
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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| Applicant | London Borough of Southwark | Reg. Number | 10-AP-1803 |
| Application Type | Council's Own Development - Reg. 3 | Case Number | TP/2122-D |
| Recommendation | Grant permission | | |

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Single storey extension providing additional school accommodation; external alterations to annexe to provide children's centre.

At: GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG

In accordance with application received on 25/06/2010

and Applicant's Drawing Nos. Proposed Drawing Nos:

794/GGCC/P-010, 794/GGCC/P-100, 794-2/GGCC/P-110, 794-2/GGCC/P-112, 794-3/GGCC/P-110, 794-3/GGCC/P-111, 794-4/GGCC/P-110, 794-2/GGCC/P-201, 794-3/GGCC/P-200, 794-4/GGCC/P-200, 794-2/GGCC/P-300, 794/GGCC/P-400; 794/GGCC/P-401, 794/GGCC/P-405, 794/GGCC/P-410, 794/GGCC/P-411 & 1034 R(12)-001/Rev B (rec'd 06/07/10); 794-2/GGCC/P-301 Rev A, 794-3/GGCC/P-302-1 Rev A, 794-3/GGCC/P-301-1 Rev A (28/08/10) 794-3/GGCC/P200-1 rev A (rec'd 09/09/10).

Existing Drawings Nos:

794/GGCC/Ex-010, 794/GGCC/Ex-100, 794-2/GGCC/Ex-110, 794-2/GGCC/Ex-111, 794-3/GGCC/Ex-109, 794-3/GGCC/Ex-110, 794-3/GGCC/Ex-111, 794-3/GGCC/Ex-112, 794-3/GGCC/Ex-113, 794-3/GGCC/Ex-114, 794-3/GGCC/Ex-115, 794-3/GGCC/Ex-116, 794/GGCC/Ex-117, 794-2/GGCC/Ex-200, 794-3/GGCC/Ex-200, 794-2/GGCC/Ex-300, 794-2/GGCC/Ex-301, 794-3/GGCC/Ex-300, 794-3/GGCC/Ex-301, 794-2/GGCC/Ex-120, 794-3/GGCC/Ex-120 & 794-3/GGCC/Ex-121

Planning Brochures incorporating Design & Access Statement, The Heritage Statement, Statement of Community Consultation & Photographs; Goose Green Children's Centre: Schedule of works; Goose Green Children's Centre: External Door Schedule; Goose Green Children's Centre: Internal Window Schedule; Goose Green Children's Centre: External Window Schedule; Goose Green Children's Centre: Internal Door Schedule Phase 2; Cladding sample rec'd 12/08/10 (superceded by amended drawings rec'd 28/08/10); Report by SGA Consulting on proposed kitchen ventilation.

Schedule

- 1 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

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

794/GGCC/P-010, 794/GGCC/P-100, 794-2/GGCC/P-110, 794-2/GGCC/P-112, 794-3/GGCC/P-110; 794-3/GGCC/P-111, 794-4/GGCC/P-110, 794-2/GGCC/P-201, 794-3/GGCC/P-200, 794-4/GGCC/P-200, 794-2/GGCC/P-300, 794/GGCC/P-400; 794/GGCC/P-401, 794/GGCC/P-405, 794/GGCC/P-410, 794/GGCC/P-411 & 1034 R(12)-001/Rev B (rec'd 06/07/10); 794-2/GGCC/P-301 Rev A, 794-3/GGCC/P-302-1 Rev A, 794-3/GGCC/P-301-1 Rev A (28/08/10) 794-3/GGCC/P200-1 rev A (rec'd 09/09/10).

Planning Brochures Incorporating Design & Access Statement, The Heritage Statement, The Statement of Community Consultation & Photographs; Goose Green Children's Centre: Schedule of works; Goose Green Children's Centre: External Door Schedule; Goose Green Children's Centre: Internal Window Schedule; Goose Green Children's Centre: External Window Schedule; Goose Green Children's Centre: Internal Door Schedule Phase 2; Cladding sample rec'd 12/08/10 (superceded by amended drawings rec'd 28/08/10);

Report by SGA Consulting on proposed kitchen ventilation.

Reason:

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

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

a) Southwark Plan (2007)

Policy:

3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity).

3.11 (Efficient use of Land) seeks to ensure that all developments ensure that they maximise the efficient use of land,

3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

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.

3.16 (Conservation Areas) states that, within conservation areas, development should preserve or enhance the character or appearance of the area.

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.

3.17 (Listed Buildings) states that development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.

5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

5.3 (Walking and Cycling) seeks to ensure that access and facilities are provided in order to promote walking and cycling.

5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Particular regard was had to the impact on the grade II listed building, to design issues and to the impact on the amenity of adjoining residents that would result from the proposed development but it was considered that, subject to conditions, there would be no significant adverse impact that would follow. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.