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk



and Development Plan Documents	SE1 2QH	Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk
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## APPENDICES

No.	Title
Appendix 1	Publicity undertaken
Appendix 2	Comments received
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Planning Policies
Appendix 5	Recommendation (draft decision notice)

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Daniel Cooklin-Smith, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	22 June 2021	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		24 June 2021

## Publicity undertaken

**Site notice date:** n/a.

**Press notice date:** 01/04/2021

**Case officer site visit date:** n/a

**Neighbour letters sent:** 08/04/2021

### Internal services consulted

Ecology

Environmental Protection

### Statutory and non-statutory organisations

#### Neighbour and local groups notified:

31 Playfield Crescent London Southwark  
17 Playfield Crescent London Southwark  
45 Playfield Crescent London Southwark  
7 Playfield Crescent London Southwark  
55 Playfield Crescent London Southwark  
49 Playfield Crescent London Southwark  
43 Playfield Crescent London Southwark  
37 Playfield Crescent London Southwark  
27 Playfield Crescent London Southwark  
11 Playfield Crescent London Southwark  
21 Playfield Crescent London Southwark  
19 Playfield Crescent London Southwark  
15 Playfield Crescent London Southwark  
13 Playfield Crescent London Southwark  
9 Playfield Crescent London Southwark  
57 Playfield Crescent London Southwark  
53 Playfield Crescent London Southwark  
51 Playfield Crescent London Southwark  
47 Playfield Crescent London Southwark  
41 Playfield Crescent London Southwark  
39 Playfield Crescent London Southwark  
35 Playfield Crescent London Southwark  
33 Playfield Crescent London Southwark  
29 Playfield Crescent London Southwark  
School House Hillsboro Lodge Hillsboro Road  
25 Playfield Crescent London Southwark  
23 Playfield Crescent London Southwark

#### Re-consultation:

**Comments received****Internal services**

Ecology

**Statutory and non-statutory organisations****Neighbour and local groups:**

Comments received from five residents of Playfield Crescent

### Relevant planning history

Reference and Proposal	Status
19/AP/1933 Creation of a multi-use games area (MUGA) and associated fencing	GRANTED- Minor Application 20/01/2020
20/AP/3225 Details of Condition 3 - a community use agreement required by planning permission dated 31/10/2019 [LBS Ref 19/AP/1933] for 'Creation of a multi-use games area (MUGA) and associated fencing'.	GRANTED- Approval of Details Application 18/02/2021

## **Relevant planning policy**

### **1. National Planning Policy Framework (the Framework)**

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 11 Making effective use of land
- Chapter 13 Protecting green belt land
- Chapter 15 Conserving and enhancing the natural environment

### **2.London Plan (2021)**

- Policy D4 Delivering good design
- Policy D14 Noise
- Policy G3 Metropolitan Open Land
- Policy G6 Biodiversity and access to nature

### **3.Core Strategy 2011**

- Strategic Policy 1 (Sustainable development)
- 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)

### **4.Southwark Plan 2007 (saved policies)**

- Policy 2.3 - Enhancement Of Educational Establishments
- Policy 3.2 - Protection of amenity
- Policy 3.12 - Quality in design
- Policy 3.13 - Urban design
- Policy 3.16 - Conservation Areas
- Policy 3.25 - Metropolitan open land
- Policy 3.28 – Biodiversity
- Policy 5.6 - Car parking

### **5.Area based AAPs or SPDs**

Of relevance in the consideration of this application are:

- Dulwich SPD 2013

**APPENDIX 5****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.

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<b>Applicant</b>	Mr Stephen Born Alleyns School	<b>Reg. Number</b>	21/AP/1065
<b>Application Type</b>	Minor application		
<b>Recommendation</b>	Grant planning permission	<b>Case Number</b>	2300-A

**Draft of Decision Notice****Planning Permission was granted for the following development:**

Installation of 6x floodlights at multi-use games area (MUGA).

Alleyns School Townley Road London Southwark

**In accordance with application received on 29 March 2021**

Condition 1

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

4477-219 PROPOSED ELEVATIONS  
223 PROPOSED LIGHTING COLUMNS  
LAYOUT PLAN  
4477-216 PROPOSED LIGHTING COLUMN LOCATIONS

Reason:

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

Condition 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.

Condition 3

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has

been obtained for any proposed change or variation.

Reason:

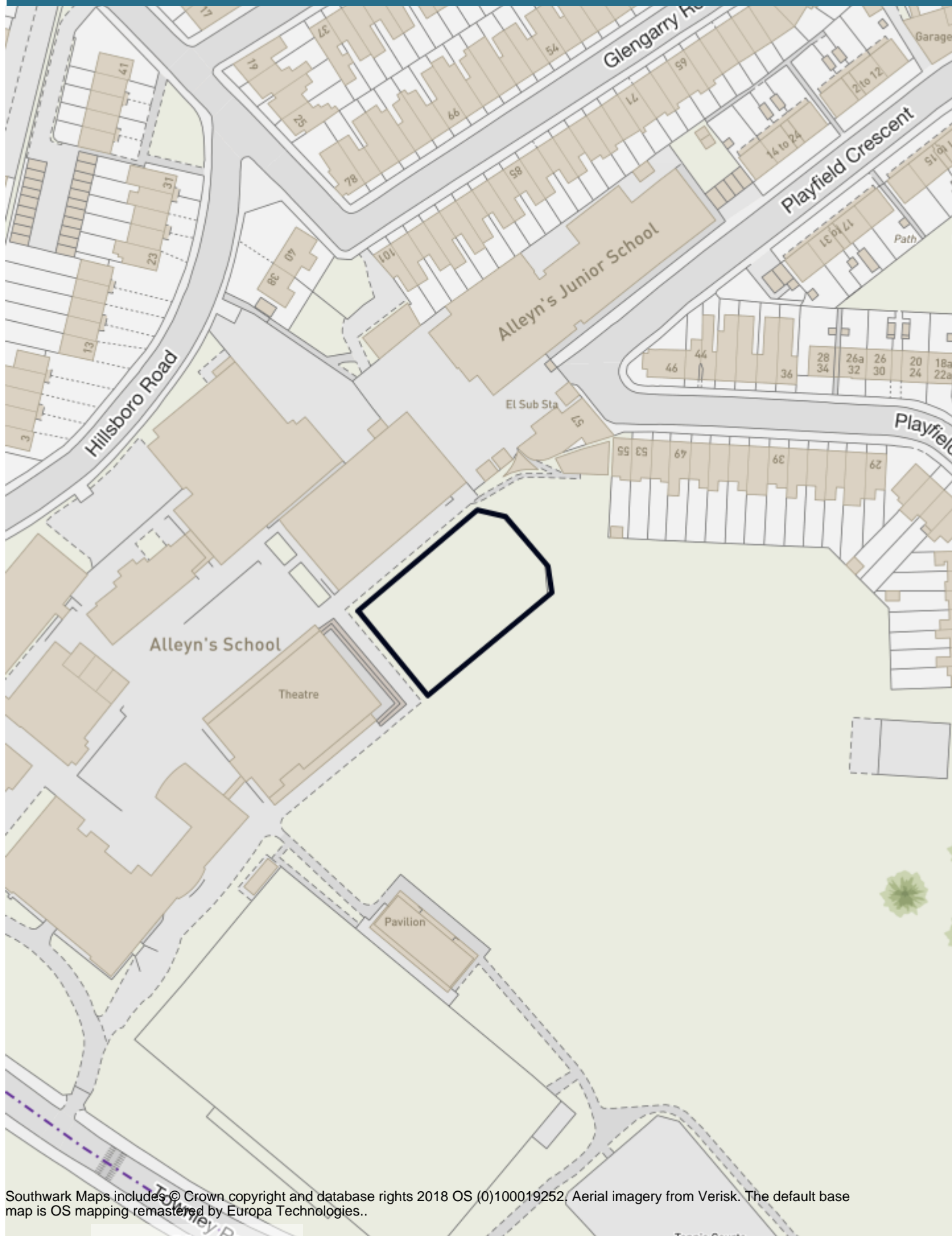
To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

