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Item No. 7.1	Classification: OPEN	Date: 2 March 2022	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 21/AP/4210 for: Full Planning Application Address: ADVENTURE PLAYGROUND DOG KENNEL HILL LONDON SOUTHWARK Proposal: Removal of existing buildings and creation of a single storey community centre (F2) for Dog Kennel Hill Adventure Playground (Renewal of planning permission 17/AP/4769 Granted 28.6.2018).		
Ward(s) or groups affected:	Champion Hill		
From:	Director of Planning and Growth		
Application Start Date	29.11.2021	PPA Expiry Date	09.03.2022
Earliest Decision Date	23.01.2022		

RECOMMENDATION

1. That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

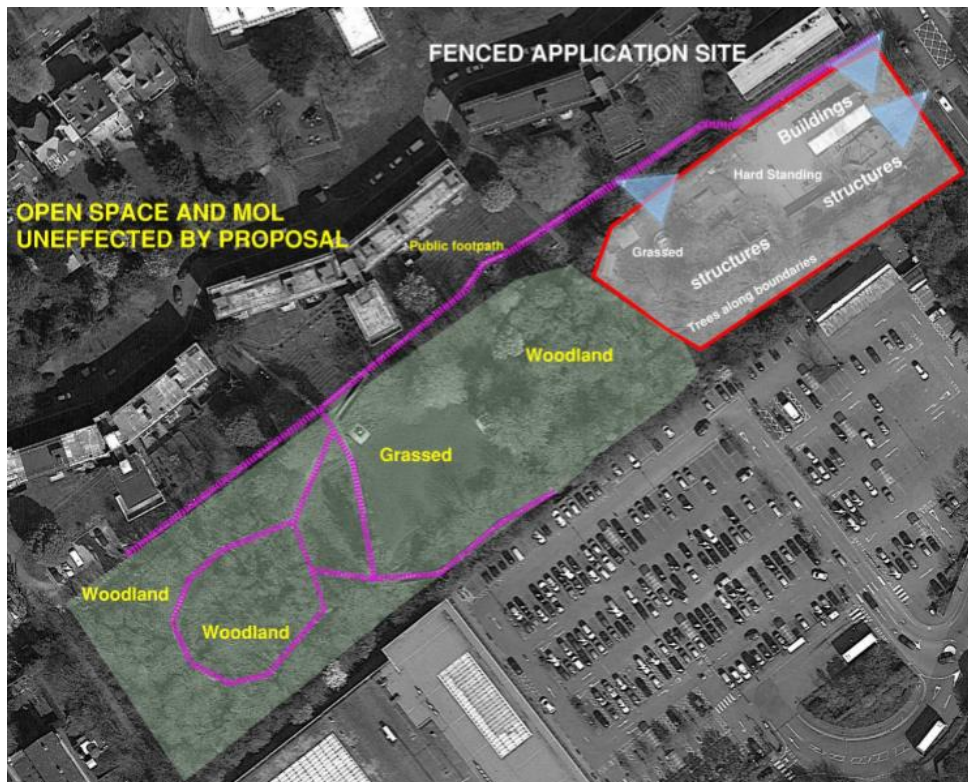
2. Planning permission was granted on 28 June 2018 for the removal of three existing buildings and one storage container (186sq.m total existing floor area) and construction of one replacement single storey L-shaped building (186sq.m total proposed floor area) [LBS ref 17/AP/4769]. The planning permission was not implemented within the three-year time limit, as required by condition 1 of the planning permission, and therefore the planning permission has lapsed. The applicant is now seeking planning permission for the renewal of the previously approved scheme, following confirmation on securing funding to deliver the proposed development. This application does not seek any changes to the previously approved development.
3. The proposed development has been re-assessed in accordance with current Development Plan policies and remains acceptable in planning policy terms. It is recommended therefore, that planning permission should be granted subject to conditions. The application site is located within Metropolitan Open Land (MOL) and therefore must be determined by planning committee.

BACKGROUND INFORMATION

4. The application is required to be determined by the sub-planning committee due to its location within Metropolitan Open Land (MOL).
5. The application site, known as Dog Kennel Hill Adventure Playground, was established in the early 1970s and is a voluntary sector organisation serving children and young people in the Camberwell and Dulwich area, although not exclusively. The organisation offers staffed indoor and outdoor play provision providing children and young people with a safe space to explore imaginatively, supporting their mental, physical and social development through active play. The centre helps children and young people to make friends and build relationships with others in their neighbourhood. The site acts as a community hub in which to engage young people in a place they have chosen to be. Play opportunities are supported and enhanced by being integrated within the structure of the outdoor environment. There are currently over 100 regular users of the facility.

