

Planning Applications Team – Planning Division
Chief Executives Department
London Borough of Southwark
160 Tooley Street
London, SE1 2QH

Submitted via Planning Portal

18th March 2024

Dear Sirs,

**SECTION 192 OF TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE
ALLEYN'S SCHOOL, TOWNLEY ROAD, DULWICH**

Vincent+Gorbing write on behalf of our client, Alleyn's School ('the Applicant') to submit an application for a Lawful Development Certificate in respect of minor external works to an existing school building forming part of the old gym hall within the School site.

This application for a Lawful Development Certificate has been submitted via the Planning Portal and is accompanied with the relevant Application Form, Fee, supporting existing/proposed plans, and Planning Statement. Please refer to the Application Documents Schedule for full details.

It is considered that the proposed minor works do not require planning permission and are permitted development under Schedule 2 Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015. A full assessment has been undertaken and is set out in our supporting Planning Statement.

I trust you have all the information required to register and determine the application. However if you have any questions or require further information, please contact myself and my colleague Hannah Philp (hannah.philp@vincent-gorbing.co.uk) at this office.

Yours faithfully,
FOR VINCENT+GORBING

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Alleyn's School

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Section 192 of the Town and Country Planning Act 1990

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE

SUPPORTING PLANNING STATEMENT

15 April 2024

Introduction

1. This statement has been prepared by Vincent+Gorbing on behalf of Alleyn's School in support of an application seeking a Lawful Development Certificate in respect of minor external works to an existing building forming part of the old gym hall within the School site.
2. Alleyn's School are working to establish a new facility to enhance pupil learning through the use of technology. The proposal would involve internal reconfiguration and retrofit of the existing building which is located adjacent to the old gym hall to create the 'All Studio'. This would be an innovative, creative space to inspire young people to engage in and become confident users of cutting-edge digital technology.
3. There would be no new floorspace or extension to the existing building footprint, please refer to both existing and proposed plans provided by MAP Architects. Furthermore there would be no change to pupil numbers. As the submitted plans and elevations illustrate, the proposal would largely involve replacement glazing and fenestration with all new materials to be timber as per the existing.

Assessment

4. Given the nature of the proposal it is therefore considered that these minor works do not require planning permission and are permitted development under Schedule 2 Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015.
5. See below table, which assesses the proposal against each criterion of Class M:

Requirements of GPDO Part 7 Class M	Proposed Use
(a)if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 would exceed the greater of—	

(i)25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it-was on 21st April 2021; or	Not exceeded. The existing footprint of the School buildings remain unchanged.
(ii)250 square metres;	Not applicable. In any event the existing building is 180m ² .
(b)in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;	Not applicable, this is a school.
(ba)in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land	Not applicable, the building is located within the school grounds well away from any residential land.
(c)if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;	Not applicable, involves an existing building.
(d)if the height of any new building erected would exceed —	
(i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or	Not applicable.
(ii)in all other cases, 6 metres;	Not applicable.
(da)if the height of any rooftop structure would exceed 1.5 metres;	Not applicable.
(e)if the height of the building as extended or altered would exceed—	
(i)if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or	Not applicable.
(ii)in all other cases, the height of the building being extended or altered	Not applicable.
(f)if the development would be within the curtilage of a listed building; or	Not applicable.
(g)unless—	
(i)in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;	The predominant use of the existing buildings is for the provision of education.
(ii)in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services	Not applicable.
(iii)in the case of prison buildings—	Not applicable.
(aa)the predominant use of the existing buildings on the premises is for the confinement of prisoners; and	
(bb)in the case of a closed prison, the development does not involve the erection, extension or alteration of any	

