

Item No. 7.2	Classification: Open	Date: 11 September 2012	Meeting Name: Planning Sub Committee B
Report title:	Development Management planning application: Application 12/AP/1759 for: Full Planning Permission Address: ALLEYNS SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU Proposal: Erection of first floor extension to south-west elevation to provide additional music rooms, and erection of single-storey entrance lobby to south-west elevation.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 12 June 2012		Application Expiry Date 7 August 2012	

RECOMMENDATION

- 1 That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 2 This application is referred to planning sub-committee because it relates to development on Metropolitan Open Land (MOL).
- 3 Alleyn's School occupies a large site on Townley Road in Dulwich. It comprises a number of buildings and sports facilities including playing fields, and the building subject to this application is used as the music school and was built in 1899. The music school is located in the north-eastern part of the site, near to Glengarry Road and Playfield Crescent.
- 4 The site forms part of an air quality management area and the suburban density zone. Part of the site falls within the Dulwich Village Conservation Area, Metropolitan Open Land and a Site for Nature Conservation Interest.

Details of proposal

- 5 Full planning permission is sought for the erection of a first floor extension to the south-west elevation of the building to provide additional music rooms, and erection of a single-storey entrance lobby to the south-west elevation.
- 6 The proposed first floor extension would build on top of what is currently a single-storey pitched roof element at the front of the building. The extension would have a flat roof and would be faced with render and would measure 7.8m wide x 3.4m deep x 2.5m high with a flat roof. A new window would be inserted into the existing first floor structure, facing out onto the school yard.

- 7 The front door to the music school is within the same elevation and it is proposed to build a small, glazed entrance lobby with a metal, lean-to roof. It would measure 4.8m wide x 1.6m deep x 2.4m high at its highest point.

Planning history

- 8 Alleyn's School is subject to extensive planning history, the most relevant to this application being:
- 9 08-AP-2278 - Extend at first floor level above existing ground floor structure, creating two new music classrooms. Planning permission was GRANTED in November 2008 but not implemented and has now lapsed. The scheme now before Members is different from this earlier scheme because it proposes to insert a new window at first floor level to the south-west elevation, a triangular brick parapet at first floor level would be removed, and the current scheme includes the glazed entranced lobby extension which was not previously sought.

Planning history of adjoining sites

- 10 None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 11 The main issues to be considered in respect of this application are:
- a) principle;
 - b) amenity;
 - c) design.

Planning policy

Core Strategy 2011

- 12 Strategic Policy 4 - Places to learn and enjoy
Strategic policy 11 - Open spaces and wildlife
Strategic policy 12 - Design and conservation
Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

- 13 2.2 - Provision of new community facilities
3.2 - Protection of amenity
3.12 - Quality in design
3.13 - Urban design
3.25 - Metropolitan open land
3.28 - Biodiversity

- 14 London Plan 2011

Policy 3.18 Education facilities
Policy 7.17 Metropolitan Open Land

National Planning Policy Framework (NPPF)

- 15 The NPPF came into effect on 27 March 2012 and is a material planning consideration.

Section 7 - Requiring good design

Section 8 - Promoting Healthy Communities

Section 11 - Conserving and enhancing the natural environment

Principle of development

- 16 The proposal to extend the existing music school at first floor level is supported in principle, as it seeks to improve and enhance an educational establishment.
- 17 In spite of the land being a tarmac playground, the area where it is proposed to erect the small entrance lobby is included in the Alleyn's school playing fields designation as Metropolitan Open Land (MOL) and a Site of Nature Conservation Interest (SNCI). As such, saved policy 3.25 of the Southwark Plan is relevant, which states that there is a general presumption against inappropriate development on metropolitan open land. It states that in such locations, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:
- 18 i) Agriculture or forestry;
ii) Essential facilities for outdoor sport and recreation, for cemeteries, and or other uses of land which preserves the openness of metropolitan open land and which do not conflict with the purposes of including land within metropolitan open land; or
iii) Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original dwelling; or
iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling it replaces.
- 19 The proposed entrance lobby would not comply with any of these criteria and would therefore be contrary to saved policy 3.25. However, given that it would be very modest in size, would be predominantly glazed giving it a lightweight appearance and would be viewed against the backdrop of the existing building which itself forms part of a group, it is not considered that there would be any significant harm arising that would indicate that the development would be inappropriate. It would not impact upon the openness, use or character of the MOL therefore it is not considered that a refusal of planning permission would be warranted in this instance. Each application is considered on its own merits and for the reasons set out above, it is not considered that granting permission for the entrance lobby would set an undesirable precedent which would make it difficult to resist other applications for development on MOL on the school site.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 20 Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
- 21 Concerns have been raised by a neighbouring resident regarding noise and disturbance, including general noise from the school, during music lessons, and when building work is carried out during the holidays.
- 22 It is noted that noise currently emanating from music lessons could be as a result of the age of the building, which would not be constructed to present day standards. The applicant would have to obtain separate Building Regulations approval for the

extensions which considers detailed construction matters, and it is noted that the windows to the first floor extension would contain acoustic louvered panels which would provide light and ventilation to the rooms but would ensure that there would be no unacceptable noise and disturbance to neighbouring occupiers.

