

Item No. 7.2	Classification: OPEN	Date: 16 March 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Council's own development Application 10-AP-2940 for: Full Planning Permission Address: SHOP FRONTS AT 163,165,167,169,171,173,175,177,179,181 SOUTHAMPTON WAY, LONDON, SE5 7EJ Proposal: Replacement and / or repair of existing shopfronts and installation of awnings and roller shutters.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 25/11/2010		Application Expiry Date 20/01/2011	

PURPOSE

- 1 To consider the above application due to the number of objections received for a Council's Own case.

RECOMMENDATION

- 2 That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 3 The application site is a parade of shops on the north side of Southampton Way (Nos. 163-181 Odds). The parade is close to the junction of Coleman Road and Southampton Way and the majority of units are in A1 or A3 use.
- 4 The buildings are generally 3 storeys in height with residential or ancillary storage on the upper floors and are Victorian, constructed of yellow stock brick. The individual units vary greatly in character/material/type. Some original features such as corbels remain, but have partly been covered by fascia signage.
- 5 The existing shopfronts are generally in poor condition, varying in design and signage. The majority of the shops have existing projecting roller shutter boxes and two of the units have awnings.
- 6 The site is within an Urban Density Zone and an Air Quality Management Area. It is not within a Conservation Area and is not listed. The site is however, opposite a row of Grade II Listed Buildings on Southampton Way (Nos. 190, 192 and 194).

Details of proposal

- 7 It is proposed to either repair the existing shopfronts or provide like-for-like replacements, depending on the condition of the shopfronts following further on-site investigation. This is part of the Improving Local Retail Environment (ILRE) project, which is a 3 year, £4.5million project aimed at improving the physical environment of some of Southwark's local retail parades. The primary objectives are to improve local

trader environments outside the major town centres and to improve, retain and attract new businesses and increase commercial activity.

- 8 The existing shop front surrounds and features would be cleaned and repaired, and the shop fronts themselves would either be replaced with powder coated aluminium frames and new glazing where necessary, or they would be repaired. Where there are existing roller shutters to the shops, they would be retained and refurbished, but if considered necessary at implementation stage (following further investigation by the Applicant), new roller shutters of an open grated/perforated type would be provided.
- 9 The Applicant has submitted a schedule of works but as stated, some of the replacement shopfronts and shutters would only be provided where necessary following further investigation on site by the Applicant. In brief, the schedule outlines the work to all the units:
- 10
- New PPC (polyester powder coated) aluminium framed shopfront to match existing or retain and refurbish existing;
 - New open link type aluminium roller shutters with recessed box or retain and redecorate existing;
 - New retractable canvas awnings.
- 11 Matching colours are proposed to the individual shop units, awnings and signage, but would be varied across the parade. A separate application for Advertisement Consent for the signage (under ref 10-AP-2941) has been submitted and is also to be determined at the same meeting.

Planning history

- 12 There is some planning history on the application sites. The most relevant ones are new shop fronts, but these are to individual units as opposed to the whole parade and therefore are not considered to be of direct relevance.

Planning history of adjoining sites

- 13 There is substantial planning history on the sites, but none is of relevance to this case.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
 - b) Impact of proposed development on the amenity of adjoining occupiers
 - c) Impact of proposed development on the character and appearance of the surrounding area
 - d) Traffic and highway issues

Planning policy

- 15 Saved Southwark Plan 2007 (July)
Policy 3.2 - Protection of Amenity
Policy 3.11 - Efficient Use of Land
Policy 3.12 - Quality in Design
Policy 3.13 - Urban Design
Policy 3.14 - Designing out Crime
- 16 Core Strategy

Southwark's Core Strategy was considered by an independent Inspector during an Examination in Public held in July 2010. The Inspector has issued his binding report and deemed the Core Strategy to be sound. His report was received on 28 January 2011 and it is likely that the Southwark will adopt the Core Strategy.

Now the Inspector's binding report has been received, the Core Strategy, together with the suggested changes by the Inspector carries considerable weight. In the period before the Core Strategy is formally adopted, whilst the Southwark Plan remains the relevant statutory development plan, where the Core Strategy suggests a different approach when determining a planning application, the Core Strategy is a significant material consideration that should be taken into account.

Strategic Policy 3 – Shopping, leisure and entertainment

Strategic Policy 12 – Design and conservation

Strategic Policy 13 – High environmental standards

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 17 PPS1 Delivering Sustainable Development
PPS 4 Planning for Sustainable Economic Growth
PPS 5 Planning and the Historic Environment

Principle of development

- 18 The principle of removing fascia signs and awnings to refurbish or replace the shop fronts is considered acceptable and it raises no land use/policy issues. This is however, subject to there being no harmful impacts on amenity and streetscape. This is discussed below.