Site location and description

6. The application site is located to the south of Dog Kennel Hill. It comprises open space, outdoor play space equipment, a building for indoor play, and ancillary outbuildings. The existing buildings on site are in poor condition and have no architectural merit.



Existing site context

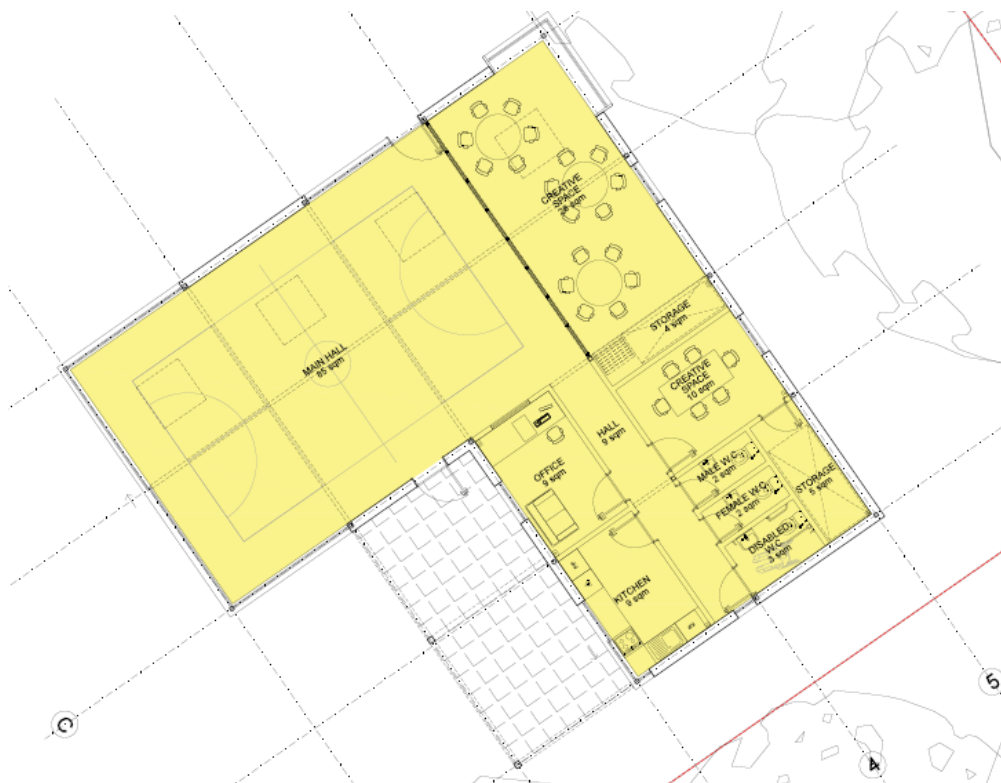
7. The application site is situated within designated Metropolitan Open Land (MOL)

and is a site of Local Nature Conservation Importance (SINC). The rear (west) part of the site is open MOL which is publically accessible and provides a through route for neighbouring areas. The front (east) part of the site is fenced off for users of the adventure playground only, with managed access.

8. To the north of the site is a six-storey residential building which overlooks the site. To the south is a supermarket car park and children's nursery and to the west is undeveloped open space. There is a public footpath running parallel to the north-west boundary of the site that connects Dog Kennel Hill with Monclar Road, Arnould Avenue and Champion Hill to the west, and to the supermarket car park to the south.

Details of proposal

9. This application relates to a lapsed planning permission granted on 28 June 2018 [LBS ref 17/AP/4769] which was not implemented within the three-year time limit, as required by condition 1 of the planning permission. This application seeks to renew the previously approved scheme, which has now secured the funding required deliver the proposed development.
10. The development proposes to remove three existing buildings and one storage container (totalling 186sq.m of existing floor area) on site and construct one replacement single storey building (totalling 186sqm of proposed floor area). The new building is proposed to be located on the south-eastern corner of the site. The existing outdoor climbing frame on this area of the site would be dismantled and relocated elsewhere within the site.