- 23 With regard to the physical impact of the proposed extensions, the nearest residential properties are on Glengarry Road which back onto the school site. However, the music school building is already 2-storeys high along the boundary with these properties and the proposed first floor extension would be located further away and would not result in any loss of light or overshadowing. The windows would face out across the school yard and would not result in any loss of privacy. The proposed entrance lobby extension would be very modest in size and would not give rise to any loss of amenity.

Design issues

- 24 Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments are of a high standard of architectural and urban design.
- 25 The proposed first floor extension would be of a scale and design appropriate to the host building and it is noted that it would be largely the same as an extension that was granted consent in 2008. The proposed entrance lobby extension would represent a very modest, lightweight addition to the building and no objections are raised on design grounds.
- 26 Part of the school site is located in the Dulwich Village Conservation Area, the boundary being approximately 155m to the south-west of where the proposed works would take place and separated by a number of buildings. In light of this and given the modest scale of the proposals, it is not considered that there would be any impact upon the setting of the conservation area.

Other matters

Mayoral Community Infrastructure Levy (CIL)

- 27 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 28 No CIL payment is due in this instance because CIL does not apply to educational uses.

Biodiversity

- 29 The area of land where the proposed entrance lobby would be located is designated a site of nature conservation interest. However, it is currently tarmac and forms part of the school playground. Consequently there would be no issues with regard to biodiversity or ecology, and the Council's Ecology Officer has confirmed this.

Conclusion on planning issues

- 30 No objections are raised in principle to the proposed first floor extension and although the entrance lobby extension would be located on metropolitan open land, it forms part of the school yard within a group of buildings, and the modest scale and

lightweight materials proposed is such that the openness of the MOL would be preserved. There would be no loss of amenity to neighbouring occupiers, the design of the proposal would be acceptable and there would be no impact on the site of nature conservation interest. It is therefore recommended that planning permission be granted, subject to conditions.

Community impact statement

31 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

32 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

33 One representation has been received objecting to the application on the grounds of noise and disturbance and inability to enjoy the garden owing to noise and disturbance, including from building works during the school holiday and from the music lessons owing to a lack of sound proofing. It is stated that the objector is a Council tenant and cannot choose where she lives.

Human rights implications

34 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

35 This application has the legitimate aim of providing extensions to a school building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

N/A.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2300-A Application file: 12/AP/1759 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Victoria Lewis, Senior Planning Officer	
Version	Final	
Dated	31 July 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance & Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	29 August 2012	

Consultation undertaken

35 **Site notice date:** 05/07/2012

Press notice date: 02/08/2012

Case officer site visit date: 16.07.2012

Neighbour consultation letters sent: 02/07/2012

Internal services consulted:

Ecology Officer

Statutory and non-statutory organisations consulted: None.

36 **Neighbours and local groups consulted:**

02/07/2012 97B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 97A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 85B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 71A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 99B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 99A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 85A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 79A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 77B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 77A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 83B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 83A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 79B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 89B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 89A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 71B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 91 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 81A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 89C GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 75B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 38 HILLSBORO ROAD LONDON SE22 8QE
02/07/2012 93 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 57 PLAYFIELD CRESCENT LONDON SE22 8QR
02/07/2012 55 PLAYFIELD CRESCENT LONDON SE22 8QR
02/07/2012 40 HILLSBORO ROAD LONDON SE22 8QE
02/07/2012 87 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 FLAT 3 95 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 FLAT 1 95 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 FLAT 2 95 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 73 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 67B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 67A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 101 GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 75A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 69B GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 69A GLENGARRY ROAD LONDON SE22 8QA
02/07/2012 24 LYTCOTT GROVE LONDON SE22 8QX
02/07/2012 16 LYTCOTT GROVE LONDON SE22 8QX
02/07/2012 14 LYTCOTT GROVE LONDON SE22 8QX
02/07/2012 46 PLAYFIELD CRESCENT LONDON SE22 8QS
02/07/2012 22 LYTCOTT GROVE LONDON SE22 8QX
02/07/2012 20 LYTCOTT GROVE LONDON SE22 8QX
02/07/2012 18 LYTCOTT GROVE LONDON SE22 8QX

Re-consultation: Not required.

Consultation responses received

Internal services

Ecology Officer

- 37 I have reviewed this application and have no concerns regarding biodiversity and the extensions. It would be good if they could install some house sparrow boxes under the eaves but this is not a requirement just something for consideration.

Statutory and non-statutory organisations N/A.

Neighbours and local groups

- 38 One representation has been received objecting to the application on the grounds of noise and disturbance and inability to enjoy the garden owing to noise and disturbance, including from building works during the school holiday and from the music lessons owing to a lack of sound proofing. It is stated that the objector is a Council tenant and cannot choose where she lives.