

# Welcome to Southwark Planning Sub-Committee A

## MAIN ITEMS OF BUSINESS

18 APRIL 2023

Item 7.1- 23/AP/0006

Dulwich College, College Road,  
London, SE21 7LG



Councillor Kath Whittam (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor John Batteson



Councillor Nastasha Ennin



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Livingstone



## Reserves

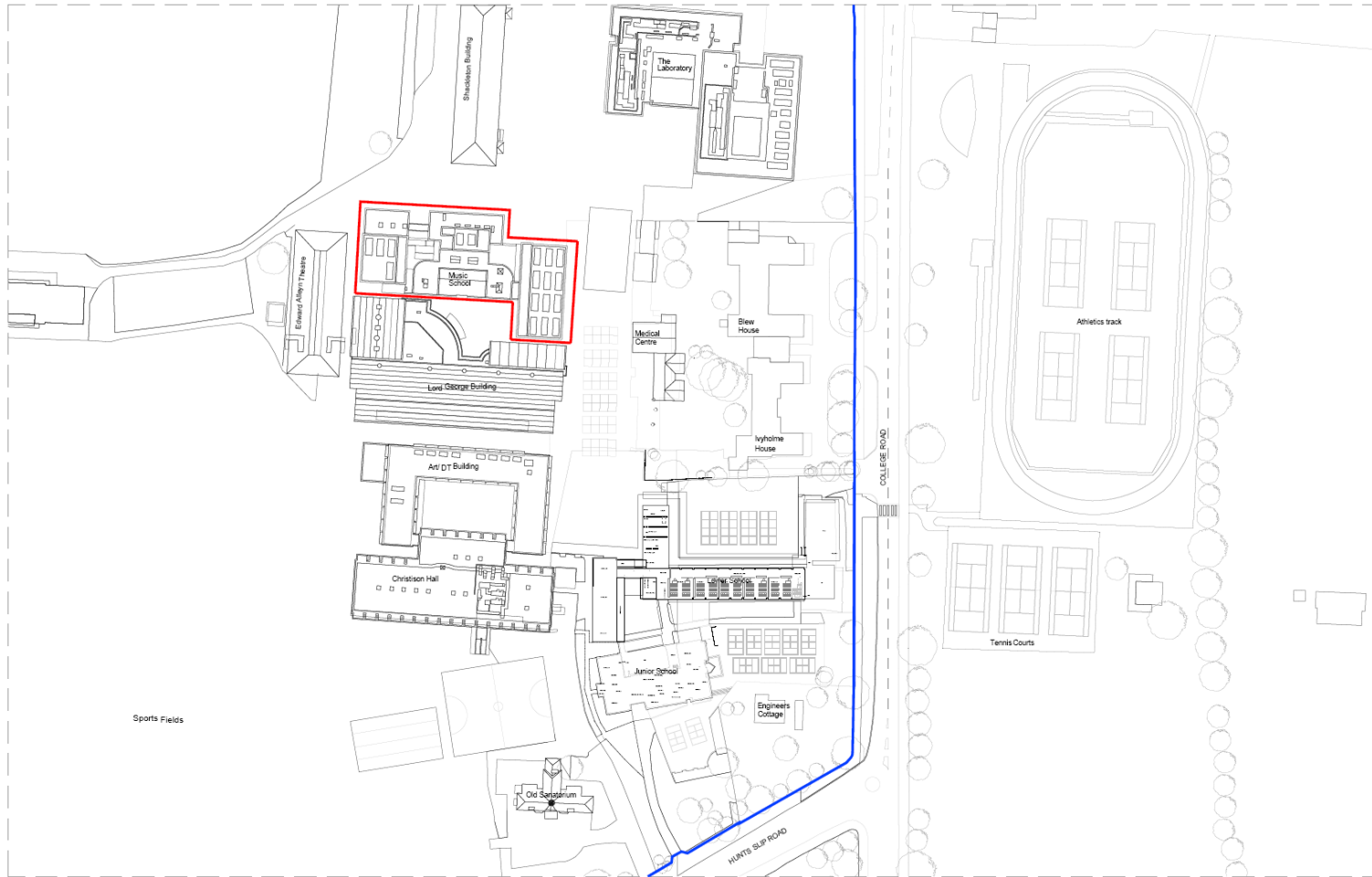
Councillor Maggie Browning  
Councillor Gavin Edwards  
Councillor Jason Ochere  
Councillor Chloe Tomlinson  
Councillor Victor Chamberlain

