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Item No. 7.2	Classification: Open	Date: 7 July 2021	Meeting Name: Planning Sub-Committee A
Report title:	<p>Development Management planning application: Application 21/AP/1002 for: S.73 Vary/Remove Conds/Minor Alterations</p> <p>Address: BURGESS PARK COMMUNITY SPORTS PAVILION BURGESS PARK COMMUNITY SPORT GROUND 106 COBOURG ROAD LONDON SOUTHWARK</p> <p>Proposal: Minor material amendment to planning permission 19/AP/1275 (Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches) for amendments to configurations and setting out of building including an overall increase in building footprint of 118sqm to facilitate an Air Source Heat Pump, relocation of the clubroom within the sports centre to the south, amended external cladding from silver aluminium to copper, and inclusion of green roof, as well as changes to the landscaping and re-location of cycle parking.</p>		
Ward(s) or groups affected:	Faraday		
From:	Director of Planning		
Application Start Date	07/04/2021	PPA Expiry Date	01/06/2021
Earliest Decision Date	26/05/2021		

RECOMMENDATION

1. That planning permission be granted subject to conditions.

EXECUTIVE SUMMARY

2. Planning permission is sought to make alterations to the previously approved scheme 19/AP/1275. The proposal would result in changes to the landscaping scheme and an increase in the footprint of the building by 118sqm, mostly to improve its environmental performance. The development would continue to be appropriate development on Metropolitan Open Land (MOL) and the amendment wouldn't significantly increase the impact on the openness of the MOL.

BACKGROUND INFORMATION

Site location and description

3. The application site is located on the eastern part of Burgess Park, covering approximately 0.48ha of land. The existing area comprises a fenced artificial grass football pitch (AGP) to the west, surrounded by ancillary park land and footpaths to the north, west and south. The existing Burgess Park community sport centre is located within the centre of the application site to the east of the AGP. The existing sport centre is single storey and partially obscured by a grass verge which faces north towards terraced housing on Longcroft Road. The eastern part of the site comprises open sport pitches for cricket and rugby.
4. Burgess Park extends to the west of the application site and is designated Metropolitan Open Land (MOL) and a Site of Importance for Nature Conservation (SINC). To the north of the site is the Cobourg Road Conservation Area, which comprises of terraced residential properties, Cobourg Primary School and New Peckham Mosque which is Grade II Listed. To the east and south of the site is predominately residential land and some commercial properties further east on Old Kent Road.

Details of proposal

5. This application seeks the variation of Condition 1 (Approved Plans) of planning permission 19/AP/1275) in order to facilitate the following changes:
 - Increase in building footprint of 118sqm to facilitate an Air Source Heat Pump facility
 - Internal relocation of the clubroom/cafe within the sports centre building to the south
 - Amended proposed external cladding from silver aluminium to copper
 - Amended hard and soft landscaping scheme and
 - Re-location of 2 cycle parking spaces from the plaza entrance area to the overflow cycle parking area further to the east.

Consultation responses from members of the public and local groups

6. The application has received 1 letter of objection for the following reasons:
 - General dislike of proposal
 - Increase in traffic
 - Over development
 - Objection to additional fenced pitches which introduce hard surfaces into a natural environment

The application received one letter of support.

Planning history of the site

7. The application site was granted planning permission in 2019 (19/AP/1275) for:

'Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to the west and north of new pitches.'

KEY ISSUES FOR CONSIDERATION

Summary of main issues

8. The ability to seek minor material amendments to extant planning permissions is set out within S.73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (S.96a applications) an application under S.73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any S.73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a S.73 application, it must also take into account the scope of the changes being requested and the status of the permission, in terms of how far construction has progressed.
9. The planning issues relevant to the overall development were set out in full in the officer's report on application 19/AP/1275. The proposed amendments are to the configuration and setting out of the sport centre building and changes to the landscaping scheme. These changes do not result in any amendments to the approved land use.
10. No significant new material issues have been identified and the development is in the very early stages of construction. As such, it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters.

