
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	Ms E.. Ellis Southwark Council	Reg. Number	11- <u>AP</u> -2306
Application Type	Council's Own Development - Reg. 3	Case Number	TP/H2053
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:

Refurbishment of under 8 years play area comprising the installation of metal climber with slide, rope net, metal see-saw and spring toy on green rubber crumb surfacing with associated bench, litter bin and two new gates in existing perimeter railing.

At: OPEN SPACE BEHIND FLORENCE HOUSE AND THE LINKS COMMUNITY CENTRE, BETWEEN ROTHERHITHE NEW ROAD AND RYDER DRIVE, LONDON SE16

In accordance with application received on 14/07/2011

and Applicant's Drawing Nos. Site location plan, Design and Access Statement, Tree condition survey, elevations of proposed play area, illustrative plan / design and access statement, photographs of existing and proposed play area.

Reasons for granting permission.

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

Core Strategy (2011)

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Southwark Plan (2007) - saved policies

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

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.14 Designing Out Crime (requires developments to incorporate design measures that discourage crime)

3.28 Biodiversity (which states that the LPA will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant).

London Plan (2011)

7.5 - Public realm

7.6 - Architecture

Particular regard was had to the impact on the amenity of neighbouring occupiers, but given the good natural surveillance of the site, the limited size of the proposed equipment and because noise and disturbance from an adjacent community centre would be better addressed by the management of that facility, together with the benefits to local

children in providing the playarea, it was considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

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:

Elevations of proposed play area, illustrative plan / design and access statement, photographs of existing and proposed play area.

Reason:

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

- 3 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment during construction works shall be submitted to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

In order to ensure that the trees on the site would be adequately protected, in the interests of the visual amenity of the area, in accordance with saved policy 3.12 'Quality in design' and 3.28 'Biodiversity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).