

Item No. 6.4	Classification: Open	Date: 17 October 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 10-AP-2152 for: Full Planning Permission Address: 325 UNDERHILL ROAD, LONDON, SE22 9EA Proposal: Replace 6 shop fronts with new timber double glazed units, new paving to front of shops and installation of 4 new seating planters. Demolish a section of existing garden wall; rendering, capping & decorating the remaining garden walls. Other refurbishment works to external fittings. Properties: 321, 323, 325, 327 and 329 Underhill Road and 135 Hindmans Road.		
Ward(s) or groups affected:	East Dulwich		
From:	Head of Development Management		
Application Start Date 3 September 2010		Application Expiry Date 29 October 2010	

RECOMMENDATION

- 1 To grant planning permission with conditions.

BACKGROUND INFORMATION

Site location and description

- 2 This application is referred to Dulwich Community Council owing to the objection received on a Council's Own case. The application site relates to the ground floor units of a shopping parade on Underhill Road, which comprises 5 shops (a mix of A1, A2 and A5 Classes). One corner shop situated to the north-west of this parade (Class A1) is also part of this application site (No. 135 Hindmans Road). Residential properties are located above the shops.
- 3

- 4 The application also relates to the forecourt immediately outside of the shops. This forecourt area is 6.5m deep from the front building line to the edge of the pavement and currently consist of low garden walls and fences between some of the units.

- 5 The application site is within the Suburban Density Zone and an Air Quality Management Area.

The building is not listed and is not within a Conservation Area.

Details of proposal

- 6 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.

- 7 Most of the shopfronts would be removed and replaced with new timber painted shopfronts. Nos. 321, 325, 327 and 329 Underhill Road would have new shopfronts, with No. 321 having the front entrance door relocated to the centre. The shopfront at No. 325 would be retained but re-painted. No. 135 Hindmans Road would have its existing aluminium shopfront replaced with a new timber scheme.
- 8 A new timber fascia zone would be provided for each shopfront and all will have consistent 'spandrel' detail. New swan Neck lights are to be installed to illuminate the advertisement signage (assessed under separate application).
- 9 Matching colours are proposed to the shop units, doors and fascia zones, but would be varied across the parade.
- 10 **Other works**
- 11 It is proposed to install new paving to front of shops and install 4 new seating planters. A section of the existing garden wall in the forecourt (between No. 325 and 327) would be demolished and the other existing low level walls would be rendered, capped and decorated.
- 12 An application for new advertisement signage has also been submitted and is concurrently being considered under ref 10-AP-2071.

Planning history

- 13 There is some planning history for the individual shops along this parade, which relates to the changes of use, operation hours and some new shopfronts. However, these are not relevant to this particular case as the individual new shopfronts would not have any bearing on the assessment of this group of shops.

Planning history of adjoining sites

- 14 Planning permission was granted in 2000 (ref 00-AP-1521) at No. 331 Underhill Road for the change of use of vacant ground floor retail premises to create a one bed flat and creation of new entrance to existing first floor flat from rear to front.
- 15 Planning permission was granted in 2002 (ref 02-AP-0451) at No. 333 Underhill Road for the conversion of ground floor shop unit to provide a self contained flat together with alterations to the front elevation.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 16 The main issues to be considered in respect of this application are:
 - a) Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - b) Impact of proposed development on the character and appearance of the building and surrounding area
 - c) Public safety

Planning policy

Core Strategy 2011

- 17 Strategic Policy 10 Jobs and Businesses
Strategic Policy 12 Design and Conservation
Strategic Policy 13 High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 18 Policy 3.2 - Protection of Amenity
Policy 3.12 - Quality in Design
Policy 3.13 - Urban Design
Policy 3.14 - Designing out Crime

London Plan 2011

- 19 7.3 Designing out crime
7.4 Local character
7.5 Public realm

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

- 20 PPS 1 Delivering Sustainable Development

Principle of development

- 21 The principle of removing fascia signs and shopfronts to refurbish and improve the retail units 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.

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

- 22 The refurbishment of the shopfronts mainly requires removing the existing aluminium shopfronts and reinstalling these with timber.
- 23 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.
- 24 The proposal therefore complies with Saved Southwark Plan Policies 3.2 and 3.11 of the Southwark Plan and Strategic Policy 13 'High environmental standards' of The Core Strategy 2011.

Traffic issues

- 25 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.
- 26 The existing brick walls and fencing already exists within the forecourt and no

additional physical delineation is proposed. The works would not affect vehicular sightlines and no traffic issues are envisaged.

