
RECOMMENDATION

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.

Applicant	Dulwich College	Reg. Number	17/AP/4771
Application Type	Full Planning Application		
Recommendation	Grant permission	Case Number	TP/2084-C

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a new car park to the south west of the campus site, to provide 135 spaces with access from Alleyn Park, in connection with the removal of the existing car park adjacent to the main college buildings (reduction in 15 spaces).

Development would encompass:

- Reinstatement of landscaped frontage to the Barry Buildings involving the provision of coach parking, retention of student drop-off area and disabled parking.
- Provision of 14 electric vehicle charging points, external lighting and vehicle wash down area in new car park.
- Improvements to site access and removal of Leylandii trees/hedge to Alleyn Park.

At: DULWICH COLLEGE, DULWICH COMMON, LONDON, SE21 7LD

In accordance with application received on 22/12/2017 16:01:22 and Applicant's Drawing Nos.

Site Location Plan and Existing Plans:

LD_PLN_010 issue A
LD_PLN_030 issue A
LD_PLN_031 issue A
LD_PLN_032 issue A
LD_PLN_033 issue A
LD_PLN_034 issue A

Proposed Plans:

LD_PLN_011 issue A
LD_PLN_012 issue D
LD_PLN_013 issue B
LD_PLN_014 issue B
LD_PLN_015 issue L
LD_PLN_016 issue C
LD_PLN_020 issue A
LD_PLN_021 issue A
LD_SEC_601 issue A
LD_SEC_602 issue A
1640/101/02 rev A
1640/101/04 rev A

Other Documents:

Planning Statement, December 2017
Design and Access Statement, ver 2.0 11.12.17
Landscape and Visual Appraisal, ver 5.0 11.01.18
Heritage Statement, November 2017
FLOOD RISK ASSESSMENT INCORPORATING SUSTAINABLE DRAINAGE SYSTEM 01 dated 05/12/17
Response to Drainage Comments dated 22.02.2018
Transport Statement, December 2017
Ecological Appraisal, ver 2.0 November 2017
Arboricultural Impact Assessment, project no. 438.3
External Lighting Assessment, Rev A 5 December 2017

Subject to the following six conditions:

Time limit for implementing this permission and the approved plans

1. The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

LD_PLN_011 issue A
LD_PLN_012 issue D
LD_PLN_013 issue B
LD_PLN_014 issue B
LD_PLN_015 issue L
LD_PLN_016 issue C
LD_PLN_020 issue A
LD_PLN_021 issue A
LD_SEC_601 issue A
LD_SEC_602 issue A
1640/101/02 rev A
1640/101/04 rev A

Reason:

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

2. 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

4. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be permanently retained.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works associated with the car park, and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 5 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment dated 05/12/17, Sustainable Urban Drainage details as demonstrated on the hereby approved plans and the Response to Drainage Comments dated 22.02.2018.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 6 The hereby approved landscaped area located to the west of the Barry Building, shall only be used for the purposes of temporary coach parking, parent drop-off/pick-up, disabled car parking and general recreational facilities associated with the operation of the school. At no time shall it be used for servicing purposes, general needs car parking or temporary car parking.

Reason

In order to protect the setting of the Listed Buildings in accordance with The National Planning Policy Framework 2012, policies SP12 Design and conservation; SP13 High environmental standards of The Core Strategy 2011, and Saved Policies 3.18 Setting of Listed Buildings, Conservation Areas and World heritage Sites, 3.12 Quality in Design, 3.13 Urban Design and Policy 3.28 Biodiversity and 3.25 Metropolitan Open Land, of The Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Informative

The planning permission granted includes alterations and amendments to areas of public highway which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal (Client) Engineer Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.