As such, the main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use
- Energy and sustainability
- Design
- Impact on Amenity
- Landscaping and trees
- Ecology and biodiversity
- Cycle parking
- Other matters

11. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

12. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed

Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

13. There are also specific statutory duties in respect of the Public Sector Equalities Duty, which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

14. Comments from members of the public and local groups

The application has received one letter of objection for the following reasons:

- General dislike of proposal
- Increase in traffic
- Over development
- Objection to additional fenced pitched which introduce hard surfaces into a natural environment

15. The issues raised above are relevant to the overall development and were addressed in full in the case officer's report for application 19/AP/1275. The requested changes as part of this S73 application relate only to minor changes in relation to configurations and setting out of the consented building, landscaping and relocation of 2 cycle storage spaces.

16. The amended scheme (772sqm GEA) would be acceptable in terms of the scale of development and would continue to preserve the openness of the MOL. Therefore, it is considered that the principle of the proposed development within the MOL is acceptable.

Energy and sustainability

17. The application proposed to install an ASHP enclosure on the southern edge of the consented building, adjacent to the plant room and refuse storage as shown in the Proposed Ground Floor Plan (ref: 0422-BPA-A-P005 Rev A1). This supports Core Strategy Policy 13 and emerging New Southwark Plan draft Policy P69, by providing a low carbon and clean energy source that will contribute to minimising greenhouse gas emissions across the lifetime of this development. This approach is supported by the council and demonstrates a positive amendment to the consented scheme in terms of environmental protection.

Design

18. The application proposes to amend the material of the building cladding from silver aluminium to natural copper. The change in material is considered to be

acceptable in principle and would likely provide a more natural aesthetic, becoming an oxidized green colour over time. It is recommended that the details of the external facing materials are to be secured through condition.

19. The application also includes changes to the internal layout of the sport centre, including the re-location of the clubhouse/cafe to the south of the building with doors opening out to the west. The changing rooms and associated facilities would be re-located to the north of the building. These internal reconfigurations are considered to have no greater impacts further to those previously considered under application 19/AP/1275 and will provide an improved view from the clubhouse onto the pitches to the west.
20. Overall, there are no design impacts further to those previously considered under application 19/AP/1275, subject to the subsequent approval of details applications, subject to the subsequent approval of details applications.

Impact on Amenity

21. The proposed 118sqm increase in building footprint is minimal in scale comparative to the consented 654sqm of building footprint under the original application. This minor extension is located on the southern end of the building, furthest from the residential dwellings to the north of the site. There would be no impacts on neighbouring amenity further to those previously considered under application 19/AP/1275.
22. It is recommended that details of how noise from the ASHP plant would be mitigated be secured through condition. This is to ensure a suitable level of acoustic condition for the outdoor spaces in the park, including the café / clubhouse element of this development located to the north.

Landscaping and trees

23. The application proposes that following changed to the approved landscaping plans:
 - Creation of one continuous mound instead of the two separate mounds consented on the western edge of the site. This would maintain a maximum height of 2m from the existing ground level. The single larger mound would create an increased surface area for planting, increasing opportunity for biodiversity.
 - Removal of the Gabion bench on the consented northern mound.
 - Minor re-configuration to the park entrance to the north at Loncroft Road to provide improved access and plaza area to the building. This seeks to create a more legible entrance including both stairs and a ramp thereby, providing an accessible entrance route for all users.
 - An improved entrance to the pitches from the south, aligning with the

amended footprint of the building. These changes will provide improvements to pedestrian accessibility through the site.

24. Detailed drawings of the hard and soft landscaping scheme including detailed lighting specifications and strategy are recommended to be secured through condition.
25. The revised plans show 3 new street trees incorporated into the new plaza design at the front entrance as well as additional planting on Waite Street and a row of native planting to the south of Neate Street. A new native hedge along the southern boundary is proposed, opposite the eastern part of the site. Overall the application proposes a net increase of 10 trees to be planted as part of the development. Details of tree planting will be secured through condition, including confirmation on the location, species and size of the 50 trees to be planted in total.