Condition 4

The floodlights hereby approved shall not be used outside of the hours 08:00 to 21:00 on Monday to Friday or 08.00 to 18.00 on weekends. The lighting spill from them shall comply with the lighting strategy set out in the Obtrusive Lighting Report (prepared by Midlands Lighting Solutions) from December 2020.

Reason:

To protect the amenity of neighbours in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.



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<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 7 July 2021	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<p><b>Development Management planning application:</b> Application 21/AP/1002 for: S.73 Vary/Remove Conds/Minor Alterations</p> <p><b>Address:</b> BURGESS PARK COMMUNITY SPORTS PAVILION BURGESS PARK COMMUNITY SPORT GROUND 106 COBOURG ROAD LONDON SOUTHWARK</p> <p><b>Proposal:</b> Minor material amendment to planning permission 19/AP/1275 (Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches) for amendments to configurations and setting out of building including an overall increase in building footprint of 118sqm to facilitate an Air Source Heat Pump, relocation of the clubroom within the sports centre to the south, amended external cladding from silver aluminium to copper, and inclusion of green roof, as well as changes to the landscaping and re-location of cycle parking.</p>		
<b>Ward(s) or groups affected:</b>	Faraday		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b>	07/04/2021	<b>PPA Expiry Date</b>	01/06/2021
<b>Earliest Decision Date</b>	26/05/2021		

## RECOMMENDATION

1. That planning permission be granted subject to conditions.

## EXECUTIVE SUMMARY

2. Planning permission is sought to make alterations to the previously approved scheme 19/AP/1275. The proposal would result in changes to the landscaping scheme and an increase in the footprint of the building by 118sqm, mostly to improve its environmental performance. The development would continue to be appropriate development on Metropolitan Open Land (MOL) and the amendment wouldn't significantly increase the impact on the openness of the MOL.

## BACKGROUND INFORMATION

## Site location and description

3. The application site is located on the eastern part of Burgess Park, covering approximately 0.48ha of land. The existing area comprises a fenced artificial grass football pitch (AGP) to the west, surrounded by ancillary park land and footpaths to the north, west and south. The existing Burgess Park community sport centre is located within the centre of the application site to the east of the AGP. The existing sport centre is single storey and partially obscured by a grass verge which faces north towards terraced housing on Longcroft Road. The eastern part of the site comprises open sport pitches for cricket and rugby.
4. Burgess Park extends to the west of the application site and is designated Metropolitan Open Land (MOL) and a Site of Importance for Nature Conservation (SINC). To the north of the site is the Cobourg Road Conservation Area, which comprises of terraced residential properties, Cobourg Primary School and New Peckham Mosque which is Grade II Listed. To the east and south of the site is predominately residential land and some commercial properties further east on Old Kent Road.

## Details of proposal

5. This application seeks the variation of Condition 1 (Approved Plans) of planning permission 19/AP/1275) in order to facilitate the following changes:
  - Increase in building footprint of 118sqm to facilitate an Air Source Heat Pump facility
  - Internal relocation of the clubroom/cafe within the sports centre building to the south
  - Amended proposed external cladding from silver aluminium to copper
  - Amended hard and soft landscaping scheme and
  - Re-location of 2 cycle parking spaces from the plaza entrance area to the overflow cycle parking area further to the east.

## Consultation responses from members of the public and local groups

6. The application has received 1 letter of objection for the following reasons:
  - General dislike of proposal
  - Increase in traffic
  - Over development
  - Objection to additional fenced pitches which introduce hard surfaces into a natural environment

The application received one letter of support.

## Planning history of the site

7. The application site was granted planning permission in 2019 (19/AP/1275) for:

'Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to the west and north of new pitches.'

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

8. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested and the status of the permission, in terms of how far construction has progressed.
9. The planning issues relevant to the overall development were set out in full in the officer's report on application 19/AP/1275. The proposed amendments are to the configuration and setting out of the sport centre building and changes to the landscaping scheme. These changes do not result in any amendments to the approved land use.
10. No significant new material issues have been identified and the development is in the very early stages of construction. As such, it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters.

As such, the main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use
- Energy and sustainability
- Design
- Impact on Amenity
- Landscaping and trees
- Ecology and biodiversity
- Cycle parking
- Other matters

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. Section 72 of the Planning (Listed

Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

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**

### **14. Comments from members of the public and local groups**

The application has received one letter of objection for the following reasons:

- General dislike of proposal
- Increase in traffic
- Over development
- Objection to additional fenced pitched which introduce hard surfaces into a natural environment

15. The issues raised above are relevant to the overall development and were addressed in full in the case officer's report for application 19/AP/1275. The requested changes as part of this S73 application relate only to minor changes in relation to configurations and setting out of the consented building, landscaping and relocation of 2 cycle storage spaces.

16. The amended scheme (772sqm GEA) would be acceptable in terms of the scale of development and would continue to preserve the openness of the MOL. Therefore, it is considered that the principle of the proposed development within the MOL is acceptable.

## **Energy and sustainability**

17. The application proposed to install an ASHP enclosure on the southern edge of the consented building, adjacent to the plant room and refuse storage as shown in the Proposed Ground Floor Plan (ref: 0422-BPA-A-P005 Rev A1). This supports Core Strategy Policy 13 and emerging New Southwark Plan draft Policy P69, by providing a low carbon and clean energy source that will contribute to minimising greenhouse gas emissions across the lifetime of this development. This approach is supported by the council and demonstrates a positive amendment to the consented scheme in terms of environmental protection.

## **Design**

18. The application proposes to amend the material of the building cladding from silver aluminium to natural copper. The change in material is considered to be

acceptable in principle and would likely provide a more natural aesthetic, becoming an oxidized green colour over time. It is recommended that the details of the external facing materials are to be secured through condition.