Environmental impact assessment

- 19 None is required for the scale of works proposed.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 20 The refurbishment of the shopfronts mainly involves the cleaning/repairing the shop front surrounds and features and replacing the shopfronts with powder coated aluminium frames and new glazing where necessary.

- 21 All the units would have new awnings. As these works are limited to the ground floor level, it would not impact on residential amenity (particularly flats on the upper floors of the shops). The works are therefore unlikely to lead to a loss of natural light or outlook to residents above and would not lead to loss of privacy for residents. No objections are raised in terms of residential amenity.

- 22 One concern raised by a neighbour is that there is no mention of waste storage and that waste should be stored within the shops. This application is for the installation and refurbishment of the shopfronts only and would not increase the commercial floorspace, therefore it would be unreasonable to impose a condition requesting additional waste storage.

The proposal therefore complies with saved policies 3.2 and 3.11 of The Southwark Plan and strategic policy 13 'High environmental standards' of the draft Core Strategy (2011).

Impact of proposed development on the character and appearance of the surrounding area

- 23 The refurbishment of the shopfronts is welcomed. The existing shopfronts along this parade are in a poor condition, with no uniformity in proportions or design. The proposal would rationalise the existing shopfronts and would enhance the existing poor quality appearance and provide a consistency of design, materials and finishes to

the shopping parade that would be a considerable improvement both physically and visually.

- 24 A colour scheme has been proposed for each unit which enables expression of individual identity/branding. The colours would be applied to the fascia signs, frames and awnings and is selected from a selected range, but with colour variation across the parade.
- 25 There would be a more coherent identity to the parade and the removal of clutter. The removal of the existing signs would reveal the original features such as corbels and this is welcomed. The proposal would essentially bring some uniformity to the shopfronts and some rhythm that is currently lacking.
- 26 It is acknowledged that some of the existing solid roller shutters will be retained. Whilst this is not ideal, it is noted that this is the existing situation and they appear to have been installed for at least 4 years. Where new shutters are proposed, these would be of an open grated type (powder coated aluminium). This open grated type would allow some visibility into the shops and would not create a dead frontage. The roller shutters would be located behind the fascia panels and would not project further forward from the shopfront.
- 27 Four letters of objection have been received regarding the design of the shopfronts. The main concern relates to the uniform design and that it would not fit in with the late Victorian/early Edwardian architecture of the area. Whilst the approach is to make the parade appear more uniform, the units would not be identical. Each unit would have a different colour and the signage (subject to a separate application for advertisement consent) would follow a design code governing the sign's font, colour, size and location. The proposal would provide a sense of consistency with each shopfront still having its own identity and it is not the Applicant's intention to make the premises resemble one another. The existing shopfronts do not currently fit in with the architecture of the parade as they have been installed on an ad hoc basis, with some of the signage and awnings covering part of the architectural features (corbels and cornices). This application would remove the clutter and reveal the remaining architectural features. The application site is not within a Conservation Area and the use of aluminium as the primary material is considered acceptable. The site is opposite 3 No. Grade II Listed Buildings, but as the proposal would enhance the existing parade, it would preserve the setting of these Listed Buildings.
- 28 One of the comments made from neighbour consultation is the effect of the solid roller shutters on the street. As stated, some of these are existing shutters and where new ones are proposed, they would be of an open grated style that allows views through.
- 29 The design of the fascia signs will be assessed under the application 10-AP-2941, which seeks Advertisement Consent.

Traffic issues

- 30 The proposed works are confined within the shopfront. The shopfronts would not project beyond the façade to the extent that they would impede pedestrian flow and the doors open inwards.
- 31 The proposed awnings would be cantilevered and therefore would not require free standing poles. This support method would limit any obstructions on the public footpath and the awnings would be of sufficient height to avoid impeding pedestrians. The works would not affect vehicular sightlines and no traffic issues are envisaged.

Other matters

Access

32 There would be no changes to the access arrangements; all units have level access.

Sustainability

33 Letters received from the neighbour consultation raise issues relating to the need to reduce energy use, such as the provision of automatic closing doors, Forest Stewardship Council timber and a condition requiring all external shop lighting to be switched off after 11pm (or when the shop closes).

34 The proposal is to either repair or replace the shopfronts like-for-like depending on their condition, and because the site is not located in a conservation area it is not considered that a condition requiring any replacement shopfronts to be timber would be justified in this instance. Retailers are likely to switch off external shop and window lighting when the premises close, and because the proposed shopfronts do not include any lighting, such a condition would not be related to the nature of the proposed development.

Conclusion on planning issues

35 The proposal is considered acceptable overall as it would re-instate the architectural order and original features of the shopfronts where they remain, improving the appearance of the parade. No impacts on residential amenity or transport are envisaged. The application is therefore recommended for approval.

Community impact statement

36 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: No issues.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

37 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

38 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

Four representations have been received objecting to the proposals. See Appendix 2 for further details.

