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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 S Born Alleyn's School	<b>Reg. Number</b>	12/AP/1759
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2300-A
<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 first floor extension to south-west elevation to provide additional music rooms, and erection of single-storey entrance lobby to south-west elevation.

**At:** ALLEYN'S SCHOOL, TOWNLEY ROAD, LONDON, SE22 8SU

**In accordance with application received on** 30/05/2012 12:01:16

**and Applicant's Drawing Nos.** Design and Access Statement, 499/006, 499/007 A, 07-2676-P002B, 07-2676-F002A, 499-100A, 499-110A

**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 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);

3.25 (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.

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).

Policies of the London Plan 2011

Policy 3.18 Education facilities

Policy 7.17 Metropolitan Open Land

National Planning Policy Framework (2011)

Section 7 - Requiring good design

Section 11 - Conserving and enhancing the natural environment

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 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:

499-100A, 499-110A

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July), SP12 -Design and Conservation of the Core Strategy 2011 and section 7 of the NPPF (2012).