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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.

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<b>Applicant</b>	Mr P Wright North Dulwich Tennis Club	<b>Reg. Number</b>	12/AP/1794
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2120-150
<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 six floodlights to tennis courts 1 and 2.

**At:** NORTH DULWICH TENNIS CLUB 152A EAST DULWICH GROVE LONDON SE22

**In accordance with application received on** 01/06/2012 08:01:32

**and Applicant's Drawing Nos.** PA001, PA002, PA003, PA004, Tennis Court lighting Proposal (March 2012), Design and 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 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 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

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 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);

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

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

3.28 Biodiversity (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).

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

Policies of the London Plan 2011

Policy 3.19 Sports facilities

Policy 7.8 Heritage assets and archaeology

National Planning Policy Framework (2012)

Section 4 - Promoting sustainable transport  
Section 7 - Requiring good design  
Section 8 - Promoting healthy communities  
Section 11 - Conserving and enhancing the natural environment  
Section 12 - Conserving and enhancing the historic environment

The proposed development raises no landuse issues and subject to conditions, would not result in any significant loss of amenity to neighbouring occupiers. The proposal would preserve the character and appearance of this part of the Dulwich Village Conservation Area and would not impact upon the adjoining site of nature conservation interest. 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:

PA002, PA003, PA004, Tennis Court lighting Proposal (March 2012)

Reason:

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

- 3 The floodlighting hereby permitted shall not be used outside of the following hours and shall be fitted with automatic cut-off switches so that the lights automatically switch off at the specified times.

1st May-30th September - 15:00-21:00 Monday to Saturday;

1st October-30th April - 15:00-20:00 Monday to Saturday;

All year round - 15:00-18:00 on Sundays and Bank Holidays.

Reason

To ensure no loss of amenity to the adjoining residential properties, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).