

Item No. 7.4	Classification: OPEN	Date: 16 March 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Application 10-AP-2839 for: Council's Own Development - Reg. 3 Address: SHOP FRONTS AT 117,119,125,129,131,133,135,137,156,158,160 SOUTHAMPTON WAY, LONDON, SE5 7EW Proposal: Repair and/or replacement 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 both the north and south side of Southampton Way (Nos. 117-137 north and Nos. 156-160 south). The parades are close to the junction of Rainbow Street and Wells Way and the majority of units are in A1 or A3 use.
- 4 The parades are generally 2 – 3 storeys in height with residential or ancillary storage on the upper floors. The majority of the buildings are of yellow stock brick and some with white rendered facades, and are of Victorian and post-war origin. The existing shop units generally have metal frame facades, most with low stall risers. 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 three 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.

Details of proposal

- 7 It is proposed to repair or replace the existing shopfronts where necessary. 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 There would be no changes to the position of doorways and windows (with the exception of a double door to be installed at No. 158). The existing shop front surrounds and features would be cleaned and repaired and the shopfronts frames would either be replaced with powder coated aluminium frames and new glazing or repaired. At the time of writing, the Applicant could confirm which units would have new aluminium frames and which would be repaired, as this would depend on the state of the shopfronts when further investigations are carried out on site. Where there are existing roller shutters, these would be retained and new shutters would be provided of open grated/perforated type.

9 Below is a schedule, which would outline the works to each unit:

117 Southampton Way - New PPC (polyester powder coated) aluminium framed shopfront to match existing, or retain and refurbish existing;
Roller Shutter - Retain and redecorate existing;
No awning proposed.

119 Southampton Way - New PPC aluminium framed shopfront to match existing, or retain and refurbish existing;
Roller Shutter - Retain and redecorate existing;
No awning proposed.

125, 129, 131, 133, 135 and 137 Southampton Way - New PPC aluminium framed shopfronts to match existing, or retain and refurbish existing;
Roller Shutter - New open link type aluminium roller shutter with recessed box, or retain and redecorate existing;
New retractable canvas awnings with recessed awning box.

156 Southampton Way - New PPC aluminium framed shopfront to match existing, or retain and refurbish existing;
Roller Shutter - Retain and redecorate existing;
No awning proposed.

158 Southampton Way - New PPC aluminium framed shopfront to match existing, or retain and refurbish existing;
No roller or awning proposed.

160 Southampton Way - New PPC aluminium framed shopfront to match existing, or retain and refurbish existing;
Roller Shutter - Retain and redecorate existing;
No awning proposed.

10 Matching colours are proposed to the shop units, awnings and signage, but would be varied across the parade.

11 A separate application for Advertisement Consent for the signage (under ref 10-AP-2840) has been submitted and is also to be determined at the same meeting.

Planning history

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

Planning history of adjoining sites

13 There is no relevant planning history on the adjoining sites.

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 1.10 - Small Scale Shops and Services Outside the Town and Local Centres and Protected Shopping Frontages
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

Core Strategy

- 16 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

Principle of development

- 18 The principle of removing fascia signs and awnings to refurbish and improve the shop fronts is considered acceptable as it raises no land use/policy issues. This is however, subject to there being no harmful impacts on amenity and streetscape. This is considered 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 requires cleaning and repairing the metal frames and glazing. Some of the shopfronts would however, be replaced with new

aluminium frames to match existing where necessary.

21 Some of the units on the north side would have new awnings (Nos. 125, 129, 131, 133, 135 and 137). As these works are limited to the ground floor level, it would not impact on residential amenity (particularly flats on the upper floors). The works would not lead to a loss of natural light or outlook to residents above and would not lead to loss of privacy for residents. As such, no objections are raised in terms of residential amenity.

22 One representation received from neighbour consultation raises concerns that there is no mention of waste storage. This application is for the installation and refurbishment of the shopfronts and would not increase the commercial floorspace, therefore it would be unreasonable to impose a condition requesting additional waste storage facilities to be provided.

23 The proposal therefore complies with Saved Southwark Plan Policies 3.2 and 3.11 of the Southwark Plan (2007) and Strategic Policy 13 'High environmental standards' of the draft Core Strategy (2011).

Design issues

24 The refurbishment of the shopfronts is welcomed. The existing shopfronts along this parade are in a poor condition, with no uniformity in materials, proportions or design and the proposal would rationalise them. The proposed shopfront and signage refurbishment has the potential to greatly 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 visually.

25 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 would be selected from a selected range, but with colour variation applied across the parade.

26 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, and the proposal would bring some uniformity and rhythm to the shopfronts that is currently lacking.

27 It is acknowledged that some of the existing solid roller shutters would 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, they would be of an open grated type which would allow some visibility into the shops and would not create a dead frontage.

28 The units to the north side of Southampton Way (125, 129-137) would have awnings, with the roller shutters set behind the fascia sign (shown as Typical Type A Unit). The units to the south side of Southampton Way (156-160) would have their roller shutters retained. As the shutter boxes would not project any further forward than the shopfront, there are no objections as it would not create visual clutter.