19. The application also includes changes to the internal layout of the sport centre, including the re-location of the clubhouse/cafe to the south of the building with doors opening out to the west. The changing rooms and associated facilities would be re-located to the north of the building. These internal reconfigurations are considered to have no greater impacts further to those previously considered under application 19/AP/1275 and will provide an improved view from the clubhouse onto the pitches to the west.
20. Overall, there are no design impacts further to those previously considered under application 19/AP/1275, subject to the subsequent approval of details applications, subject to the subsequent approval of details applications.

### **Impact on Amenity**

21. The proposed 118sqm increase in building footprint is minimal in scale comparative to the consented 654sqm of building footprint under the original application. This minor extension is located on the southern end of the building, furthest from the residential dwellings to the north of the site. There would be no impacts on neighbouring amenity further to those previously considered under application 19/AP/1275.
22. It is recommended that details of how noise from the ASHP plant would be mitigated be secured through condition. This is to ensure a suitable level of acoustic condition for the outdoor spaces in the park, including the café / clubhouse element of this development located to the north.

### **Landscaping and trees**

23. The application proposes that following changed to the approved landscaping plans:
  - Creation of one continuous mound instead of the two separate mounds consented on the western edge of the site. This would maintain a maximum height of 2m from the existing ground level. The single larger mound would create an increased surface area for planting, increasing opportunity for biodiversity.
  - Removal of the Gabion bench on the consented northern mound.
  - Minor re-configuration to the park entrance to the north at Loncroft Road to provide improved access and plaza area to the building. This seeks to create a more legible entrance including both stairs and a ramp thereby, providing an accessible entrance route for all users.
  - An improved entrance to the pitches from the south, aligning with the

amended footprint of the building. These changes will provide improvements to pedestrian accessibility through the site.

24. Detailed drawings of the hard and soft landscaping scheme including detailed lighting specifications and strategy are recommended to be secured through condition.
25. The revised plans show 3 new street trees incorporated into the new plaza design at the front entrance as well as additional planting on Waite Street and a row of native planting to the south of Neate Street. A new native hedge along the southern boundary is proposed, opposite the eastern part of the site. Overall the application proposes a net increase of 10 trees to be planted as part of the development. Details of tree planting will be secured through condition, including confirmation on the location, species and size of the 50 trees to be planted in total.

### **Ecology and biodiversity**

26. The application includes an updated Proposed Roof Plan 0422-BPA-DR-A-P007 Rev A1 to align with the amended building line. This maintains the proposed biodiverse green roof on the consented building, with a gravel drainage boundary. This will encourage biodiversity net gain on the site which is within a Site of Importance for Nature Conservation (SINC) and MOL. Details are recommended to be sought through condition.
27. There are no ecology impacts further to those previously considered under application 19/AP/1275.

### **Cycle parking**

28. The application proposes to maintain the same number of consented cycle parking spaces. However, there would be a decrease of 2 spaces in the plaza entrance area, which would be re-provided within the consented overflow cycle parking area further to the east. This is a minor change that would have no greater impact in terms of cycle parking provision. Details of cycle storage are recommended to be secured through condition.

### **Other matters**

29. The application received 1 letter of support from Southwark Lancers Rugby Club. They requested that the condition on the decision notice for application 19/AP/1275 should be retained, which sought to address the disruption of development to users of the facilities. In addition, they requested that the overall management, access and reduction in changing rooms were considered as part of this application.
30. Condition 4 on the new decision notice requires a detailed scheme to be approved in relation to the continuity of the existing sport use and/or provision of alternative facilities during the construction phases of development. The



proposed development is in accordance with the relevant planning policy for community and healthy facilities, and the management of such facilities are not a material consideration for this planning application. The concerns regarding management, access and facility provision are set out in full in the case officer's report for application 19/AP/1275.

## **Community involvement and engagement**

### **Consultation responses from external and statutory consultees**

31. Sport England
  - No objection raised subject to confirmation of the retention of the ballstop netting as agreed in the original permission.
32. Officer response to issue(s) raised: It was confirmed by the applicant that the ballstop netting has been retained.

### **Consultation responses from internal consultees**

33. Urban Forester:
  - Trees shown on Loncroft Road should be retained - these form part of an established avenue whereby the opportunity exists for the design of the boundary fence to be amended. If this is not be feasible, a revised landscape plan should be submitted to show replacement planting at this location.
  - Recommended conditions for hard and soft landscaping, tree planting and tree surveys.
34. Officer response to issue(s) raised: The applicant advised that the green wall sound barrier is to be installed in this location and therefore, these trees cannot be retained. This was due to insufficient space to realign the acoustic barrier whilst still providing sufficient access to the football pitches. The Football Foundation has requested that new trees are not planted on or close to the boundary of the pitches due to the high cost of maintenance from leaf fall. Therefore, it was not feasible to replant in the same location due to lack of space and potential damage to the pitches. Given the reasons outlined above, it has been agreed with the Urban Forester that replacement trees will be sought further along in combination with the condition wording. This will ensure a no net loss of total stem girth.
35. Ecology:
  - No additional ecological concerns or comments
  - Support the new hedge
36. These matters are addressed comprehensively in the relevant preceding parts of this report.

## **Community impact and equalities assessment**

37. The council must not act in a way, which is incompatible with rights contained within the European Convention of Human Rights.
38. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
39. 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
40. 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 planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
43. This application has the legitimate aim of amending approved plans in relation to landscaping and building footprint and internal layout. 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

44. 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.
45. 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.
- 46.
- Positive and proactive engagement: summary table NO
  - Was the pre-application service used for this application? N/A
  - If the pre-application service was used for this application, was the advice given followed? YES
  - Was the application validated promptly? NO
  - 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 agreed determination date? YES

## CONCLUSION

47. The application proposes minor re-configurations to the layout and appearance of the consented building, including an overall increase in building footprint of 118sqm mostly to facilitate the provision of a new Air Source Heat Pump. The application proposes revised landscaping plans, as detailed in the 'Assessment' section of the report as well as the relocation of cycle parking spaces within the site. For the reasons set out in this report, it is recommended that planning permission should be granted subject to the approval of conditions.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Southwark Local Development Framework and Development Plan Documents	Chief Executive's 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**

<b>No.</b>	<b>Title</b>
Appendix 1	Publicity undertaken
Appendix 2	Comments received
Appendix 3	Planning History
Appendix 4	Relevant Planning Policy
Appendix 5	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Gemma Perry, Graduate Planner	
<b>Version</b>	Final	
<b>Dated</b>	22 June 2021	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		25 June 2021

**APPENDIX 1****Publicity undertaken**

**Site notice date:** 27/04/2021

**Press notice date:** n/a.

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:**

**Internal services consulted**

Ecology

Urban Forester

**APPENDIX 2****Comments responses received****Internal services**

Ecology  
Urban Forester

**Statutory and non-statutory organisations****Neighbour and local groups consulted:**

Comments from two neighbours referred to above

**APPENDIX 3****Relevant planning history**

<b>Reference and Proposal</b>	<b>Status</b>
<b>19/AP/1275</b> Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches	GRANT - Regulation 3/4 19/12/2019

