

Item No. 1.2	Classification: OPEN	Date: 28 July 2010	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 10-AP-0773 for: Full Planning Permission Address: DULWICH HAMLET SCHOOL, DULWICH VILLAGE, LONDON, SE21 7AL Proposal: External canopy (approximately 70sq.m). The proposed canopy is a tensile structure and the main structural elements are 6 steel posts of approx. 4.5m high.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 12/04/2010		Application Expiry Date 30/12/1899	

RECOMMENDATION

- 1 This application has been brought before Dulwich Community Council due to one objection being received and the application relates to a council owned school.

BACKGROUND INFORMATION

Site location and description

- 2 The site is located at the cross roads of Turney Road and Dulwich Village and is adjacent to the Kings College Playing Field. It is located within the Dulwich Village Conservation Area. On site is the Dulwich Hamlet Junior School.

Details of proposal

- 3 It is proposed to construct an awning to provide shelter during the summer and winter to accommodate outside eating. The proposed canopy is a tensile structure with 6 steel posts approximately 4.5 m high. The proposed material is a PVC translucent fabric membrane. Below this are a series of coloured mesh elements. The awning will be located in the space formed between the kitchen and dining halls which have recently been refurbished.

Relevant Planning history

- 4 08/AP/3090 (and revisions) Permission Granted for re-cladding the existing kitchen including replacement of existing cladding. Conversion of a window to a door in the dining hall for use as a fire escape. Addition of a rooflight to improve daylight to the dining hall. Construction of a cloister/canopy alongside kitchen.
- 5 07/AP/0766 Permission Granted for a single storey extension to music room (located

adjacent to No.175 Turney Road) to provide additional accommodation for the school.

Planning history of adjoining sites

- 6 Dulwich Village Church of England Infant School
- 7 08/AP/2782 Grant Permission to construct two new lean to canopies to the rear elevation of Dulwich village ce infant school Old Building site (following a refusal).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 8 The main issues to be considered in respect of this application are:
- 9 a) the principle of the development in terms of land use and conformity with strategic policies.
- 10 b) design issues and the impact on the character and appearance of the Dulwich Village Conservation Area
- 11 c) impact on the amenity of surrounding occupiers

Planning policy

Southwark Plan 2007 (July)

- 12 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity).
- 13 3.11 (Efficient use of Land) seeks to ensure that all developments ensure that they maximise the efficient use of land,
- 14 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.
- 15 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.
- 16 3.15 (Conservation of the Historic Environment) states that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.
- 17 3.16 (Conservation Areas) states that, within conservation areas, development should preserve or enhance the character or appearance of the area.
- 18 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) seeks to protect the setting of listed buildings, conservation areas and world heritage sites.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 19 PPS 5: Planning for the Historic Environment

Principle of development

- 20 The principle of development in this instance is acceptable subject to compliance with

relevant policies below.

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

- 21 It is not considered that the proposed awning will have a negative impact on the amenity of surrounding occupiers. The site of the awning has limited views into it from the road and the visual impact of the awning is limited (see design discussion below). In response to the objector it is considered that safety issues in relation to the awning are not a material planning consideration and is dealt with by separate legislation.

Design issues and the impact on the character and appearance of the Dulwich Village Conservation Area

- 22 Revised drawings were received in relation to this application and the scale and height of the canopy was reduced and the steel poles painted in a more appropriate grey colour. Concern was raised in relation to the proposed PVC material and it was considered that the appearance of this material would be inappropriate for the Conservation Area setting. This PVC has a gloss finish which it is considered would be detrimental to the visual amenity of the area. A matt finish is considered to be a more appropriate solution in this instance. It is considered that such a matt finish should be required by condition and sample materials should be submitted.
- 23 It is considered that the form and scale of the proposed canopy are appropriate and it is noted that Design and Conservation have raised no objection to the proposals subject to a condition in relation to materials.