Human rights implications

39 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.

This application has the legitimate aim of providing new shopfronts. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

n/a

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2229-163 Application file: 10-AP-2940 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5460 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management		
Report Author	Wing Lau, Planning Officer		
Version	Final		
Dated	24 February 2011		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Communities, Law & Governance	No	No	
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes	
Strategic Director of Environment and Housing	No	No	
Date final report sent to Community Council Team		7 March 2011	

Consultation undertaken

40 **Site notice date:** 11.12.10

Press notice date: 09.12.10

Case officer site visit date: 11.12.10

Neighbour consultation letters sent: 01.12.10

Internal services consulted:
Design and Conservation Team

Statutory and non-statutory organisations consulted:
None

Neighbours and local groups consulted:

179 SOUTHAMPTON WAY LONDON SE5 7EJ
192 SOUTHAMPTON WAY LONDON SE5 7EU
187B SOUTHAMPTON WAY LONDON SE5 7EJ
187A SOUTHAMPTON WAY LONDON SE5 7EJ
189A SOUTHAMPTON WAY LONDON SE5 7EJ
179A SOUTHAMPTON WAY LONDON SE5 7EJ
185A SOUTHAMPTON WAY LONDON SE5 7EJ
157A SOUTHAMPTON WAY LONDON SE5 7EJ
189B SOUTHAMPTON WAY LONDON SE5 7EJ
189C SOUTHAMPTON WAY LONDON SE5 7EJ
72 STANSWOOD GARDENS LONDON SE5 7SR
129 COLEMAN ROAD LONDON SE5 7TF
71 STANSWOOD GARDENS LONDON SE5 7SR
69 STANSWOOD GARDENS LONDON SE5 7SR
70 STANSWOOD GARDENS LONDON SE5 7SR
131 COLEMAN ROAD LONDON SE5 7TF
161A SOUTHAMPTON WAY LONDON SE5 7EJ
161B SOUTHAMPTON WAY LONDON SE5 7EJ
82 COLEMAN ROAD LONDON SE5 7TG
133 COLEMAN ROAD LONDON SE5 7TF
80 COLEMAN ROAD LONDON SE5 7TG
185B SOUTHAMPTON WAY LONDON SE5 7EJ
82A COLEMAN ROAD LONDON SE5 7TG
SECOND FLOOR FLAT 177A SOUTHAMPTON WAY LONDON SE5 7EJ
GROUND FLOOR FLAT 11 BONSOR STREET LONDON SE5 7TE
SECOND FLOOR AND THIRD FLOOR FLAT 181 SOUTHAMPTON WAY LONDON SE5 7EJ
159C SOUTHAMPTON WAY LONDON SE5 7EJ
159A SOUTHAMPTON WAY LONDON SE5 7EJ
159B SOUTHAMPTON WAY LONDON SE5 7EJ
190 SOUTHAMPTON WAY LONDON SE5 7EU
CARETAKERS FLAT 2 SEDGMOOR PLACE LONDON SE5 7SE
179B SOUTHAMPTON WAY LONDON SE5 7EJ
185C SOUTHAMPTON WAY LONDON SE5 7EJ
187C SOUTHAMPTON WAY LONDON SE5 7EJ
FIRST FLOOR AND SECOND FLOOR FLAT 163 SOUTHAMPTON WAY LONDON SE5 7EJ
FIRST FLOOR FLAT 181 SOUTHAMPTON WAY LONDON SE5 7EJ
FIRST FLOOR FLAT 11 BONSOR STREET LONDON SE5 7TE
FIRST FLOOR FLAT 177A SOUTHAMPTON WAY LONDON SE5 7EJ
FIRST FLOOR AND SECOND FLOOR FLAT 171 SOUTHAMPTON WAY LONDON SE5 7EJ
FIRST FLOOR AND SECOND FLOOR FLAT 169 SOUTHAMPTON WAY LONDON SE5 7EJ
68 STANSWOOD GARDENS LONDON SE5 7SR
FLAT C 167 SOUTHAMPTON WAY LONDON SE5 7EJ
FLAT D 167 SOUTHAMPTON WAY LONDON SE5 7EJ
FLAT A 167 SOUTHAMPTON WAY LONDON SE5 7EJ
FIRST FLOOR FLAT 190 SOUTHAMPTON WAY LONDON SE5 7EU
FLAT 2 165 SOUTHAMPTON WAY LONDON SE5 7EJ
FLAT B 167 SOUTHAMPTON WAY LONDON SE5 7EJ
UNIT 5 2 SEDGMOOR PLACE LONDON SE5 7SE
UNIT 6 2 SEDGMOOR PLACE LONDON SE5 7SE
UNIT 4 2 SEDGMOOR PLACE LONDON SE5 7SE
UNIT 10 2 SEDGMOOR PLACE LONDON SE5 7SE
UNIT 3 2 SEDGMOOR PLACE LONDON SE5 7SE
ROOM 8 2 SEDGMOOR PLACE LONDON SE5 7SE
TOP FLAT 173 SOUTHAMPTON WAY LONDON SE5 7EJ
ROOM 7 2 SEDGMOOR PLACE LONDON SE5 7SE
ROOM 1 2 SEDGMOOR PLACE LONDON SE5 7SE