## Relevant planning policy

### 1. National Planning Policy Framework (the Framework)

- Chapter 2 Achieving sustainable development
- Chapter 13 Protecting Green Belt Land
- Chapter 15 Conserving and enhancing the natural environment

### 2. London Plan (2021)

- Policy S1 'Developing London's social infrastructure
- Policy S5 'Sports and recreation facilities'
- Policy G1 'Green infrastructure'
- Policy G3 'Metropolitan Open Land'
- Policy G6 'Biodiversity and access to nature'
- Policy G7 'Trees and woodlands'

### 3. Core Strategy 2011

- Strategic Policy 1 - Sustainable development
- Strategic Policy 4 – Places to learn and enjoy
- Strategic Policy 11 - Open spaces and wildlife
- Strategic Policy 12 - Design and conservation
- Strategic Policy 13 - High environmental standards

### 4. Southwark Plan 2007 (saved policies)

- Policy 2.2: Provision of community facilities
- Policy 3.2: Protection of Amenity
- Policy 3.12: Quality in Design
- Policy 3.13: Urban Design
- Policy 3.14: Designing out Crime
- Policy 3.15: Conservation of the historic environment
- Policy 3.18: Setting of listed buildings
- Policy 3.25: Metropolitan open land
- Policy 3.28: Biodiversity



## 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.

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<b>Applicant</b>	Mr Grant Mitchell London Borough of Southwark	<b>Reg. Number</b>	21/AP/1002
<b>Application Type</b>	S.73 Vary/Remove Conds/Minor Alterations		
<b>Recommendation</b>		<b>Case Number</b>	M2022

### Draft of Decision Notice

#### for the following development:

Minor material amendment to planning permission 19/AP/1275 (Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches) for amendments to configurations and setting out of building including an overall increase in building footprint of 118sqm to facilitate an Air Source Heat Pump, relocation of the clubroom within the sports centre to the south, amended external cladding from silver aluminium to copper, and inclusion of green roof, as well as changes to the landscaping and re-location of cycle parking.

Burgess Park Community Sports Pavilion Burgess Park Community Sport Ground 106  
Cobourg Road London

#### In accordance with application received on 23 March 2021 and Applicant's Drawing Nos.:

##### Proposed Plans

- Plans - Proposed 5193\_100 - GENERAL ARRANGEMENT F received 23/03/2021
- Plans - Proposed 5193\_150 - APPLICATION SITE G received 23/03/2021
- Plans - Proposed 5193\_155 - FENCE HEIGHTS A received 23/03/2021
- Plans - Proposed 5193\_201 - HARD LANDSCAPE DRAWING 1 OF 2 F received 23/03/2021
- Plans - Proposed 5193\_202 - HARD LANDSCAPE DRAWING 2 OF 2 F received 23/03/2021
- Plans - Proposed 5193\_301 - SOFT LANDSCAPE DRAWING 1 OF 2 F received 23/03/2021
- Plans - Proposed 5193\_302 - SOFT LANDSCAPE DRAWING 2 OF 2 F received 23/03/2021
- Plans - Proposed 5193\_401 - SPECTATOR MOUNDS SECTIONS D received 23/03/2021
- Plans - Proposed 0422-BPA-A-P005 A2 received 23/03/2021
- Plans - Proposed 0422-BPA-DR-A-P004 A4 received 23/03/2021
- Plans - Proposed 0422-BPA-DR-A-P007 A1 received 23/03/2021
- Plans - Proposed 0422-BPA-DR-A-P008 - PROPOSED EAST AND NORTH ELEVATIONS A2 received 23/03/2021
- Plans - Proposed 0422-BPA-DR-A-P009 - PROPOSED WEST AND SOUTH ELEVATION A1 received 23/03/2021
- Plans - Proposed 0422-BPA-DR-A-P010 - PROPOSED BUILDING SECTIONS A2 received

23/03/2021

**Time limit for implementing this permission and the approved plans**

1. The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

5193\_150 REV F Proposed Site and Context Plan  
 Proposed Ground Floor Plan 0422-BPA-A-P005 Rev A1  
 Proposed Roof Plan 0422-BPA-DR-A-P007 Rev A1  
 Proposed East & North Elevations 0422-BPA-DR-A-P008 Rev A1  
 Proposed West & South Elevations 0422-BPA-DR-A-P009 Rev A1  
 Proposed Building Sections 0422-BPA-DR-A-P010 Rev A1  
 General Arrangement 5193\_100 Rev F  
 Application Site 5193\_150 Rev G  
 Existing Site Plan Overlay Proposals 5193\_151 Rev F  
 Fence Heights 5193 155 Rev A (New Plan)  
 Hard Landscaping Drawing 1 of 2 5193\_201 Rev F  
 Hard Landscaping Drawing 2 of 2 5193\_202 Rev F  
 Soft Landscape Drawing 1 of 2 5193\_301 Rev F  
 Soft Landscape Drawing 2 of 2 5193\_302 Rev F  
 Spectator Mounds Sections 5193\_401 Rev D  
 18-0822 00 REV 03 Proposed AGPs Layout  
 18-0822 01 REV 02 Artificial Grass Pitch Elevations  
 18-0822 03 REV 02 AGPs Above Ground Elevations  
 18-0822 04 REV 02 AGPs Floodlights  
 25052-HM-SK-MS-1000 REV 01 PROPOSED MECHANICAL SERVICES - HVAC  
 DISTRIBUTION - DRAFT  
 25052-HM-SK-MS-1001 REV SK MECHANICAL SERVICES - VENTILATION LAYOUT  
 DRAFT  
 25052-HM-SK-MS-1002 REV SK MECHANICAL SERVICES - HEATING, COOLING  
 AND HOT WATER  
 BREEAM Approach Report REF.: 24071-RP-SU-001 DATED 13/02/2018  
 Bat Survey REF.: SE1920-791 VERSION V.01 DATED Sept' 2019

Reason:

For the avoidance of doubt and in the interests of proper planning.

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

2. 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.

3.
  - a) Prior to the commencement of any development, further site investigations shall be carried out as recommended by A Ground Soil Investigation Report ref STQ434-GO1 by Soiltechnics Limited, dated May 2018. This investigation shall help to inform the requirement of a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment that shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
  - b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
  - c) In the event that contamination is found at any time when carrying out the approved

development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

4. No development shall commence until a scheme prepared by the applicant has been approved in writing by the local planning authority, in consultation with Sport England, to ensure, as far as is reasonably practicable, that:

a) the continuity of the existing sports use of the playing fields/sports facilities shown within the red line boundary of drawing No. P001 REV A 'Existing location plan' is maintained during the site preparation, demolition and construction period of the development; and/ or

b) the provision of alternative facilities are secured during the site preparation, demolition and construction of the development

The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

#### Reason

To ensure there is no or as minimal as is feasible impact on availability of community sports facilities for the users of the existing facilities on the site in accordance with saved Southwark Plan policy 2.1 'Enhancement of community facilities' Core Strategy Strategic Policy 3 'Shopping, leisure and entertainment' and 4 'Places for learning, enjoyment and healthy lifestyles' and the National Planning Policy Framework 2019.