Proposed floor plan

11. An L-shaped building is proposed with pitched metal roof profile measuring 2.7m to eave height and 5m to ridge height. The new building would provide an 82sq.m multi-functional hall, two smaller classrooms, storage areas, office space, kitchen and WC.
12. The existing access onto the site is to be retained from the north-eastern corner. The application does not seek to increase the site's capacity or overall footprint. Overall, the use of the new building seeks to bring together all of the existing indoor facilities on site. Therefore, no additional parking or access arrangements are proposed.

Consultation responses from members of the public and local groups

13. No comments have been received from members of the public or local groups.

Planning history of the site, and adjoining or nearby sites.

14. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 3.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

15. The main issues to be considered in respect of this application are:
 - Principle of the proposed development on MOL in terms of land use
 - Neighbouring amenity
 - Transport and highways
 - Design
 - Fire safety
 - Trees
 - Ecology and biodiversity
 - Mayoral and borough community infrastructure levy (CIL)
 - Consultation responses and community engagement
 - Community impact, equalities assessment and human rights.
16. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

17. 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 2021, 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.

18. 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

19. The statutory development plans for the Borough comprise the London Plan 2021, and Southwark Plan (2022). The National Planning Policy Framework (2021) 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.
20. The site is located within the:
 - Metropolitan Open Land (MOL)
 - Site of Importance Nature Conservation (SINC)
 - Air Quality Management Area.
21. The site is located within Flood Zone 1 as identified by the Environment Agency flood map, which indicates a low probability of flooding and there is a low risk of surface water flooding on site.

ASSESSMENT

Principle of the proposed development on MOL in terms of land use

22. The application site is located within Metropolitan Open Land (MOL). The London Plan Policy G3 affords MOL the same level of protection as Green Belt. Areas of MOL should therefore be protected against inappropriate development in accordance with national planning policy tests. Exceptional circumstances where new development would be permitted on MOL are set out within paragraph 149 of the NPPF (2021), Southwark Plan Policy P57.
23. The application proposes to deliver a new building that would be the same floor area as the combined total floor area of the existing buildings on site (186sq.m). The replacement building would provide a modern and high-quality space for community use, which is more accessible for all users than the existing buildings on site. Its use as a supporting element of the Adventure Playground community centre is supported as appropriate development in MOL, in accordance with criterion (ii) of the exceptional circumstances, which permits the development of

essential services 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.

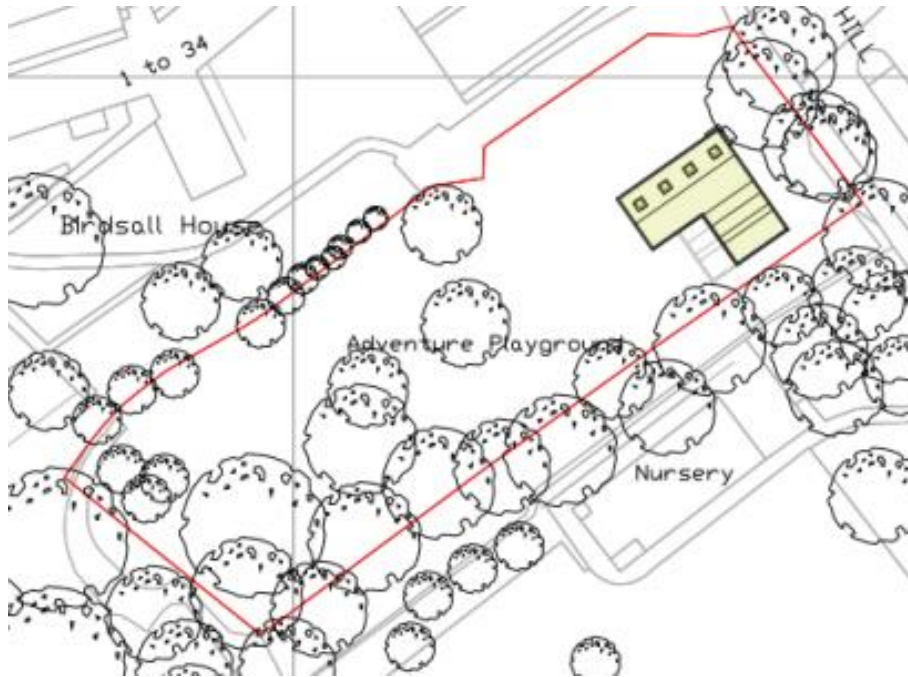
24. The proposed development is consistent with the existing use of the site and would not impact negatively on the setting, accessibility and quality of the MOL. Overall the proposal is considered to be appropriate development on MOL in terms of land use.
25. Notwithstanding this, the applicants have provided information to demonstrate very special circumstances in the case where the use of the building was considered to be inappropriate development in MOL. This sets out the identified need for improved facilities in compliance with the Equalities Act. The existing buildings on site are in poor condition and no longer fit for purpose. The application would deliver a significant community benefit through the enhanced offer of indoor play space that is more accessible, flexible and better integrated with the outdoor space. Therefore providing improved facilities for users of the site. The principle of the proposed development in terms of land use is therefore supported.