## ITEM 7.1 - 23/AP/0006

### DULWICH COLLEGE, COLLEGE ROAD, SE21 7LG

Construction of a single storey extension to the existing music rooms [within the curtilage of Dulwich College].

# SITE LOCATION PLAN

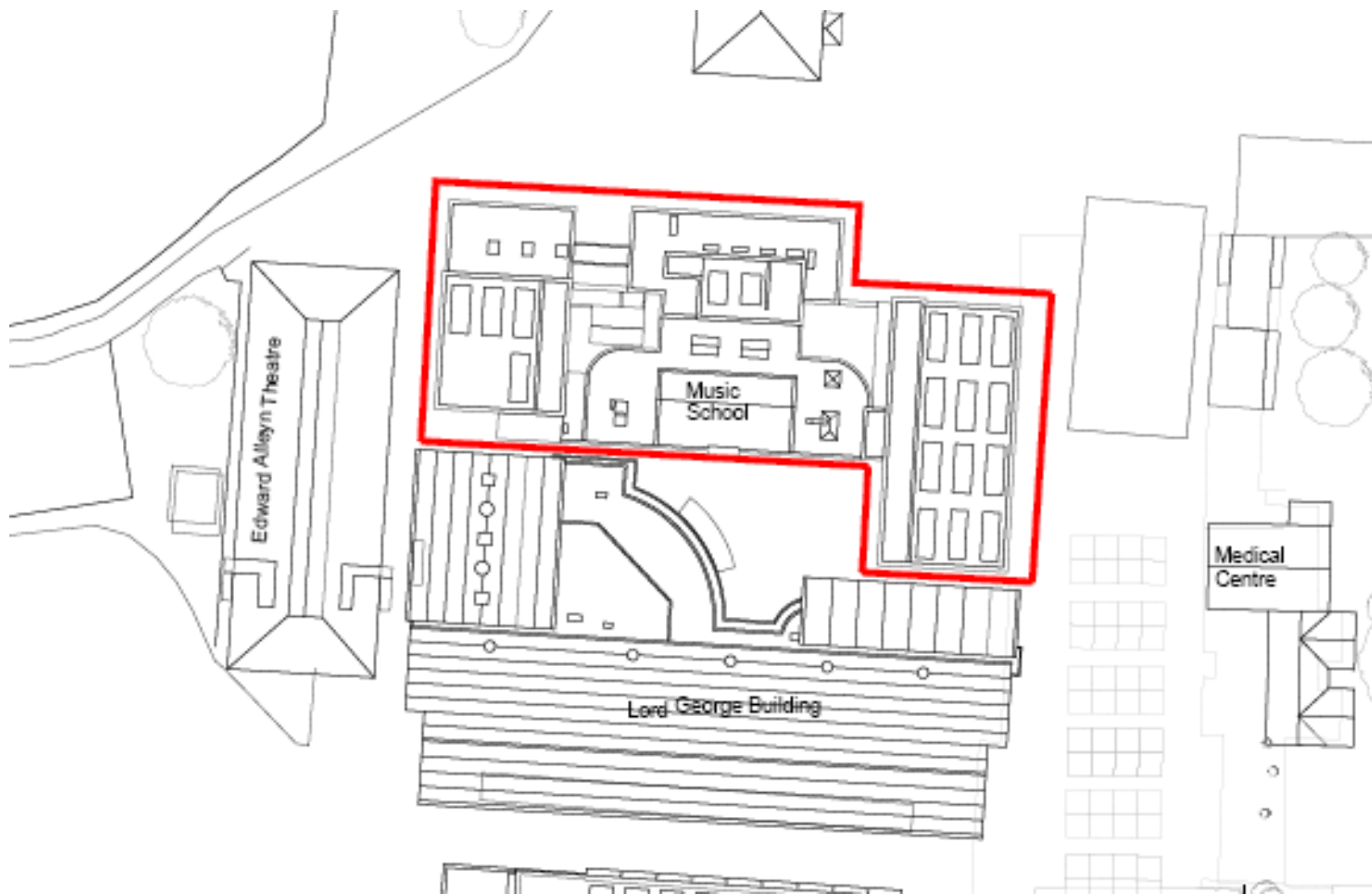