5. Prior to works commencing, full details of all proposed planting of 50 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at

the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

**Reason**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 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)**

6. Before any above grade work hereby authorised begins, details of a biodiversity green/ roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roof shall be:
- a) biodiversity based with extensive substrate base (depth 80-150mm);
  - b) laid out in accordance with agreed plans; and
  - c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green and Southwark Council agreeing the submitted plans, and once the green roof are completed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2016, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

7. Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site 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.

8. 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.

9. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

10. Prior to above grade works the applicant shall submit details, including to-scale elevations, of the acoustic barrier located along Loncroft Road that has been approved in principle by this planning permission.

Reason:

In the interests of the protection of the amenity of the nearby occupiers on Loncroft Road in accordance with saved Southwark Plan policy 3.2 'Protection of amenity' and Core Strategy Strategic Policy 12 'Design and conservation' and 13 'High environmental standards' and the National Planning Policy Framework 2019.

11. Prior to commencement of above grade works, an updated ballstrike assessment shall be submitted to the local planning authority to determine, in consultation with Sport England, that the hereby approved measures and mitigation, including fencing heights, are in line with those recommended by the updated ballstrike assessment, and adequately reduce the risk of ballstrike to a low level which will enable the cricket pitch to continue to operate.

Reason:

To protect the amenity of neighbours in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity.

12. Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

13. Prior to the commencement of above grade works for the pavilion, a noise report detailing how noise from the Air Source Heat Pump plant will be mitigated to ensure suitable acoustic conditions for outdoor spaces in the park, including parts of this development, shall be submitted to the Local Planning Authority for approval. The development shall comply with any details approved and maintained as such thereafter.

Reason: To minimise a loss of amenity for future users of the site from noise disturbance in accordance with The National Planning Policy Framework 2019; Strategic Policy 13 High environmental standards of The Core Strategy 201; and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

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

14. Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with The National Planning Policy Framework 2019, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

**Permission is subject to the following Compliance Condition(s)**

15. The development hereby permitted shall be begun before the end of three years from the date of the original permission 19/AP/1275 dated 19/12/2019.

Reason:

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

16. The floodlights hereby approved shall not be used before 08:00am or after 22:00 on any day and the lighting spill from them shall be no more than 5 lux on any neighbouring property.

Reason:

To protect the amenity of neighbours in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

17. The development hereby approved shall implement measures to achieve a minimum level of BREEAM 'Good' rating (by way of an overall score of at least 58% and achieving credits to a level equivalent to 'Very Good' in categories except 'ecology,' as detailed as being achievable in the approved 'Proposed BREEAM Approach' dated 13/02/2018 (ref.:24071-RP-SU-001).

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007

18. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the approved drawing Proposed Ground Floor Plan 0422-BPA-A-P005 Rev A1 and made available for use by the occupiers of the dwellings/premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

19. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014.

Reason:



To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

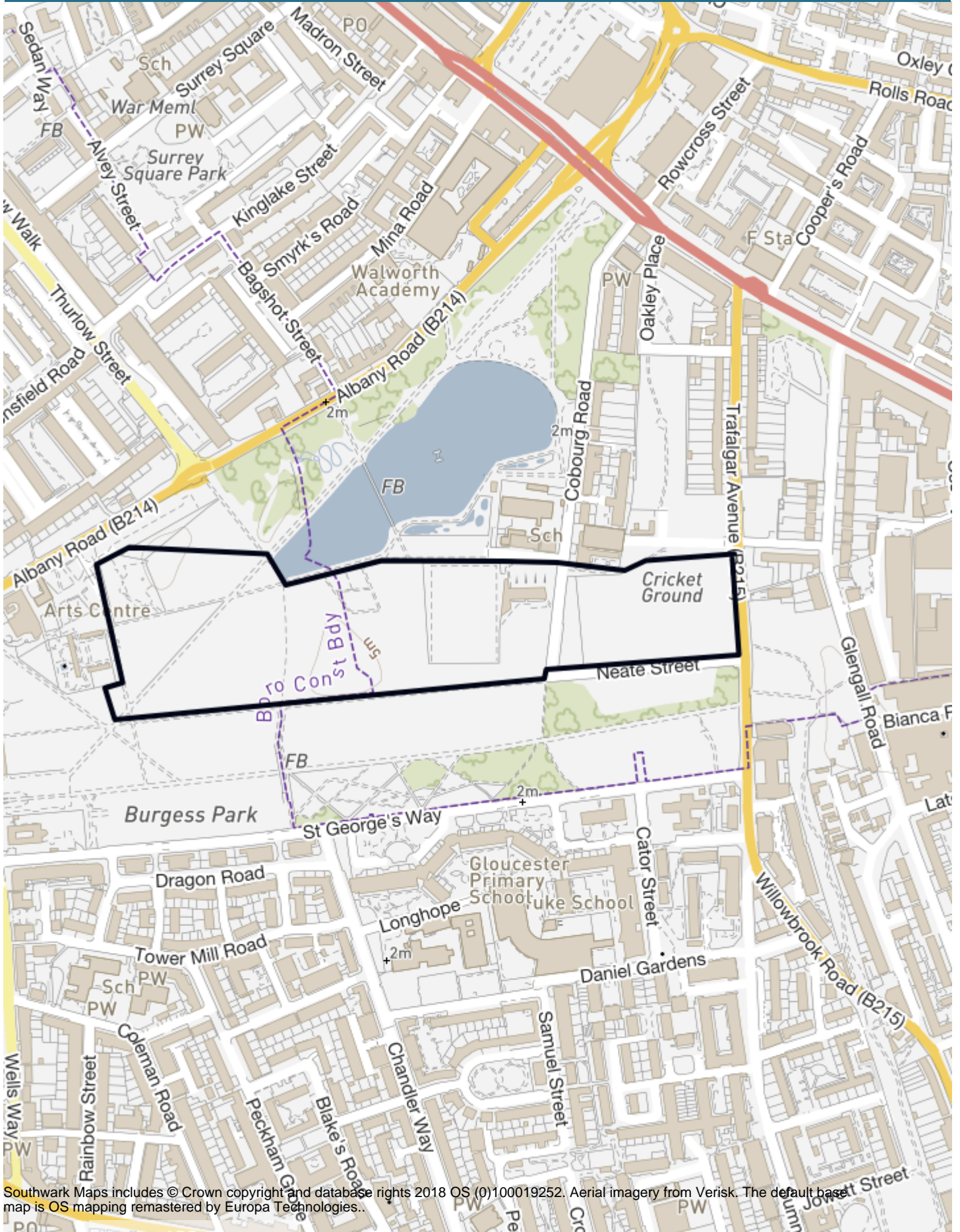
20. The use hereby permitted for the artificial grass pitches shall not be carried on outside of the hours 08:00 to 22.00 on Monday to Friday or 09:00 to 20:00 on Saturdays, Sundays and Bank Holidays.

