

Item No. 1.3	Classification OPEN	Decision Level Dulwich Community Council	Date 10/11/2009
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-1824) Revision of approved scheme 08-AP-3030. Increasing the pitch of the approved ground floor skylight, to improve self cleaning potential of the glass. Alteration of an existing opening on the east elevation of the kitchen block to create a window into the kitchen office.		Address DULWICH HAMLET SCHOOL, DULWICH VILLAGE, LONDON, SE21 7AL Ward Village	
Application Start Date 20/08/2009		Application Expiry Date 15/10/2009	

PURPOSE

- 1 For determination by Members of Dulwich Community Council due to the number of objections received.

RECOMMENDATION

- 2 Grant Planning Permission

BACKGROUND

Site location and description

- 3 The Dulwich Hamlet School is located at the intersection of Dulwich Village and Turney Road. Whilst not being a listed property, it is within the Dulwich Village Conservation Area. The immediate area is residential although immediately to the north of the site is a commercial strip for the Village.
- 4 On the western boundary adjacent No. 175 Turney Road are single storey buildings including a music room and store-rooms.

Details of proposal

- 5 Permission is sought for alterations to the previously approved scheme. The alterations consist of the following;
- 6 Increasing the pitch of the approved ground floor skylight.
- 7 Altering an existing double door to the kitchen block to form one larger window.
- 8 It was originally proposed to install 5 new rooflights along the western roof slope, however this element of the scheme has since been withdrawn.

Planning history

9 07-AP-0766 Planning permission was granted 12/06/2007 for a single storey extension to music room (located adjacent to No.175 Turney Road) to provide additional accommodation for the school.

10 07-AP-2593 Planning permission was granted 24/12/2007 for the replacement of existing gates and railings to school to match original with railing height 1.8m; addition of new brick piers.

11 08-AP-3090 Planning permission was granted 10/03/2008 for re-cladding the existing kitchen including replacement of existing cladding. Conversion of a window to a door in the dining hall for use as a fire escape. Addition of a rooflight to improve daylight to the dining hall. Construction of a cloister/canopy alongside kitchen.

12 09-AP-1785 Permission was granted 27/08/2009 for the approval of materials in respect of the cladding in application 08-AP-3090.

Planning history of adjoining sites

13 None relevant.

FACTORS FOR CONSIDERATION

Main Issues

14 The main issues in this case are:

a] the principle of the development in terms of land use and conformity with strategic policies.

b] the impact of the proposal on the amenity of the adjoining residential properties and

c] the impact upon the Dulwich Village Conservation Area.

Planning Policy

15 Southwark Plan 2007 [July]

3.2 Protection of amenity

3.12 Quality in design

3.13 Urban design

3.16 Conservation areas

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

PPG 15 Planning and the Historic Environment

Consultations

17 Site notice date: 28/09/2009 Press notice date: 10/09/2009

18 Neighbour consultation letters sent: 14/09/2009

19 Case officer site visit date: 28/09/2009

20 Internal consultees
N/A

21 Statutory and non-statutory consultees
Dulwich Society
Dulwich Estates

22 Neighbour consultees
11 ROSEWAY LONDON SE21 7JT
12 ROSEWAY LONDON SE21 7JT
40 DULWICH VILLAGE LONDON SE21 7AL
175 TURNEY ROAD LONDON SE21 7JU
173 TURNEY ROAD LONDON SE21 7JU
12 DULWICH VILLAGE LONDON SE21 7AL
11-17 DULWICH VILLAGE LONDON SE21 7AL

23 Re-consultation
26/10/2009

Consultation replies

24 Internal consultees
N/A

25 Statutory and non-statutory consultees
Dulwich Society - Raised concerns about how the roof windows would be installed and the size of the roof windows due to issues of both glare and solar gain at certain times.

26 Neighbour consultees
11 Roseway - objects to the installation of the five roof windows as it would result in overlooking of the house and garden, it will undermine the beautiful features of the old school building, they will cause glare, and result in more noise from the school, if windows are left open. Concern was also raised about lights left on causing light pollution.

27
171 Turney Road - Objects to the windows in respect of the loss of view from Turney Road of the tower, the potential increase in noise and light pollution.

28 Re-consultation
No further comments received at the time of writing this report.

PLANNING CONSIDERATIONS

29 **Principle of development**
The proposal seeks to make some minor changes to the original scheme which established the principle of the development.

30 **Environmental impact assessment**
Not required for a scheme of this size.

31 **Impact of proposed development on amenity of adjoining occupiers and surrounding area**
The proposed use as a school remains the same, the alterations proposed are fairly minor and are not considered to compromise the amenity of the adjoining residential properties. The roof windows have been removed from the scheme and this was the

element that gave rise to the neighbouring objections.

32 **Impact of adjoining and nearby uses on occupiers and users of proposed development**
Not applicable.

33 **Traffic issues**
There are no traffic issues arising from the proposal.

34 **Design issues, Impact on character and setting of a listed building and/or conservation area**
The proposed alterations would deviate only slightly from the previously approved scheme. The proposals are part of the overall improvement on the existing 1960's kitchen and storage structure and introduce a more refined architectural articulation to the southern, eastern and northern elevations. This improvement helps the relationship to the original London School Board 1890's primary school and also enhances the character and appearance of the Dulwich Village Conservation Area.

35 **Impact on trees**
The proposal would impact on any trees.

36 **Planning obligations [S.106 undertaking or agreement]**
Not required for a scheme of this size.

37 **Conclusion**
The proposal is for small changes to the previously approved scheme. There were concerns raised by residents about the proposition of new rooflights within the western roof slope of the original building, however this element is now removed from the application. It is not considered that the proposed works would be harmful to the amenity of residential properties and that the overall scheme would enhance the character and appearance of the Dulwich Village Conservation Area. It is therefore recommended that planning permission is granted.

COMMUNITY IMPACT STATEMENT

38 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.

39 **HUMAN RIGHTS**
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.

40 This application has the legitimate aim of providing a development that supports the provision of educational facilities for school children. The rights potentially engaged by this application, including a 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.

41 **SUSTAINABLE DEVELOPMENT IMPLICATIONS**
The proposal which is part of the overall refurbishment of the kitchen area would allow

the existing structure to remain, whilst improving its energy efficiency.

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CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	N/A
Finance Director	No	N/A
List other officers here		
Executive Member	No	N/A
Date final report sent to Constitutional/Community Council/Scrutiny Team		November 10 2009