29 Two 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 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 buildings as they have been installed on an ad hoc basis, and some of the signage and awnings cover part of the architectural features of the building (corbels and cornices). This application would remove the clutter and reveal the remaining architectural features. The site is not within a Conservation Area and the use of aluminium as the primary material is considered acceptable. The nearest Listed Buildings are located some distance away (45m) from the application site and their setting would not be affected.

30 A comment from the 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 allow views through and a condition to this effect is recommended.

31 The design of the fascia signs is assessed under the application 10-AP-2840 (Advertisement Consent).

Traffic issues

32 The proposed works are confined wholly within the shopfronts. The new shopfronts would not project beyond the façade to the extent that they would impede pedestrian flow and the doors would open inwards.

33 The awnings to some of the shop units (125 - 137) would be cantilevered and 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

34 There are no changes to the access arrangements and all units have level access.

Sustainability

35 A letter received from a neighbouring occupier raises concerns relating to the need to reduce energy use, and that automatic closing doors, the use of Forest Stewardship Council timber and all external shop lighting to be switched off after 11pm (or when the shop closes) should be required.

36 The proposal is to either repair or replace the shopfronts depending on their condition, and because the site is not located in a conservation area and the use of aluminium is common in this part of the shopping parade, 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

37 The proposal is considered acceptable overall as it would re-instate the architectural order and original features of the buildings and improve the general appearance of the parades. No impacts on residential amenity or pedestrian flow are envisaged. The application is therefore recommended for approval.

Community impact statement

38 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

- a) The impact on local people is set out above.
- 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

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

Consultation replies

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

Summary of consultation responses

- 41 Two representations have been received objecting to the proposals. See Appendix 2 for further details.

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 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/2229-119 Application file: 10-AP-2839 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	23 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

44 **Site notice date:** 11.12.10

Press notice date: None

Case officer site visit date: 11.12.10

Neighbour consultation letters sent: 08.12.10

Internal services consulted:

Design and Conservation - Surgery

Public Realm - Asset Management

Statutory and non-statutory organisations consulted:

None required.

45 **Neighbours and local groups consulted:**

FLAT 3 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 2 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 4 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 6 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 5 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 1 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
2 RAINBOW STREET LONDON SE5 7TD
9 RAINBOW STREET LONDON SE5 7TB
4 RAINBOW STREET LONDON SE5 7TD
6 RAINBOW STREET LONDON SE5 7TD
FLAT 7 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 1 119 SOUTHAMPTON WAY LONDON SE5 7SX
FIRST FLOOR FLAT 125 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 2 119 SOUTHAMPTON WAY LONDON SE5 7SX
133-135 SOUTHAMPTON WAY LONDON SE5 7EW
SECOND FLOOR FLAT 125 SOUTHAMPTON WAY LONDON SE5 7EW
FIRST FLOOR FLAT 117 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT 8 133-135 SOUTHAMPTON WAY LONDON SE5 7EW
137 SOUTHAMPTON WAY LONDON SE5 7EW
119 SOUTHAMPTON WAY LONDON SE5 7EW
131 SOUTHAMPTON WAY LONDON SE5 7EW
117 SOUTHAMPTON WAY LONDON SE5 7EW
LIVING ACCOMMODATION 156 WELLS WAY LONDON SE5 7SY
127 SOUTHAMPTON WAY LONDON SE5 7EW
139 SOUTHAMPTON WAY LONDON SE5 7EW
129 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT C 156 SOUTHAMPTON WAY LONDON SE5 7EW
129A SOUTHAMPTON WAY LONDON SE5 7EW
FLAT B 156 SOUTHAMPTON WAY LONDON SE5 7EW
FLAT A 156 SOUTHAMPTON WAY LONDON SE5 7EW
141 SOUTHAMPTON WAY LONDON SE5 7EW
11 RAINBOW STREET LONDON SE5 7TB
1 RAINBOW STREET LONDON SE5 7TB
3 RAINBOW STREET LONDON SE5 7TB
7 RAINBOW STREET LONDON SE5 7TB
5 RAINBOW STREET LONDON SE5 7TB
147 WELLS WAY LONDON SE5 7SZ
158 SOUTHAMPTON WAY LONDON SE5 7EW
156 SOUTHAMPTON WAY LONDON SE5 7EW
160 SOUTHAMPTON WAY LONDON SE5 7EW
145 WELLS WAY LONDON SE5 7SZ
156 WELLS WAY LONDON SE5 7SY

Re-consultation:

N/A

Consultation responses received

Internal services

- 46 Design and Conservation Team - 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.

Public Realm - No comments received at the time of writing.

Statutory and non-statutory organisations

N/A

Neighbours and local groups

- 47 Two letters of objection have been received:
- 48 One letter from 129A Southampton Way objecting on the following grounds:
Opposed to installing uniform awnings and fascias on the commercial units, do not believe that enterprise is assisted by what is in principle infantilising of these shop premises so that they all resemble one another.
- 49 One letter from 2 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 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 (Forest Stewardship Council) 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; solid roller shutters make the street feel abandoned and insecure.