Impact on the openness of MOL

26. The new building would be modest in scale and combines the existing building footprint on the site into one single building, without increasing the overall floor area of development. This would deliver enhancements to this essential community service without negatively impacting on the openness of the MOL or creating an increased sense of enclosure.



Existing buildings totalling 186sqm.



Proposed building totalling 186sqm.

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

27. The closest residential neighbours to the site are located immediately north of the site boundary adjacent to the site entrance. The proposed building would remain single storey and would be further set back from the residential block, providing a 20.8-metre distance from the front elevations of the neighbouring block. Therefore it is not considered that the new building would have any adverse impact on the amenity of neighbouring residential occupiers in regards to loss of light, outlook and privacy.
28. The new building would be located closer to an existing nursery which is situated adjacent to the southern boundary of the site. The development proposal does not alter the existing use or capacity of the site nor propose a larger building footprint in terms of height and scale. Therefore it is not considered that the new building would not significantly change or impact on the amenity of the adjoining nursery.
29. The development proposal does not seek to intensify or change the use of the existing site and construction works are likely to be minimal given the small scale of development proposed. Therefore it is not considered that there would be any noticeable impact on the amenity of adjoining occupiers in terms of noise nuisance during the construction and operational phases of development.

Transport and highways

30. There are no changes proposed to the existing access on site and the development does not seek to increase the site's existing capacity or change the established use. Therefore the proposed development would not result in any changes in terms of increased vehicular movements, delivering and servicing

arrangements and impact on the local highway network.

31. Details of cycle parking and refuse storage capacity is recommended to be secured through planning condition.

Design

32. The building construction is proposed to be a simple steel portable frame, timber cladding, and aluminium frame windows and doors of different shapes, sizes, colour and heights. The building is divided into three boxes, each with their own pitched roof. This breaks down the scale of the building and adds interest to the elevations. Traverse climbing walls are proposed on the external north west elevation in addition to an external canopy on the south east elevation. The external walls would be highly insulated to ensure a very low heat loss, whilst the internal walls can be altered in the future to suit changing requirements.
33. Overall the proposed building is considered appropriate in terms of its scale, and height, and would deliver an improvement on the existing facility on site in terms of design and functionality.

Trees

34. The applicant has submitted an Arboricultural report including Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. This sets out the detailed foundations plans of a raft and pile formation and provides a tree protection and a method statement. The Urban Forester has reviewed the submission and recommended that these measures are secured via planning condition. Overall, the works would not have a long term effect on the mature trees on site, subject to compliance with the proposed arboricultural sensitive methods of construction.

Ecology and biodiversity

35. The applicant has submitted a Preliminary Ecology Appraisal and Preliminary Bat Roost Assessment, in addition to a Stage 2 Bat Survey Report. This sets out recommendations to reduce impact on ecology as a result of the proposed development. The ecology officer has reviewed that submission and raises no objection subject to planning conditions to secure details of bat boxes and a lighting plan.

Mayoral and borough community infrastructure levy (CIL)

36. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.

In this instance, the application does not propose to create any new floor space and therefore the development does not constitute CIL liable development.

Consultation responses from members of the public and local groups

37. No comments have been received from members of the public or local groups.

Consultation responses from internal consultees

38. **Ecology officer:**

- Bat survey acceptable
- Planning conditions to be applied for details of bat boxes and Lighting plan.

39. **Urban forester:**

- No objection
- Planning conditions to be applied for a tree survey proposed works/protection.

40. **Arboricultural officer:**

- No objection on the basis that no trees are removed; the root zones of T3 and T5 will be protected as per the tree protection plan and only one tree will be slightly pruned to accommodate the works.

Community impact and equalities assessment

41. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

42. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

43. 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.

44. 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

45. 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.

46. This application has the legitimate aim of delivering a community centre (F2). 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

47. 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.