**Reason**

To safeguard the amenity of neighbouring residents in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Informatives**

- 1 Prior to the occupation of the development, the developer shall, in consultation with the Highway Authority, complete the following works:
  - \* Construct a vehicle crossover on Loncroft Road
  - \* Reinststate the redundant vehicle crossover on Loncroft Road as footway.
  - \* Construct the raised link table on Cobourg Road with associated drainage.
  - \* Construct a raised intersection table at the junction of Loncroft Road and Cobourg Road with associated drainage.
  - \* Remove existing sinusoidal humps on the southern end of Cobourg Road.
  - \* Promote a Traffic Management Order (TMO) to amend the parking arrangements on Loncroft Road and Cobourg Road.
  - \* Repair any damages to the highway within the vicinity of the site due to construction activities.
- 2 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980.
- 3 The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.
- 4 The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.
- 5 Natural turf and artificial grass pitches - rugby only. The applicant is advised that the pitch/es should be built in accordance with World Rugby Law. Where this is found to be impracticable, an ongoing risk assessment should be conducted by the facility owner / operator in respect of safety issues and the standard and nature of rugby activities.
- 6 The applicant is advised that the pitch should be built in accordance with RFU guidance note # 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.



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<b>Item No.</b> 7.3	<b>Classification:</b> Open	<b>Date:</b> 7 July 2021	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		TPO 617 Confirmation Report Barkham Terrace, King Edward Walk, SE1	
<b>Ward(s) or groups affected:</b>		St George's	
<b>From:</b>		Director for Growth and Planning	

## RECOMMENDATION

1. That the provisional TPO reference 617 be confirmed with the following modification, T1 is omit from the order.

## BACKGROUND INFORMATION

2. A Tree Preservation Order (TPO) was served on 10 March 2021 following a request to remove two trees under a S.211 (Trees in Conservation Areas) application.
3. 10 Objections to the removal of the trees, 1 neutral comment and 2 letters in support of removal were received. Objectors raised the consideration of the trees as a whole, including those located within the grounds of Morley College and other private gardens.
4. The TPO covers one area, two groups and one individual tree, all of which are represented within the 1879 OS map and of special importance to the character, setting and design of the terrace and its environs.
5. The order covers trees which are both prominent and those to whom amenity is conferred to neighbouring properties only. The number of objections to the original felling notification is testament to their amenity.
6. Two objections to the TPO have subsequently been received, which according to the council's standing orders must be considered at planning committee before the order can be confirmed

## KEY ISSUES FOR CONSIDERATION

7. To continue to have effect the TPO attached in Appendix 1 must be confirmed within 6 months from the date of being served. Should it not be confirmed the trees described in the schedule and shown in the plan would continue to be afforded the temporary statutory protection of the Conservation Area designation.

8. The TPO includes a number of trees, recognised as identifiably historic assets which provide a positive contribution to the character and setting of the Conservation Area.
9. The trees were assessed as attaining a score of 14 (out of a potential total 25) under the Tree Evaluation Method for Tree Preservation Orders (TEMPO), with officers paying due regard to the lack of visibility of some of the trees from public realm and resulting in a decision guide indicating that the making of a TPO is defensible.
10. T1 as indicated in the historic map is no longer present.
11. 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.
12. 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.
13. 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**

14. 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.
15. Section 198 of the Act imposes a duty on the local planning authority to ensure the preservation and protection of trees whenever appropriate.
16. London Plan Policy G7 Trees and woodlands states that trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework.

17. Emerging policy of the 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.
18. The current recommendation supports the relevant national legislation, London and draft Southwark policies to retain trees with proven amenity value.

### **Objection to the Order**

19. Two Objections have been received from local residents.
20. The objections propose that the order is too broad, disproportionate and places an extra financial burden and criminal sanctions on tree owners. Further that the TEMPO scoring is incorrect and was served without consultation.
21. Section 198 (1) of the Town and Country Planning Act 1990 (as amended) states: If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.
22. Whilst the designation and requirement for the submission of evidence to quantify removal of a tree subject to a TPO is greater than that imposed upon trees within conservation areas, the criminal sanctions remain the same. Emerging policy P60 provides clear guidance that the loss of mature trees must be justified.
23. The TEMPO evaluation was a fair evaluation of the trees within Barkham Terrace with marks dropped for lack of public visibility. The overall structure and physiological condition of the trees was noted. Poor historic management of a number of the trees would further raise the need to place further control over the management of these trees as works to trees subject to a Tree Preservation Order may be conditioned, including, works carried out to BS3998:2010 Tree works – Recommendations; the relevant British Standard.
24. Given that the trees have previously been reduced, there is no reason why the trees could not continue to be maintained on a regular basis under the protection of a TPO.
25. The serving of a TPO affords this tree the highest level of protection available and places a greater duty on the tree owner to provide

overwhelming evidence in support of any removal.

26. 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.
27. To date, officers have received four applications to reduce the trees ranging from 2009 through to 2019 although we do not hold a record of all works as being previously notified to the council.
28. 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.
29. 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.

## **Consultation**

30. 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**

31. It is recommended for the reasons set out above that the trees are of sufficient quality to justify TPO status.
32. The trees contribute not only to the verdant nature of their setting of the Conservation Area but also confers 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
33. 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.
34. Should the provisional TPO not be confirmed, it is likely the council would receive subsequent S.211 applications to remove the trees resulting in the serving of a further TPO.
35. It is therefore recommended that in order to afford greater legislative protection to these trees, the Provisional Tree Preservation Order be

confirmed, subject to modification.

## SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

### Director of Law and Governance

36. The original Tree Preservation Order was made on 10 March 2021 and this protects the trees for up to six months unless confirmed and made permanent.
37. The report refers to the duty imposed upon councils by virtue of section 198 of the Town and Country Planning Act which requires the authority to ensure the preservation and protection of trees where appropriate.
38. In this instance, two objections to the Order have been received.