## SITE LOCATION PLAN



1:1250 @ A3

# SITE LOCATION PLAN (ZOOMED)



# AERIAL VIEW



# AERIAL VIEW (ZOOMED)



# AERIAL VIEW (ZOOMED- INDICATIVE FOOTPRINT)

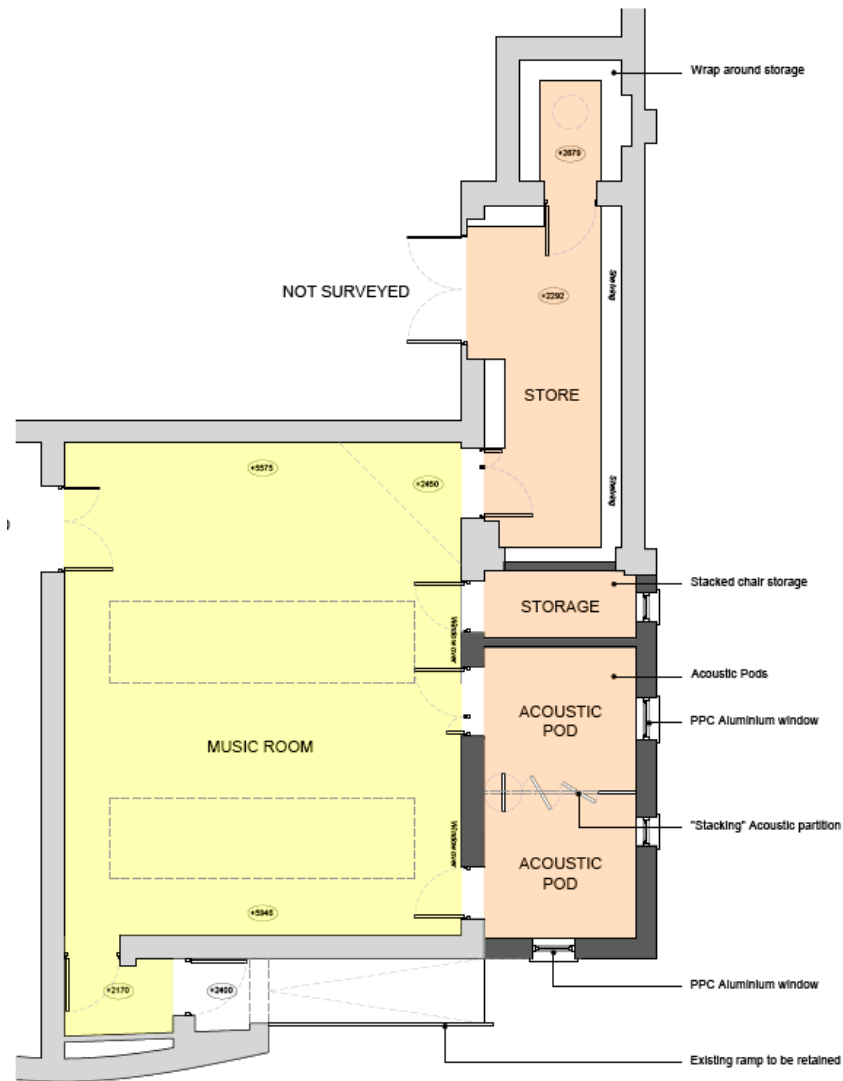
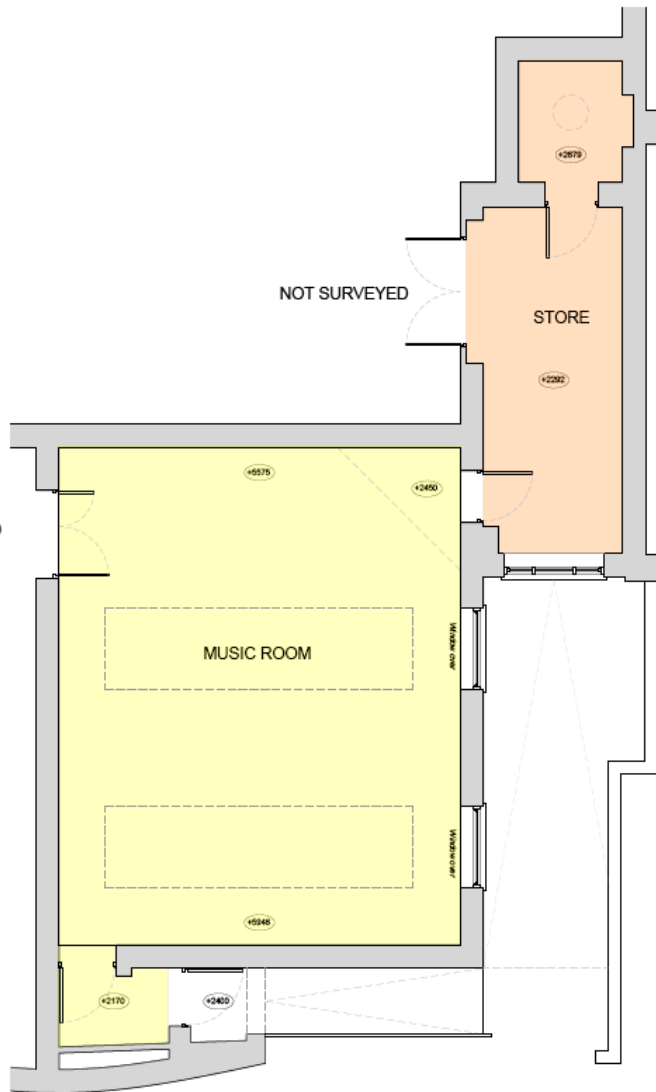