Conclusion on planning issues

- 24 Having regard to the above, the proposal is acceptable subject to a condition in relation to the proposed materials.

Community impact statement

- 25 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- 26 a) The impact on local people is set out above.

Consultations

- 27 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 28 Details of consultation responses received are set out in Appendix 2.
- 29 Summary of consultation responses
Objection received from Dr. E. A. Cripps, 50 Dulwich Village
Similar canopy structure snapped and created a hazard for children.

Structure is out of keeping with the Edwardian School
Not desirable in a conservation area.

Human rights implications

- 30 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.
- 31 This application has the legitimate aim of providing a canopy to serve the school. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 32 n/a

REASONS FOR LATENESS

- 33 n/a

REASONS FOR URGENCY

- 34 n/a

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2546-C Application file: 10-AP-0773 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone:: 020 7525 5420 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour Consultee List

AUDIT TRAIL

Lead Officer	Gary Rice Head of Development Management	
Report Author	Ronan O'Connor	
Version	1	
Dated	01/07/10	
Key Decision		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	
Strategic Director of Regeneration and Neighbourhoods	No	
Strategic Director of Environment and Housing	No	
Date final report sent to Constitutional / Community Council / Scrutiny Team		

Consultation undertaken

Site notice date: 15/04/10

Press notice date: 22/04/10

Case officer site visit date: 15/04/10

Neighbour consultation letters sent: 14/04/10

Internal services consulted:

Design and Conservation: No objection subject to a condition in relation to materials.

Statutory and non-statutory organisations consulted:

None

Neighbours and local groups consulted:

As per Appendix 3

Re-consultation:

None

Consultation responses received

Internal services

Design and Conservation: No objection subject to conditons

Statutory and non-statutory organisations

None

Neighbours and local groups

Objection received from Dr. E. A. Cripps, 50 Dulwich Village
Similar canopy structure snapped and created a hazard for children.
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Not desirable in a conservation area.

APPENDIX 3

Neighbour Consultee List for Application Reg. No. 10-AP-0773

TP No	TP/2546-C	Site	DULWICH HAMLET SCHOOL, DULWICH VILLAGE, LONDON, SE21 7AL
App. Type	Full Planning Permission		

Date Printed	Address
14/04/2010	50 DULWICH VILLAGE LONDON SE21 7AJ
14/04/2010	54 DULWICH VILLAGE LONDON SE21 7AJ
14/04/2010	16 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	18 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	22 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	24 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	28 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	32 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	36 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	38 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	268 TURNEY ROAD LONDON SE21 7JP
14/04/2010	173 TURNEY ROAD LONDON SE21 7JU
14/04/2010	25 BOXALL ROAD LONDON SE21 7JS
14/04/2010	252 TURNEY ROAD LONDON SE21 7JP
14/04/2010	256 TURNEY ROAD LONDON SE21 7JP
14/04/2010	258 TURNEY ROAD LONDON SE21 7JP
14/04/2010	260 TURNEY ROAD LONDON SE21 7JP
14/04/2010	262 TURNEY ROAD LONDON SE21 7JP
14/04/2010	11-17 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	FIRST FLOOR FLAT 266 TURNEY ROAD LONDON SE21 7JP
14/04/2010	23 BOXALL ROAD LONDON SE21 7JS
14/04/2010	27 BOXALL ROAD LONDON SE21 7JS
14/04/2010	29 BOXALL ROAD LONDON SE21 7JS
14/04/2010	175 TURNEY ROAD LONDON SE21 7JU
14/04/2010	52 DULWICH VILLAGE LONDON SE21 7AJ
14/04/2010	14 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	254 TURNEY ROAD LONDON SE21 7JP
14/04/2010	264 TURNEY ROAD LONDON SE21 7JP
14/04/2010	20 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	26 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	30 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	34 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	40 DULWICH VILLAGE LONDON SE21 7AL
14/04/2010	12 DULWICH VILLAGE LONDON SE21 7AL