Ecology and biodiversity

26. The application includes an updated Proposed Roof Plan 0422-BPA-DR-A-P007 Rev A1 to align with the amended building line. This maintains the proposed biodiverse green roof on the consented building, with a gravel drainage boundary. This will encourage biodiversity net gain on the site which is within a Site of Importance for Nature Conservation (SINC) and MOL. Details are recommended to be sought through condition.
27. There are no ecology impacts further to those previously considered under application 19/AP/1275.

Cycle parking

28. The application proposes to maintain the same number of consented cycle parking spaces. However, there would be a decrease of 2 spaces in the plaza entrance area, which would be re-provided within the consented overflow cycle parking area further to the east. This is a minor change that would have no greater impact in terms of cycle parking provision. Details of cycle storage are recommended to be secured through condition.

Other matters

29. The application received 1 letter of support from Southwark Lancers Rugby Club. They requested that the condition on the decision notice for application 19/AP/1275 should be retained, which sought to address the disruption of development to users of the facilities. In addition, they requested that the overall management, access and reduction in changing rooms were considered as part of this application.
30. Condition 4 on the new decision notice requires a detailed scheme to be approved in relation to the continuity of the existing sport use and/or provision of alternative facilities during the construction phases of development. The

proposed development is in accordance with the relevant planning policy for community and healthy facilities, and the management of such facilities are not a material consideration for this planning application. The concerns regarding management, access and facility provision are set out in full in the case officer's report for application 19/AP/1275.

Community involvement and engagement

Consultation responses from external and statutory consultees

31. Sport England
- No objection raised subject to confirmation of the retention of the ballstop netting as agreed in the original permission.
32. Officer response to issue(s) raised: It was confirmed by the applicant that the ballstop netting has been retained.

Consultation responses from internal consultees

33. Urban Forester:
- Trees shown on Loncroft Road should be retained - these form part of an established avenue whereby the opportunity exists for the design of the boundary fence to be amended. If this is not be feasible, a revised landscape plan should be submitted to show replacement planting at this location.
 - Recommended conditions for hard and soft landscaping, tree planting and tree surveys.
34. Officer response to issue(s) raised: The applicant advised that the green wall sound barrier is to be installed in this location and therefore, these trees cannot be retained. This was due to insufficient space to realign the acoustic barrier whilst still providing sufficient access to the football pitches. The Football Foundation has requested that new trees are not planted on or close to the boundary of the pitches due to the high cost of maintenance from leaf fall. Therefore, it was not feasible to replant in the same location due to lack of space and potential damage to the pitches. Given the reasons outlined above, it has been agreed with the Urban Forester that replacement trees will be sought further along in combination with the condition wording. This will ensure a no net loss of total stem girth.
35. Ecology:
- No additional ecological concerns or comments
 - Support the new hedge
36. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

37. The council must not act in a way, which is incompatible with rights contained within the European Convention of Human Rights.
38. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
39. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
 1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
 2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
40. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
41. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

42. 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.
43. This application has the legitimate aim of amending approved plans in relation to landscaping and building footprint and internal layout. 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.

Positive and proactive statement

44. 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.
45. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.
- 46.
- Positive and proactive engagement: summary table NO
 - Was the pre-application service used for this application? N/A
 - If the pre-application service was used for this application, was the advice given followed? YES
 - Was the application validated promptly? NO
 - If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval? YES
 - To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed determination date? YES

CONCLUSION

47. The application proposes minor re-configurations to the layout and appearance of the consented building, including an overall increase in building footprint of 118sqm mostly to facilitate the provision of a new Air Source Heat Pump. The application proposes revised landscaping plans, as detailed in the 'Assessment' section of the report as well as the relocation of cycle parking spaces within the site. For the reasons set out in this report, it is recommended that planning permission should be granted subject to the approval of conditions.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Publicity undertaken
Appendix 2	Comments received
Appendix 3	Planning History
Appendix 4	Relevant Planning Policy
Appendix 5	Recommendation