## REASONS FOR URGENCY

### Legislative requirement

39. The TPO lapses on 10 September 2021 if not confirmed.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
TPO guidance <a href="https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#confirming-tree-preservation-orders">https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#confirming-tree-preservation-orders</a>	Online	NA
TEMPO guidance <a href="http://www.flac.uk.com/wp-content/uploads/2014/12/TEMPO-GN.pdf">http://www.flac.uk.com/wp-content/uploads/2014/12/TEMPO-GN.pdf</a>	Online	NA
Southwark Council TPO information <a href="http://www.southwark.gov.uk/environment/trees/tree-preservation-orders-and-conservation-areas">http://www.southwark.gov.uk/environment/trees/tree-preservation-orders-and-conservation-areas</a>	Online	NA
Southwark TPO register <a href="https://geo.southwark.gov.uk/connect/analyst/mobile/#!/main?mapcfg=Southwark%20Design%20and%20Conservation&amp;overlays=TPO%20zones">https://geo.southwark.gov.uk/connect/analyst/mobile/#!/main?mapcfg=Southwark%20Design%20and%20Conservation&amp;overlays=TPO%20zones</a>	Online	NA



## APPENDICES

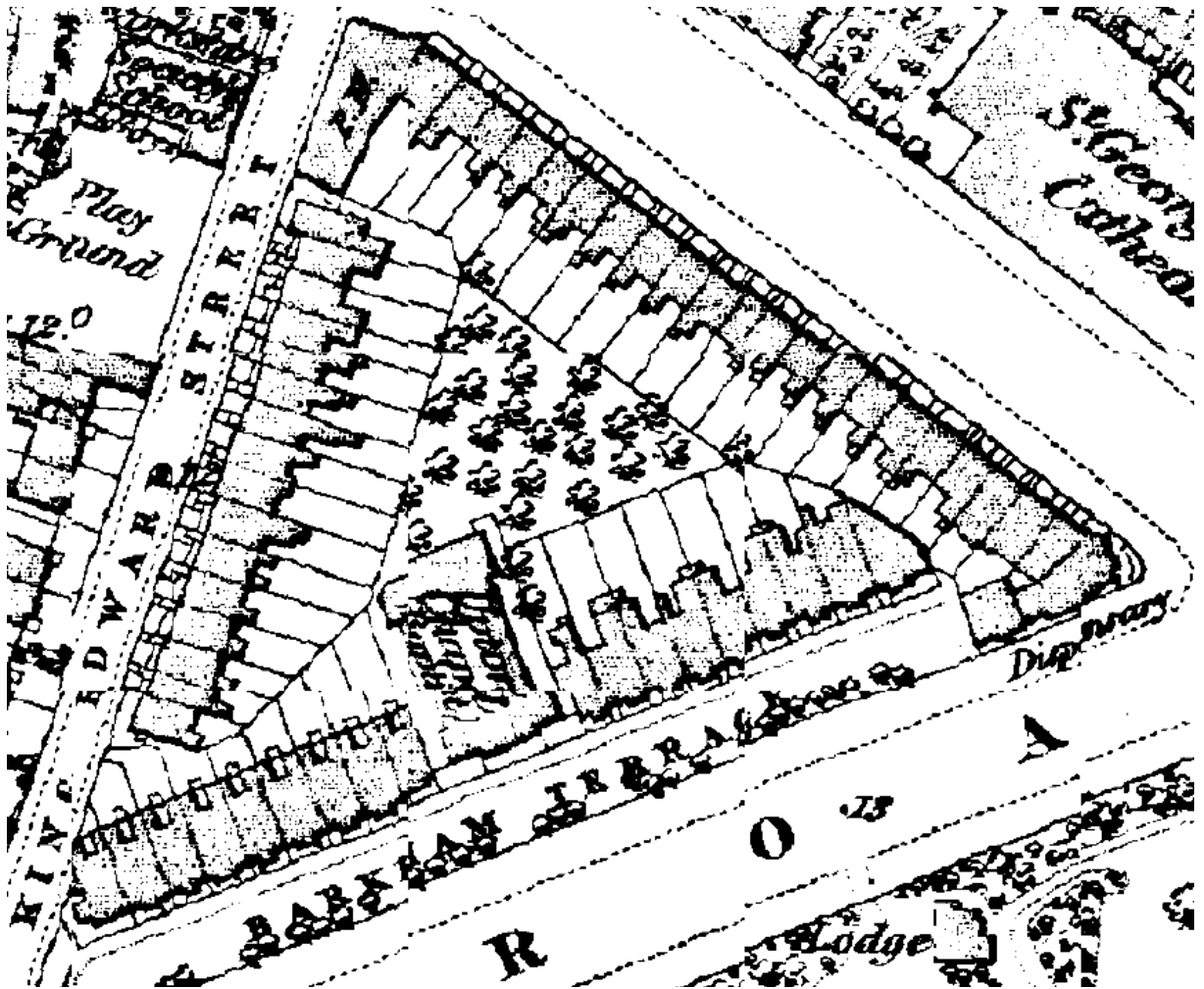
No.	Title
Appendix 1	Maps
Appendix 2	Provisional TPO

## AUDIT TRAIL

<b>Lead Officer</b>	Stephen Platts, Director of Planning and Growth	
<b>Report Author</b>	Liam Bullen, TPO Officer	
<b>Version</b>	Final	
<b>Dated</b>	22 June 2021	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		24 June 2021

APPENDIX 1

Maps





**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. 617) 2021**

LAND TO FRONT, 4-20 BARKHAM TERRACE, London SE1 7PS,  
Cambrian Churchill 22 Barkham Terrace London SE1 7PW,  
LAND TO REAR, 4-20 BARKHAM TERRACE, London SE1 7PS  
20 BARKHAM TERRACE, London SE1 7PS  
18 BARKHAM TERRACE, London SE1 7PS  
LAND TO REAR, Morley College, King Edward Walk London Southwark SE1 7HT  
121-135 St Georges Road London Southwark SE1 6HY

THIS IS A FORMAL NOTICE to let you know that on the 10th March 2021 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 tree makes a positive contribution to the local environment as assessed by a TEMPO evaluation.

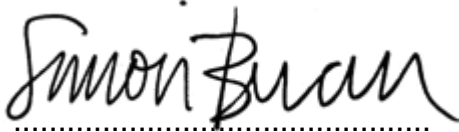
The order took effect on a provisional basis on 10th March 2021. It will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever first occurs.

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 10/04/2021). 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/617), 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 10th March 2021



.....  
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 617) 2021

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 617) 2021

**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 10th March 2021

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**

**Tree specified as an Individual**  
**(within a black circle on the map)**

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
<del>T1</del>	<del>London Plane</del>	<del>20 BARKHAM TERRACE, London SE1 7PS</del>
T2	London Plane	20 BARKHAM TERRACE, London SE1 7PS