building beyond the perimeter as it stood on the relevant date.	
M.2 Development is permitted by Class M subject to the following conditions-	
(a)the development is within the curtilage of an existing school, college, university prison or hospital;	Yes, within the curtilage of the existing School site.
(b)the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;	Yes, would provide existing pupils with cutting edge digital technology.
(c)any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings;	Not applicable.
(d)any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered;	Not applicable, although replacement glazing and doors will be similar in external appearance.
(e)where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site;	Not applicable, no change in pupil numbers.
(f)where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to— (i)transport and highways impacts of the proposed development; (ii)the design and external appearance of the erection, extension or alteration; or (iii)the impact of the development on heritage and archaeology;	Not applicable.
(g)an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);	Not applicable.
(h)development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval date;	Not applicable.
(i)where proposed development under Class M relates to the erection, extension or alteration of	Not applicable.

<p>an open prison building, before beginning development the developer must—</p> <p>(i) assess the contamination and flood risks of the development;</p> <p>(ii) identify measures to reduce, so far as practicable, any contamination or flood risks of the development;</p> <p>(iii) where the development is in an area within Flood Zone 3, carry out prior consultation in accordance with paragraph M.2B (procedure for prior consultation under Class M); and</p> <p>(iv) provide written notification to the local planning authority of the proposed development with the documents and information listed in sub-paragraph (j);</p>	
<p>(j) the documents and information specified in sub-paragraph (i)(iv) are—</p> <p>(i) a written description of the proposed development;</p> <p>(ii) a plan indicating the site and showing the proposed development;</p> <p>(iii) a drawing, prepared to an identified scale, showing—</p> <p style="padding-left: 40px;">(aa) in the case of a building to be erected, the proposed external dimensions and elevations of that building; and</p> <p style="padding-left: 40px;">(bb) in the case of a building to be extended or altered, the external dimensions and elevations of that building both before and after the proposed extension or alteration;</p> <p>(iv) the proposed commencement date;</p> <p>(v) written confirmation that development will not take place on any land used as a playing field, and remaining in that use, at any time in the 5 years before the proposed commencement date;</p> <p>(vi) the developer’s contact address; and</p> <p>(vii) the developer’s email address if the developer is content to receive communications electronically.</p>	<p>Not applicable.</p>

Conclusion

6. In summary it is considered that the proposed minor works do not require planning permission and are permitted development under Schedule 2 Part 7, Class M of The Town and Country Planning (General Permitted Development) (England) Order 2015. A Certificate of Lawful Development is therefore sought to formally confirm this position.

APPLICATION DOCUMENTS SCHEDULE

APPLICATION FOR:	APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE
LOCAL AUTHORITY:	LB of SOUTHWARK COUNCIL
SITE:	ALLEYN'S SCHOOL
DEVELOPMENT:	MINOR EXTERNAL WORKS TO AN EXISTING BUILDING FORMING PART OF THE OLD GYM HALL WITHIN THE SCHOOL
APPLICANT:	ALLEYN'S SCHOOL
DATE OF APPLICATION:	18 APRIL 2024
V&G REF:	HR/4477

APPLICATION CONTENTS

General Items

Schedule of application documents (this form)

Planning application fee £216.50 (£146.50 application fee + £70.00 Planning Portal Fee)

Prepared by

Application documents

Cover Letter

Planning Statement

Vincent + Gorbing

Vincent + Gorbing

Drawings

MAP Architecture

2403_Alleyn's All Studio_Existing Photos
2403-All Studio-E000-Existing Block and Location Plans
2403-All Studio-E002-Existing Ground Floor Plan
2403-All Studio-E003-Existing Mezzanine Floor Plan
2403-All Studio-E004-Existing North-South Elevations
2403-All Studio-E005-Existing West-East Elevations
2403-All Studio-P001-Proposed Site Plan
2403-All Studio-P002-Proposed Ground Floor Plan
2403-All Studio-P003-Proposed Mezzanine Floor Plan
2403-All Studio-P004-Proposed North-South Elevations
2403-All Studio-P005-Proposed West-East Elevations
Google Aerial of Street Views and Street View 1 & 2

HR/4477/18.04.24