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Gemma Perry, Graduate Planner	
Version	Final	
Dated	22 June 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		25 June 2021

APPENDIX 1

Publicity undertaken

Site notice date: 27/04/2021

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent:

Internal services consulted

Ecology

Urban Forester

Comments responses received

Internal services

Ecology
Urban Forester

Statutory and non-statutory organisations

Neighbour and local groups consulted:

Comments from two neighbours referred to above

APPENDIX 3

Relevant planning history

Reference and Proposal	Status
19/AP/1275 Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches	GRANT - Regulation 3/4 19/12/2019

Relevant planning policy

1. National Planning Policy Framework (the Framework)

- Chapter 2 Achieving sustainable development
- Chapter 13 Protecting Green Belt Land
- Chapter 15 Conserving and enhancing the natural environment

2. London Plan (2021)

- Policy S1 'Developing London's social infrastructure'
- Policy S5 'Sports and recreation facilities'
- Policy G1 'Green infrastructure'
- Policy G3 'Metropolitan Open Land'
- Policy G6 'Biodiversity and access to nature'
- Policy G7 'Trees and woodlands'

3. Core Strategy 2011

- Strategic Policy 1 - Sustainable development
- 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

4. Southwark Plan 2007 (saved policies)

- Policy 2.2: Provision of community facilities
- Policy 3.2: Protection of Amenity
- Policy 3.12: Quality in Design
- Policy 3.13: Urban Design
- Policy 3.14: Designing out Crime
- Policy 3.15: Conservation of the historic environment
- Policy 3.18: Setting of listed buildings
- Policy 3.25: Metropolitan open land
- Policy 3.28: Biodiversity

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	Mr Grant Mitchell London Borough of Southwark	Reg. Number	21/AP/1002
Application Type	S.73 Vary/Remove Conds/Minor Alterations		
Recommendation		Case Number	M2022

Draft of Decision Notice

for the following development:

Minor material amendment to planning permission 19/AP/1275 (Demolition of existing sports centre and adjacent all-weather pitch and construction of a new single storey sports centre with 2. No. new all weather pitches, associated lighting and hard and soft landscaping including new 'spectator mounds' to west and north of new pitches) for amendments to configurations and setting out of building including an overall increase in building footprint of 118sqm to facilitate an Air Source Heat Pump, relocation of the clubroom within the sports centre to the south, amended external cladding from silver aluminium to copper, and inclusion of green roof, as well as changes to the landscaping and re-location of cycle parking.

Burgess Park Community Sports Pavilion Burgess Park Community Sport Ground 106
Cobourg Road London

In accordance with application received on 23 March 2021 and Applicant's Drawing Nos.:

Proposed Plans

Plans - Proposed 5193_100 - GENERAL ARRANGEMENT F received 23/03/2021

Plans - Proposed 5193_150 - APPLICATION SITE G received 23/03/2021

Plans - Proposed 5193_155 - FENCE HEIGHTS A received 23/03/2021

Plans - Proposed 5193_201 - HARD LANDSCAPE DRAWING 1 OF 2 F received 23/03/2021

Plans - Proposed 5193_202 - HARD LANDSCAPE DRAWING 2 OF 2 F received 23/03/2021

Plans - Proposed 5193_301 - SOFT LANDSCAPE DRAWING 1 OF 2 F received 23/03/2021

Plans - Proposed 5193_302 - SOFT LANDSCAPE DRAWING 2 OF 2 F received 23/03/2021

Plans - Proposed 5193_401 - SPECTATOR MOUNDS SECTIONS D received 23/03/2021

Plans - Proposed 0422-BPA-A-P005 A2 received 23/03/2021

Plans - Proposed 0422-BPA-DR-A-P004 A4 received 23/03/2021

Plans - Proposed 0422-BPA-DR-A-P007 A1 received 23/03/2021

Plans - Proposed 0422-BPA-DR-A-P008 - PROPOSED EAST AND NORTH ELEVATIONS A2 received 23/03/2021