# SITE PHOTOS



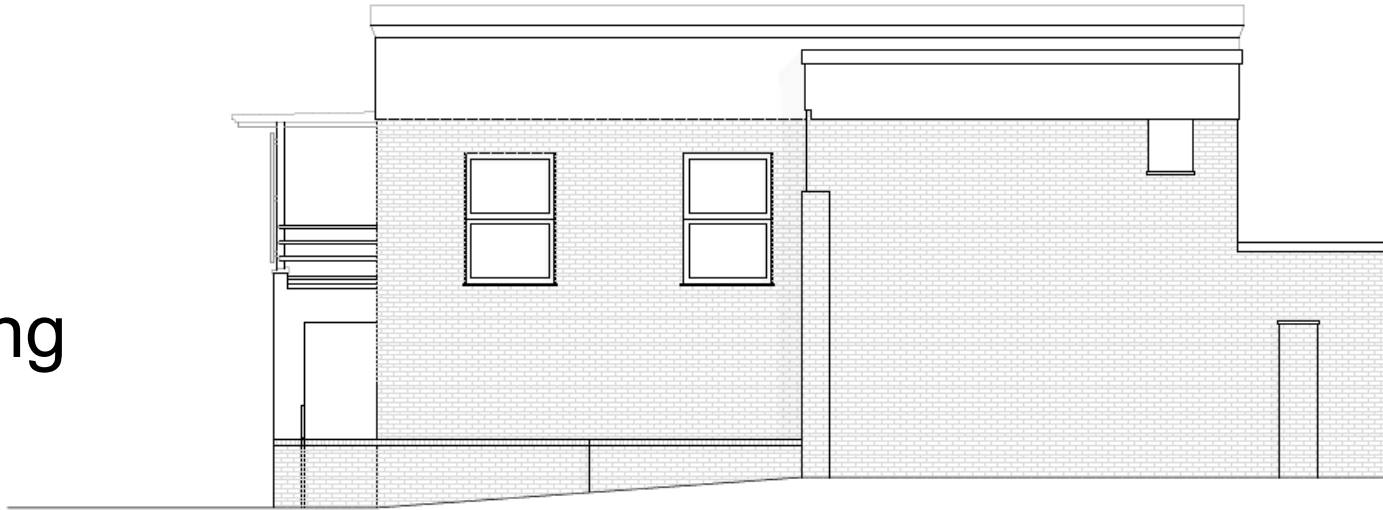


# EXISTING & PROPOSED FLOOR PLANS

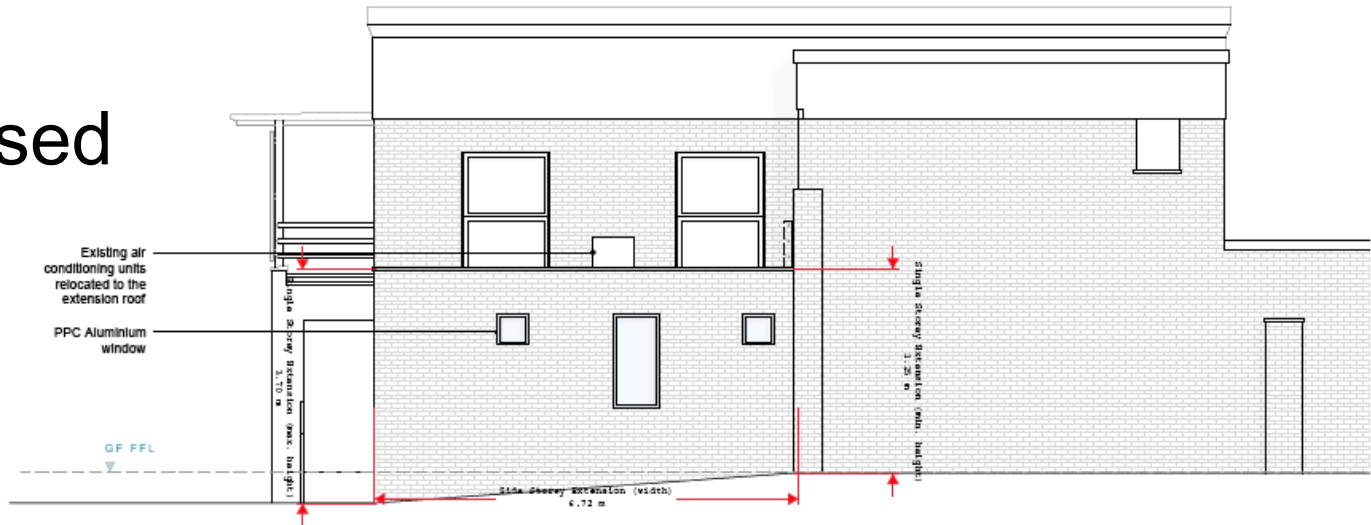