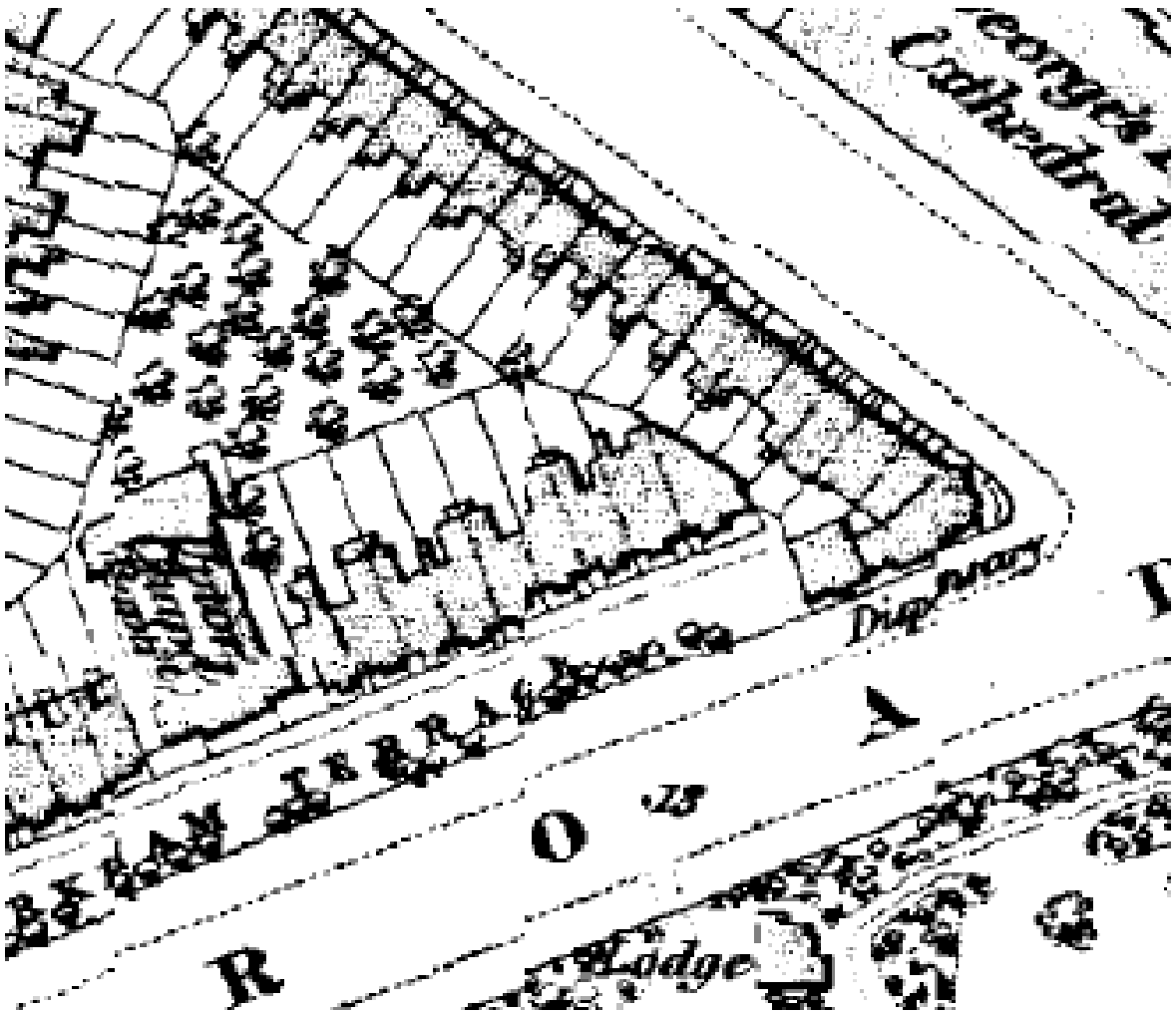
**Trees specified as a Group**  
**(within a broken black line on the map)**

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
G1	London Planes	LAND TO FRONT, 4-20 BARKHAM TERRACE, London SE1 7PS, Cambrian Churchill 22 Barkham Terrace London SE1 7PW
G2	London Planes	18 BARKHAM TERRACE, London SE1 7PS

**Trees specified as an Area**  
**(within a dotted black line on the map)**

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
A1	London Planes	LAND TO REAR, Morley College, King Edward Walk London Southwark SE1 7HT 121-135 St Georges Road London Southwark SE1 6HY 4-20 BARKHAM TERRACE, London SE1 7PS,







TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO)							
Survey Data Sheet & Decision Guide							
Date:	08.03.21	Surveyor:	LB				
Tree details							
TPO Ref (if applicable):		Tree/Group No:	T1, T2, G1, G2,	Species:	London Plane		
Location:	Barkham Terrace, SE1		A1				
REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS							
Part 1: Amenity assessment				Score: Highlight as Applicable			
a) Condition & suitability for TPO				b) Retention span (in years) & suitability for TPO			
Good Highly suitable	5			100+ Highly suitable	5		
Fair Suitable	3			40-100 Very suitable	4		
Poor Unlikely to be suitable	1			20-40 Suitable	2		
Dead Unsuitable	0			10-20 Just suitable	1		
Dying/dangerous* Unsuitable	0			<10* Unsuitable	0		
* Relates to existing context and is intended to apply to severe irremediable defects only				*Includes trees which are an existing or near future nuisance			
c) Relative public visibility & suitability for TPO							
Very large trees with some visibility / prominent large trees				5	Highly suitable		
Large trees, or medium trees clearly visible to the public				4	Suitable		
Medium trees, or large trees with limited view only				3	Suitable		
Young, small, or medium/large trees visible only with difficulty				2	Barely Suitable		
Trees not visible to the public, regardless of size				1	Probably Unsuitable		
d) Other factors ( Trees must have accrued 7 or more points (with no zero score) to qualify)							
Principal components of arboricultural features, or veteran trees				5			
Tree groups, or members of groups important for their cohesion				4			
Trees with identifiable historic, commemorative or habitat importance				3			
Trees of particularly good form, especially if rare or unusual				2			
Trees with none of the above additional redeeming features				1			
Part 2: Expediency assessment (Trees must have accrued 9 or more points to qualify)							
				Notes:			
5) Immediate threat to tree			5				
3) Foreseeable threat to tree			3				
2) Perceived threat to tree			2				
1) Precautionary only			1				
Part 3: Decision guide							
Any 0 Do not apply TPO		Overall Score:	14		Date:		
1-6 TPO indefensible				TPO Served:			
7-10 Does not merit TPO		Recommend:	TPO	Confirmed:			
11-14 TPO defensible			Do Not TPO				
15+ Definitely merits TPO		Date:	08.03.2021				

**PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2021-22**

**NOTE:** Original held by Constitutional Team all amendments/queries to Beverley Olamijulo Email address: Beverley.olamijulo@southwark.gov.uk

Name	No of copies	Name	No of copies
<b>To all Members of the sub-committee</b>			
Councillor Kath Whittam (Chair)	1	Environment & Social Regeneration	By
Councillor Adele Morris (Vice-Chair)	1	Environmental Protection Team	email
Councillor Maggie Browning	1		
Councillor Sunil Chopra	1		
Councillor Richard Leeming	1	Communications	By
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Councillor Peter Babudu			
Councillor Paul Fleming			
Councillor Renata Hamvas			
Councillor Victoria Olisa			
<b>Officers</b>			
Constitutional Officer, Hub 2, Level 2, Tooley St.	6		
Planning Team - Philippa Brown / Affie Demetriou - Hub 2 Level 5, Tooley St.	By email		
Margaret Foley, Legal Services (label provided)	1		