48. 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.

49. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES

If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

50. The development proposes to replace and enhance an existing community facility, to provide a more functional and flexible indoor play provision that would better meet the needs of the local community and users of the site. The development would enable the amalgamation of existing low-quality buildings scattered around the site into a single community centre (F2) which is both modest in scale and modern in design. Overall the proposed use, character and appearance of the building remains consistent with the inclusion of land within MOL and would preserve and enhance the openness of the site.
51. The proposed development has been re-assessed in accordance with current Development Plan policies and remains acceptable in planning policy terms. It is therefore recommended that planning permission be granted, subject to conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file 2134-E Application file 21/AP/4210 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

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Relevant planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Gemma Perry, Graduate Planner	
Version	Final	
Dated	11 February 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		17 February 2022

Recommendation (draft decision notice)

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	c/o agent Dog Kennel Hill Adventure Playground	Reg. Number	: 21/AP/4210
Application Type	Minor application		
Recommendation	To Grant	Case Number	PP-10402604

Draft of Decision Notice

Grant Planning Permission for the following development:

Removal of existing buildings and creation of a single storey community centre (F2) for Dog Kennel Hill Adventure Playground (Renewal of planning permission 17/AP/4769 granted 28.6.2018)

At

Adventure Playground Dog Kennel Hill London Southwark

In accordance with the valid application received on 29 November 2021 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

172 P(20) E01 - Proposed North East Elevation

172 P(20) E02 - Proposed North West Elevation

172 P(20) E03 - Proposed South West Elevation

172 P(20) E04 - Proposed South East Elevation
172 P(20) P00 - Proposed Ground Floor Plan
172 P(20) P01 - Proposed Roof Plan
172 P(90) P01 - Proposed Site Block Plan

Reason:

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

Permission is subject to the following Time Limit:

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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
 - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
 - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.
The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and

shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of places), Policy P14 (Design quality), Policy P56 (Protection of amenity) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

4. 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, available rooting space, tree pits, 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 equivalent stem girth 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 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy 13 (Design of Places), Policy 14 (Design Quality), Policy 56 (Protection of Amenity), Policy 57 (Open Space) and Policy 60 (Biodiversity) of the Southwark Plan (2022).

5. 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 Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021); Policy 53 (Cycling) of the Southwark Plan (2022).

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

6. Details of bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 4 nesting boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

7. Prior to the commencement of the use hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority.

The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

8. Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of commercial refuse shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities 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 Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy 62 (Reducing Waste) and Policy 66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan (2022).

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

9. 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 Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

Relevant Planning Policy

National Planning Policy Framework 2021:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt land
- Chapter 15 Conserving and enhancing the natural environment

London Plan 2021:

- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D12 Fire safety
- Policy S1 Developing London's social infrastructure
- Policy S4 Play and informal recreation
- Policy S5 Sports and recreation facilities
- Policy G3 Metropolitan Open Land
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy T5 Cycling
- Policy T6 Car parking

Southwark Plan 2022:

- Policy P13 Design of places
- Policy P14 Design quality
- Policy P45 Healthy developments
- Policy P47 Community uses
- Policy P50 Highways impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car Parking
- Policy P56 Protection of amenity
- Policy P57 Open Space
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P62 Reducing waste
- Policy P65 Improving air quality
- P70 Energy

Planning history of the site and nearby sites

17/AP/4769 | Removal of existing buildings and creation of a single storey community centre (D2) for Dog Kennel Hill Adventure Playground. | Adventure Playground Dog Kennel Hill London SE22 8AA. Granted.

Consultation undertaken

Site notice

Placed: 17.12.2021

Date of expiry: 16.01.222

Internal Consultees

LBS Ecology

LBS Arboricultural Services Team

LBS Urban Forester

External Consultees

The Gardens Trust

Neighbour notification

Letters sent: 07/12/2021

Date of expiry: 04.01.2022

137 addresses consulted

1-2 The Parade Dog Kennel Hill London Southwark SE22 8BQ
 Apartment 14 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 18 Walcot House East Dulwich Estate Albrighton Road London
 Flat 33 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 16 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 14 Walcot House East Dulwich Estate Albrighton Road London
 Flat 6 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 34 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 8 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 6 Riseholme House East Dulwich Estate Albrighton Road London
 Apartment 11 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 22 Walcot House East Dulwich Estate Albrighton Road London
 Flat 32 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 18 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 20A Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 28 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 24 Birdsall House Champion Hill London Southwark SE5 8DP
 Flat 1 Riseholme House East Dulwich Estate Albrighton Road London
 Flat 24 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 16 Riseholme House East Dulwich Estate Albrighton Road London
 Apartment 8 8 Dog Kennel Hill London Southwark SE22 8AA
 Flat 27 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 17 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 9 Walcot House East Dulwich Estate Albrighton Road London
 Flat 8 Walcot House East Dulwich Estate Albrighton Road London Southwark
 Flat 4 Birdsall House Champion Hill London Southwark SE5 8DP

