
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	Southwark Council	Reg. Number	08-CO-0060
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Grant permission	Case Number	TP/2549-B

Draft of Decision Notice

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

Conversion of hard and soft landscaped north playground into all-weather youth football pitch and 60 metre sprint running track with limited quantity of retaining walls, grass haunchings and ramps to form level site plus surrounding mesh fence and gates to pitch; associated hard and soft landscaping.

At: KINGSDALE SCHOOL, ALLEYN PARK, LONDON, SE21 8SQ

In accordance with application received on 10/07/2008

and Applicant's Drawing Nos. SK15 Rev A, SK259, 183:005, 183:100 Rev E, 183:200 Rev Z, Design and Access Statement

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 Details of the detailed appearance of the mesh fencing (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the mesh fencing in the interest of the appearance of the building in accordance with Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007.

- 3 Measures for the protection of the existing trees along the Alleyn Park boundary of the site, as shown on drawing number 183:100 Rev E, shall be installed and retained throughout the period of the works.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area and in accordance 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 4 The facilities hereby approved shall not be used outside of the hours of 08.30 to 21.00 Monday to Friday and 09.00 to 19.00 on weekends and Public Holidays.

Reason

In the interest of the amenity of the adjoining residential properties and 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 2.3 'Enhancement of Educational Establishments', 3.1 'Environmental Effects', 3.2 'Protection of Amenity', 3.12 'Quality in Design', 3.13 'Urban Design' of The Southwark Plan 2007
- b) Policies 3A.24 - Education facilities. of the London Plan.

- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPG 17 - Planning for Open Space, Sport and Recreation

Particular regard was had to the impact both visual and in terms of the use that would result from the proposed development but it was considered that this would be outweighed by the provision of educational and social benefits that would follow from the proposed development. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.