# EXISTING & PROPOSED ELEVATIONS

Existing



Proposed

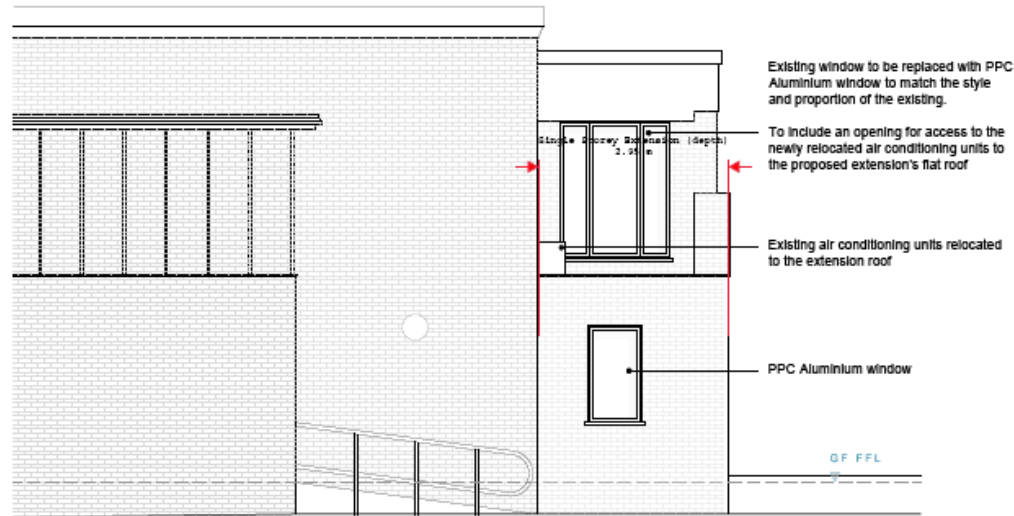