ROOM 2 2 SEDGMOOR PLACE LONDON SE5 7SE
FLAT 1 165 SOUTHAMPTON WAY LONDON SE5 7EJ
FLAT 3 165 SOUTHAMPTON WAY LONDON SE5 7EJ
163B SOUTHAMPTON WAY LONDON SE5 7EJ
UNIT 9 2 SEDGMOOR PLACE LONDON SE5 7SE
2 SEDGMOOR PLACE LONDON SE5 7SE
61 STANSWOOD GARDENS LONDON SE5 7SR
194 SOUTHAMPTON WAY LONDON SE5 7EU
181 SOUTHAMPTON WAY LONDON SE5 7EJ
183 SOUTHAMPTON WAY LONDON SE5 7EJ
62 STANSWOOD GARDENS LONDON SE5 7SR
66 STANSWOOD GARDENS LONDON SE5 7SR
67 STANSWOOD GARDENS LONDON SE5 7SR
65 STANSWOOD GARDENS LONDON SE5 7SR
63 STANSWOOD GARDENS LONDON SE5 7SR
64 STANSWOOD GARDENS LONDON SE5 7SR
163 SOUTHAMPTON WAY LONDON SE5 7EJ
165 SOUTHAMPTON WAY LONDON SE5 7EJ
157 SOUTHAMPTON WAY LONDON SE5 7EJ
UNIT 11 2 SEDGMOOR PLACE LONDON SE5 7SE
UNIT 12 TO UNIT 15 2 SEDGMOOR PLACE LONDON SE5 7SE
167 SOUTHAMPTON WAY LONDON SE5 7EJ
175 SOUTHAMPTON WAY LONDON SE5 7EJ
177 SOUTHAMPTON WAY LONDON SE5 7EJ
173 SOUTHAMPTON WAY LONDON SE5 7EJ
169 SOUTHAMPTON WAY LONDON SE5 7EJ
171 SOUTHAMPTON WAY LONDON SE5 7EJ

Re-consultation:

N/A

Consultation responses received

Internal services

- 41 Design and Conservation - The proposed shopfront and signage re-furbishment has the potential to greatly enhance the existing poor quality situation and provide a consistency of design, materials and finishes to the shopping parade that will be a considerable improvement both physically and visually. Accordingly no objections to this proposal, which has no direct impact on heritage assets.

Statutory and non-statutory organisations

N/A

Neighbours and local groups

- 42 One letter from 50 Coleman Road objecting on the following grounds:
In principle support the project, but have concerns; shop fronts should be designed to fit in with late Victorian/early Edwardian architecture of the area; the shopfronts and signs should be made from wood and not plastic or metal; proposal looks dated - 1960s characterless and so replicating existing problems; there are some listed buildings in the area and so strengthens the case for the design to be revisited to fit in with the period; no waste storage and there should be a condition to ensure there is in-shop waste storage; request a condition that all doors are have 'auto-closers' to reduce carbon footprint; request a condition that all external shop lighting and window lighting is switched off after 11pm (or when shops close) to reduce energy usage; condition should be added requiring the use of FSC timber in line with Council's policies on biodiversity and tackling climate change; designs should not be uniform as variety of period shop fronts is essential for re-creating the ambience of the period.
- 43 One letter received from 30 Coleman Road raising the exact same concerns as the above.
- 44 Another letter received from 50 Coleman Road raising the following concerns:
Designs appear identical to the existing shopfronts and the uniformity does nothing to reinvigorate the street as a destination for shoppers; pointless in replacing existing fascias when it could be given a good wash; residents keen to see the shops develop a unique identity along a consistent architectural theme; proposal should include provision for the on-site storage of rubbish; pleased to see the Council is taking steps to improve the street and shopfronts, but should take this opportunity to ensure the best possible outcome.
- 45 One letter from Wells Way Triangle Residents Association raising the following concerns:
Residents broadly welcomed the scheme there would be improvement to shopfronts; residents hoped that the plans could be made less 'uniform' with each shop front having its own character; should reflect the late Victorian/Edwardian style of the housing; any shutters should not have an effect of an area that needs to be 'locked up after dark'; should look at the Bellenden Road development as an example; development should conform to standards for protecting the environment (e.g. lighting, heating, closing doors); rubbish left outside these shops is detrimental to the visual and health amenity of the area and request that waste should be stored inside premises.