
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.

Applicant	Mr W. Jones Southwark Council	Reg. Number 08- <u>CO</u> -0116
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)	
Recommendation	Grant permission	Case Number TP/H2027

Draft of Decision Notice

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

Renewal of planning permission 05-CO-0193 for the erection of two portacabins, due to a condition attached to the previous consent requiring either the removal of the portacabin or renewal of permission in 2 years from the date of that permission.

At: KINGSWOOD HOUSE, SEELEY DRIVE, LONDON, SE21 8QN

In accordance with application received on 24/12/2008

and Applicant's Drawing Nos. Site location plan; TSS008 (REV A); HD/4436/01 (REV D); Design and Access Statement.

Schedule

- 1 The building hereby permitted shall not be retained after 20th March 2012 on or before which date the building shall be removed from the site.

Reason

To ensure the open character and visual amenity value of land designated Borough Open Land and a Site of Nature Conservation Importance is preserved in the long-term pursuant to policies 3.2 'Protection of Amenity' and 3.12 'Quality in Design' of the Southwark Plan 2007.

- 2 On removal of the temporary building hereby approved that land occupied by that building shall be reinstated and made good to a standard that existed prior to the building being located on the land within one month of the date of the removal of the building.

Reasons

To ensure land designated Borough Open Land and a Site of Nature Conservation Importance is not adversely affected to the detriment of the appearance of the open space and to the amenity of users of that space and local residents pursuant to policies 3.2 'Protection of Amenity' and 3.26 'Borough Open Land' of the Southwark Plan 2007.

- 3 No mechanical excavation may take place within the dripline of any tree on, or adjacent to, the site (the dripline is the furthest extent of a tree's branches). Any roots found to be present with a diameter over 25mm must be retained and worked around.

Reason:

The above measures will allow the site to be used as described in the proposal, without adversely affecting the health of the trees on the site, in accordance with policies Policies E.2.3 'Aesthetic Control', E.3.1 'Protection of Amenity' and E.6.4 'Local Nature Reserves and Sites of Nature Conservation Importance' of the Southwark Unitary Development Plan 1995 and Policies of The Southwark Plan 3.2 'Protection of Amenity', 3.11 'Quality in Design' and 3.26 'Borough Open Land' February 2005.

- 5 Notwithstanding the provisions of D1 use class of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the building hereby permitted shall be used for the purposes of accommodating youth programmes and elderly support groups only and for no other use.

Reason

In the interest of the amenity of nearby residents, in accordance with policy 3.2 'Protection of Amenity', of The

Southwark Plan 2007.

- 6 The temporary building hereby permitted to accommodate youth programmes and elderly support groups shall not be carried on outside of the hours 0800 to 2200 on any day.

Reason

In the interest of the amenity of nearby residents, in accordance with policy 3.2 'Protection of Amenity', of The Southwark Plan 2007.

Reasons for granting planning permission.

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

- a] Policies 2.1 Enhancement of Community Facilities, 3.2 Protection of Amenity, 3.12 Quality in Design, 3.13 Urban Design, 3.18 Setting of Conservation Areas, Listed Buildings and World Heritage Sites, 3.26 Borough Open Land of the Southwark Plan [July 2007].

Particular regard was had to the location of the proposal within proximity of the Listed Building and in Borough Open Land, however it was felt that the Community Benefits that this facility provides is of material consideration as well as its temporary nature, and therefore it was considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.