# EXISTING & PROPOSED ELEVATIONS

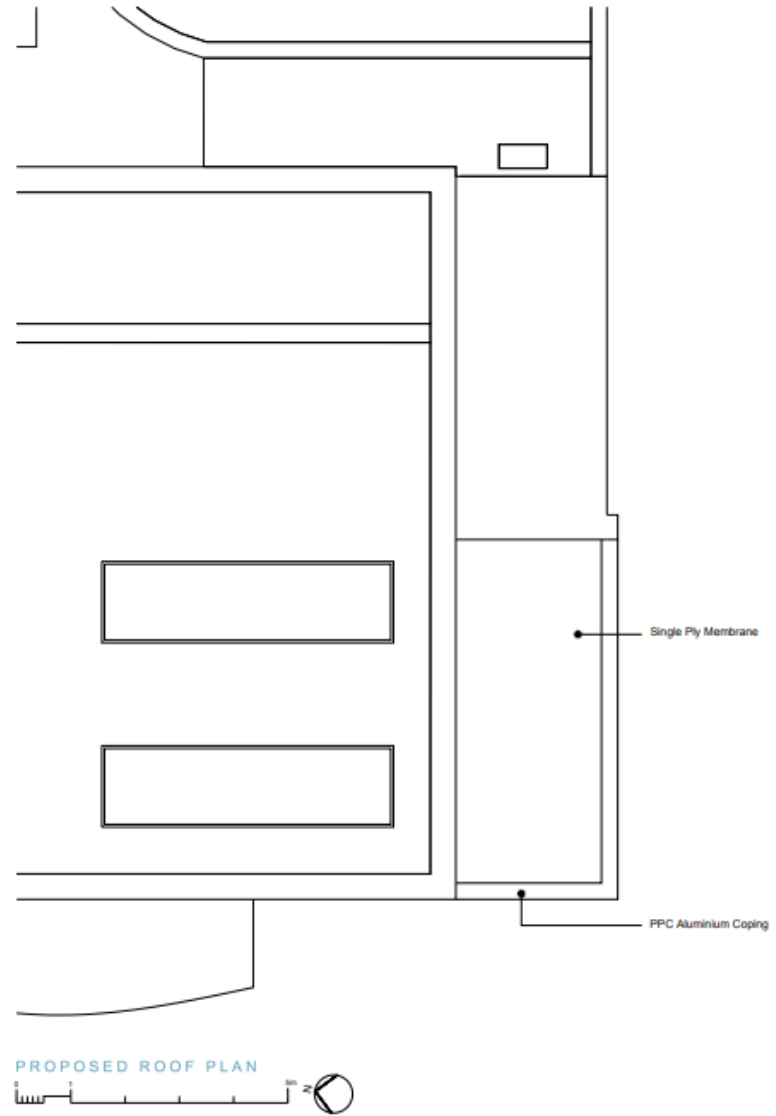
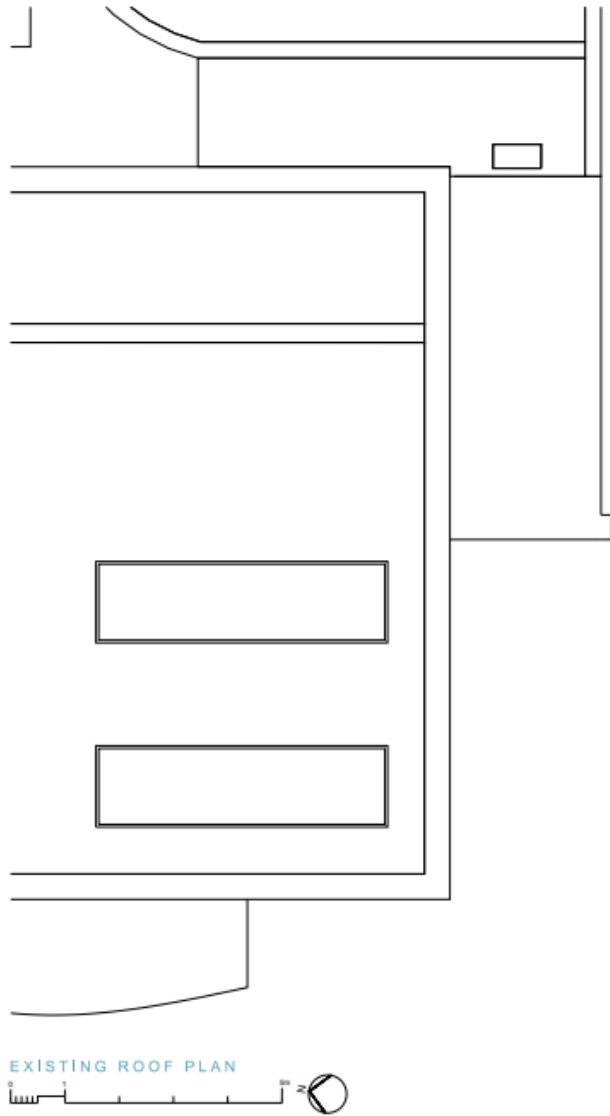
Existing



