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## RECOMMENDATION

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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.

<b>Applicant</b>	Mr Hartley SCST	<b>Reg. Number</b>	12/AP/1913
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2546-B
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Erection of single-storey extension to provide additional changing rooms.

**At:** DULWICH SPORTS GROUND CLUBHOUSE TURNEY ROAD LONDON, SE21 7JH

**In accordance with application received on** 13/06/2012 12:01:26

**and Applicant's Drawing Nos.** Site location plan, 141\_P\_001A, 141\_P\_010A, 141\_p\_101A, 141\_p\_110 Rev/A, Design & Access Statement

**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 11 – Open spaces and wildlife: States that development should improve, protect and maintain a network of open spaces and green corridors, provide sport and leisure and food growing opportunities, and protect and improve habitats for a variety of wildlife.

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);

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

3.16 Conservation Areas (requires developments to preserve or enhance the character or appearance of the conservation area)

3.25 (Metropolitan open land) which states that there is a general presumption against inappropriate development on metropolitan open land and sets out the criteria for assessing whether development would be appropriate.

Policies of the London Plan 2011

Policy 3.19 Sports facilities

Policy 7.8 Heritage assets and archaeology

Policy 7.17 Metropolitan Open Land

National Planning Policy Framework (2012)

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 12 - Conserving and enhancing the historic environment

The proposed development would be acceptable in principle and would improve the facilities at the sports ground. No loss of amenity would occur and the design of the proposal would be acceptable and would preserve the character and appearance of this part of the Dulwich Village Conservation Area. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

- 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:

141\_p\_101A, 141\_p\_110 Rev/A

Reason:

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

- 3 The facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building and the character and appearance of the Dulwich Village Conservation Area, in accordance with saved policies 3.12 'Quality in design', 3.13 'Urban design' and 3.16 'Conservation areas' of the Southwark Plan (2007), strategic policy 12 'Design and conservation' of the Core Strategy (2011) and section 7 'Requiring good design' of the NPPF (2007).