
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	11-AP-3960
Application Type	Council's Own Development - Reg. 3		
Recommendation	Grant permission	Case Number	TP/H1031

Draft of Decision Notice

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

Re-surfacing of existing playground surface, installation of new perimeter fencing to a height of 2.8 metres and installation of two recessed goal and basketball hoops.

At: BALL COURT, BRONTI CLOSE, LONDON SE17 2HD

In accordance with application received on 23/11/2011

and Applicant's Drawing Nos. 19.319 F01; 19.319.000; 19.319.001 B; Design and Access statement, Protective Fencing (excerpt from BS5837), Zaun fencing details.

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

Strategic Policy 4 – Places to learn and enjoy: encourages developments to contribute to a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

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.

Saved policies of the Southwark Plan 2007

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);

3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites. (requires new developments to preserve or enhance the immediate or wider setting of a listed building, conservation area or World Heritage Site, and important views of a listed building).

Policies of the London Plan 2011

Policy 3.6 Children and young people's play and informal recreation facilities

Planning Policy Statements [PPS] and Guidance Notes [PPG]

Draft NPPF

Particular regard was had to the impact of the proposal on the appearance of the area, the nearby conservation area, and the neighbouring amenity. No harm was envisaged. It was therefore 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:
19.319 F01; 19.319.000; 19.319.001 B; Design and Access statement, Protective Fencing (excerpt from BS5837), Zaun fencing details.

Reason:

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

- 3 The existing trees in close proximity to the site shall be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment by the erection of protective fencing in accordance with the submitted 'Protective fencing - excerpt from BS5837 (2005) before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

To ensure the protection of the existing trees in accordance with Strategic Policy 11 – Open spaces and wildlife of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.28 Biodiversity of The Southwark Plan 2007.