Proposed



# EXISTING & PROPOSED ROOF PLANS



# SITE PLANNING DESIGNATIONS

Conservation Area (Dulwich Village)

Metropolitan Open Land (Dulwich College)

Critical Drainage Area (Herne Hill)

# MATERIAL PLANNING CONSIDERATIONS

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

- Principle of the proposed development in terms of land use;
- Fire safety regulations;
- Design, layout, heritage assets and impact on Borough and London views;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Noise and vibration;
- Water resources and flood risk;
- Mayoral and borough community infrastructure levy (CIL);

# MATERIAL PLANNING CONSIDERATIONS

Principle of the proposed development in terms of land use;

Policy P57 – Open Space (Southwark Plan, 2022) stipulates “in exceptional circumstances development may be permitted on MOL or BOL when: it consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building.”

Fire safety regulations;

22031/4.1/Fire Strategy, dated : 16th January 2022 in accordance with London Plan (2021) Policy D12a.

Design, layout, heritage assets and impact on Borough and London views;

Design and conservation “minimal impact on the appearance of the existing building and given the location of the extension it will therefore have no urban design or conservation impact”.

# MATERIAL PLANNING CONSIDERATIONS

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

Taking into account the considerable separation distance (>200m) to the nearest local residential properties and the single storey massing of the proposal it is not considered that there will be any materially harmful impacts.

Noise and vibration;

EPT raised no issue with the provision of music studios and recommended a compliance condition for plant noise be attached for the re-location of the A/C unit.

Water resources and flood risk;

No net effect on flood risk despite being in a critical drainage area: the site already features hardstanding (tarmac).

Mayoral and borough community infrastructure levy (CIL);

Not CIL liable.



# PUBLIC CONSULTATION RESPONSES

3x Site notices displayed.

No letters of representation received.

## RECOMMENDATION

**It is recommended planning permission be granted, subject to conditions.**

- Approved Plans
- Time Limit
- Materials to be as specified
- Roof to be used only in an emergency
- Plant Noise

Full condition wording available in circulated report pack.