Plans - Proposed 0422-BPA-DR-A-P009 - PROPOSED WEST AND SOUTH ELEVATION A1 received 23/03/2021

Plans - Proposed 0422-BPA-DR-A-P010 - PROPOSED BUILDING SECTIONS A2 received

23/03/2021

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:

5193_150 REV F Proposed Site and Context Plan
Proposed Ground Floor Plan 0422-BPA-A-P005 Rev A1
Proposed Roof Plan 0422-BPA-DR-A-P007 Rev A1
Proposed East & North Elevations 0422-BPA-DR-A-P008 Rev A1
Proposed West & South Elevations 0422-BPA-DR-A-P009 Rev A1
Proposed Building Sections 0422-BPA-DR-A-P010 Rev A1
General Arrangement 5193_100 Rev F
Application Site 5193_150 Rev G
Existing Site Plan Overlay Proposals 5193_151 Rev F
Fence Heights 5193 155 Rev A (New Plan)
Hard Landscaping Drawing 1 of 2 5193_201 Rev F
Hard Landscaping Drawing 2 of 2 5193_202 Rev F
Soft Landscape Drawing 1 of 2 5193_301 Rev F
Soft Landscape Drawing 2 of 2 5193_302 Rev F
Spectator Mounds Sections 5193_401 Rev D
18-0822 00 REV 03 Proposed AGPs Layout
18-0822 01 REV 02 Artificial Grass Pitch Elevations
18-0822 03 REV 02 AGPs Above Ground Elevations
18-0822 04 REV 02 AGPs Floodlights
25052-HM-SK-MS-1000 REV 01 PROPOSED MECHANICAL SERVICES - HVAC
DISTRIBUTION - DRAFT
25052-HM-SK-MS-1001 REV SK MECHANICAL SERVICES - VENTILATION LAYOUT
DRAFT
25052-HM-SK-MS-1002 REV SK MECHANICAL SERVICES - HEATING, COOLING
AND HOT WATER
BREEAM Approach Report REF.: 24071-RP-SU-001 DATED 13/02/2018
Bat Survey REF.: SE1920-791 VERSION V.01 DATED Sept' 2019

Reason:

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

Permission is subject to the following Pre-Commencements Condition(s)

2. 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 2019 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.

3. a) Prior to the commencement of any development, further site investigations shall be carried out as recommended by A Ground Soil Investigation Report ref STQ434-GO1 by Soiltechnics Limited, dated May 2018. This investigation shall help to inform the requirement of a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment that shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- c) In the event that contamination is found at any time when carrying out the approved

development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

4. No development shall commence until a scheme prepared by the applicant has been approved in writing by the local planning authority, in consultation with Sport England, to ensure, as far as is reasonably practicable, that:

- a) the continuity of the existing sports use of the playing fields/sports facilities shown within the red line boundary of drawing No. P001 REV A 'Existing location plan' is maintained during the site preparation, demolition and construction period of the development; and/ or

- b) the provision of alternative facilities are secured during the site preparation, demolition and construction of the development

The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason

To ensure there is no or as minimal as is feasible impact on availability of community sports facilities for the users of the existing facilities on the site in accordance with saved Southwark Plan policy 2.1 'Enhancement of community facilities' Core Strategy Strategic Policy 3 'Shopping, leisure and entertainment' and 4 'Places for learning, enjoyment and healthy lifestyles' and the National Planning Policy Framework 2019.

5. Prior to works commencing, full details of all proposed planting of 50 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at

the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff 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.

Permission is subject to the following Grade Condition(s)

6. Before any above grade work hereby authorised begins, details of a biodiversity green/ roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roof shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with agreed plans; and
- c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green and Southwark Council agreeing the submitted plans, and once the green roof are completed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2016, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

7. Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

8. 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 retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works 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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

9. Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

10. Prior to above grade works the applicant shall submit details, including to-scale elevations, of the acoustic barrier located along Loncroft Road that has been approved in principle by this planning permission.