Flat 30 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 14 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 15 Riseholme House East Dulwich Estate Albrighton Road London
Flat 7 Riseholme House East Dulwich Estate Albrighton Road London
Flat 2 Riseholme House East Dulwich Estate Albrighton Road London
Apartment 7 8 Dog Kennel Hill London Southwark SE22 8AA
Flat 9 Riseholme House East Dulwich Estate Albrighton Road London
Flat 31 Riseholme House East Dulwich Estate Albrighton Road London
Flat 35 Riseholme House East Dulwich Estate Albrighton Road London
Flat 26 Riseholme House East Dulwich Estate Albrighton Road London
Flat 28 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 10 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 27 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 17 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 12 Riseholme House East Dulwich Estate Albrighton Road
Flat 32 Walcot House East Dulwich Estate Albrighton Road London
Flat 1 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 6 Walcot House East Dulwich Estate Albrighton Road London
Flat 28 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 22 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 13 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 20 Riseholme House East Dulwich Estate Albrighton Road London
Flat 4 Riseholme House East Dulwich Estate Albrighton Road London
Apartment 12 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 15 8 Dog Kennel Hill London Southwark SE22 8AA
Flat 7 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 10 Riseholme House East Dulwich Estate Albrighton Road London
Apartment 16 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 5 8 Dog Kennel Hill London Southwark SE22 8AA
Flat 33 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 13 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 7 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 26 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 25 Birdsall House Champion Hill London Southwark SE5 8DP
5 Dog Kennel Hill London Southwark SE22 8AA
2 Dog Kennel Hill London Southwark SE22 8AA
Apartment 18 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 13 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 19 8 Dog Kennel Hill London Southwark SE22 8AA
Flat 37 Riseholme House East Dulwich Estate Albrighton Road London
Flat 30 Riseholme House East Dulwich Estate Albrighton Road London
Flat 19 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 3 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 21 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 2 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 12 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 21 Riseholme House East Dulwich Estate Albrighton Road London
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Flat 27 Riseholme House East Dulwich Estate Albrighton Road London
Flat 25 Riseholme House East Dulwich Estate Albrighton Road London
Flat 22 Riseholme House East Dulwich Estate Albrighton Road London
6 Dog Kennel Hill London Southwark SE22 8AA
3 Dog Kennel Hill London Southwark SE22 8AA
Flat 8A Birdsall House Champion Hill London Southwark SE5 8DP
Flat 29 Riseholme House East Dulwich Estate Albrighton Road London
Flat 30 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 33 Riseholme House East Dulwich Estate Albrighton Road London
Flat 21 Walcot House East Dulwich Estate Albrighton Road London Southwark
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Flat 31 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 35 Walcot House East Dulwich Estate Albrighton Road London Southwark
1 Dog Kennel Hill London Southwark SE22 8AA
Flat 3 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 20 Birdsall House Champion Hill London Southwark SE5 8DP
Flat 23 Riseholme House East Dulwich Estate Albrighton Road London
Flat 5 Riseholme House East Dulwich Estate Albrighton Road London
Apartment 17 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 10 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 9 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 6 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 4 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 3 8 Dog Kennel Hill London Southwark SE22 8AA
Apartment 1 8 Dog Kennel Hill London Southwark SE22 8AA
3 The Parade Dog Kennel Hill London Southwark SE22 8BQ
Dulwich Day Nursery Dog Kennel Hill London Southwark SE22 8BB
4 Dog Kennel Hill London Southwark SE22 8AA
Flat 12 Walcot House East Dulwich Estate Albrighton Road
Flat 26 Walcot House East Dulwich Estate Albrighton Road London Southwark
Flat 23 Walcot House East Dulwich Estate Albrighton Road London Southwark
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Consultation responses received

Internal Consultees

LBS Ecology

LBS Arboricultural Services Team

LBS Urban Forester