Reason:

In the interests of the protection of the amenity of the nearby occupiers on Loncroft Road in accordance with saved Southwark Plan policy 3.2 'Protection of amenity' and Core Strategy Strategic Policy 12 'Design and conservation' and 13 'High environmental standards' and the National Planning Policy Framework 2019.

11. Prior to commencement of above grade works, an updated ballstrike assessment shall be submitted to the local planning authority to determine, in consultation with Sport England, that the hereby approved measures and mitigation, including fencing heights, are in line with those recommended by the updated ballstrike assessment, and adequately reduce the risk of ballstrike to a low level which will enable the cricket pitch to continue to operate.

Reason:

To protect the amenity of neighbours in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity.

12. Before any above grade work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

13. Prior to the commencement of above grade works for the pavilion, a noise report detailing how noise from the Air Source Heat Pump plant will be mitigated to ensure suitable acoustic conditions for outdoor spaces in the park, including parts of this development, shall be submitted to the Local Planning Authority for approval. The development shall comply with any details approved and maintained as such thereafter.

Reason: To minimise a loss of amenity for future users of the site from noise disturbance in accordance with The National Planning Policy Framework 2019; Strategic Policy 13 High environmental standards of The Core Strategy 2011; and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Permission is subject to the following Pre-Occupation Condition(s)

14. Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with The National Planning Policy Framework 2019, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

15. The development hereby permitted shall be begun before the end of three years from the date of the original permission 19/AP/1275 dated 19/12/2019.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

16. The floodlights hereby approved shall not be used before 08:00am or after 22:00 on any day and the lighting spill from them shall be no more than 5 lux on any neighbouring property.

Reason:

To protect the amenity of neighbours in accordance with the National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

17. The development hereby approved shall implement measures to achieve a minimum level of BREEAM 'Good' rating (by way of an overall score of at least 58% and achieving credits to a level equivalent to 'Very Good' in categories except 'ecology,' as detailed as being achievable in the approved 'Proposed BREEAM Approach' dated 13/02/2018 (ref.:24071-RP-SU-001).

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007

18. Before the first occupation of the building hereby permitted, the refuse storage arrangements shall be provided as detailed on the approved drawing Proposed Ground Floor Plan 0422-BPA-A-P005 Rev A1 and made available for use by the occupiers of the dwellings/premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

19. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

20. The use hereby permitted for the artificial grass pitches shall not be carried on outside of the hours 08:00 to 22.00 on Monday to Friday or 09:00 to 20:00 on Saturdays, Sundays and Bank Holidays.

Reason

To safeguard the amenity of neighbouring residents in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Informatives

- 1 Prior to the occupation of the development, the developer shall, in consultation with the Highway Authority, complete the following works:
 - * Construct a vehicle crossover on Loncroft Road
 - * Reinststate the redundant vehicle crossover on Loncroft Road as footway.
 - * Construct the raised link table on Cobourg Road with associated drainage.
 - * Construct a raised intersection table at the junction of Loncroft Road and Cobourg Road with associated drainage.
 - * Remove existing sinusoidal humps on the southern end of Cobourg Road.
 - * Promote a Traffic Management Order (TMO) to amend the parking arrangements on Loncroft Road and Cobourg Road.
 - * Repair any damages to the highway within the vicinity of the site due to construction activities.
- 2 The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980.
- 3 The applicant is advised that the pitch should be tested in accordance with The FA standard code of rules and be registered on the FA Register for 3G Football Turf Pitches.
- 4 The applicant is advised that for any football match play to take place the pitch should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality or International Match Standard (IMS) as a minimum.
- 5 Natural turf and artificial grass pitches - rugby only. The applicant is advised that the pitch/es should be built in accordance with World Rugby Law. Where this is found to be impracticable, an ongoing risk assessment should be conducted by the facility owner / operator in respect of safety issues and the standard and nature of rugby activities.
- 6 The applicant is advised that the pitch should be built in accordance with RFU guidance note # 7: Artificial Rugby Turf and tested bi-annually by an accredited testing laboratory in order to achieve and maintain World Rugby Regulation 22.