Design issues

- 27 The refurbishment of the shopfronts is welcomed. The existing shopfronts along this parade are in a relatively 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. The existing 'fan lights' would be removed.
- 28 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 and frames and would be selected from a selected range, but with colour variation applied across the parade.
- 29 There would be a more coherent identity to the parade and the removal of clutter. The original features such as corbels are retained and there is also the introduction of 'spandrel' details within the fascia zone and this is welcomed, and the proposal would bring some uniformity and rhythm to the shopfronts that is currently lacking. The other retail units adjoining either side of this parade would not be altered, and whilst this would be desired, it is not possible due to the different ownership.
- 30 It is proposed to install new paving to the front of the shops and install 4 new seating planters. The existing walls in the forecourt would be rendered, capped and decorated. This would improve the general landscaping and retail environment of this parade. There is no objection to the demolition of the existing garden wall between No. 325 and 327.
- 31 The site is not within a Conservation Area and there are no Listed Buildings nearby. A letter received from one of the tenants at No. 325 was in favour of the proposal but wished that there was no change to the fascia or remove the block paving in front as a new illuminated sign had already been recently installed. This would appear to be a personal/private view regarding their own company sign and is not considered to raise any planning objections. This would be a matter between the tenant and the Landlord, who is also the Applicant.
- 32 The design of the fascia signs is assessed under the application 10-AP-2071 (Advertisement Consent).
- 33 The proposal complies with saved Policies 3.12 and 3.13 of The Southwark Plan 2007 and Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011.

Other matters

Access

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

Conclusion on planning issues

- 35 The proposal is considered acceptable overall as it would improve the general appearance of the shopping parade. No impacts on residential amenity or pedestrian flow 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

39 One letter of response has been received from the tenant at No. 325 in favour of some of the improvements. However, the tenant had made it clear to the Applicant (The Council is the Landlord and Applicant) that they do not wish to alter the fascia at the front of the office having just installed a new illuminated sign and did not want to remove the block paving that was fitted in the design of their company logo. The tenant has no objections to the removal of the iron railings to the front or the installation of double glazed units.

Human rights implications

40 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 improvement to 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

None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2561-325 Application file: 10-AP-2152 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	7 September 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	No	No
Strategic Director of Environment	No	No
Date final report sent to Constitutional Team		5 October 2011

Consultation undertaken

Site notice date: 09/09/2010

Press notice date: N/A

Case officer site visit date: 09/09/2010

Neighbour consultation letters sent: 13/09/10

Internal services consulted:

Access Officer
Design and Conservation
Public Realm
Transport Planning

Statutory and non-statutory organisations consulted:

None

Neighbours and local groups consulted:

317 UNDERHILL ROAD LONDON SE22 9EA
315 UNDERHILL ROAD LONDON SE22 9EA
323 UNDERHILL ROAD LONDON SE22 9EA
329 UNDERHILL ROAD LONDON SE22 9EA
327 UNDERHILL ROAD LONDON SE22 9EA
325 UNDERHILL ROAD LONDON SE22 9EA
303 UNDERHILL ROAD LONDON SE22 9EA
124A BARRY ROAD LONDON SE22 0HP
305 UNDERHILL ROAD LONDON SE22 9EA
311 UNDERHILL ROAD LONDON SE22 9EA
309 UNDERHILL ROAD LONDON SE22 9EA
307 UNDERHILL ROAD LONDON SE22 9EA
335 UNDERHILL ROAD LONDON SE22 9EA
313 UNDERHILL ROAD LONDON SE22 9EA
321 UNDERHILL ROAD LONDON SE22 9EA
313A UNDERHILL ROAD LONDON SE22 9EA
BASEMENT FLAT 133 HINDMANS ROAD LONDON SE22 9NH
FLAT 135 HINDMANS ROAD LONDON SE22 9NH
311A UNDERHILL ROAD LONDON SE22 9EA
135 HINDMANS ROAD LONDON SE22 9NH
131 HINDMANS ROAD LONDON SE22 9NH
331 UNDERHILL ROAD LONDON SE22 9EA
144 HINDMANS ROAD LONDON SE22 9NH
180 LANDELLS ROAD LONDON SE22 9PP
77 DARRELL ROAD LONDON SE22 9NJ
146 HINDMANS ROAD LONDON SE22 9NH
GROUND FLOOR 325 UNDERHILL ROAD LONDON SE22 9EA
FIRST FLOOR AND SECOND FLOOR FLAT 283 UNDERHILL ROAD LONDON SE22 0AN
325A UNDERHILL ROAD LONDON SE22 9EA
GROUND FLOOR AND FIRST FLOOR FLAT 133 HINDMANS ROAD LONDON SE22 9NH
FIRST FLOOR FLAT 321 UNDERHILL ROAD LONDON SE22 9EA
333B UNDERHILL ROAD LONDON SE22 9EA
333A UNDERHILL ROAD LONDON SE22 9EA
335A UNDERHILL ROAD LONDON SE22 9EA
331A UNDERHILL ROAD LONDON SE22 9EA
319A UNDERHILL ROAD LONDON SE22 9EA
319B UNDERHILL ROAD LONDON SE22 9EA
FLAT 1 HILLCREST HOUSE 230-232 UNDERHILL ROAD LONDON SE22 9ED
FLAT F 126 BARRY ROAD LONDON SE22 0HP
FLAT 2 HILLCREST HOUSE 230-232 UNDERHILL ROAD LONDON SE22 9ED
124D BARRY ROAD LONDON SE22 0HP
124C BARRY ROAD LONDON SE22 0HP
124B BARRY ROAD LONDON SE22 0HP
FLAT A 126 BARRY ROAD LONDON SE22 0HP
GROUND FLOOR FLAT 321 UNDERHILL ROAD LONDON SE22 9EA
FLAT B 126 BARRY ROAD LONDON SE22 0HP
FLAT E 126 BARRY ROAD LONDON SE22 0HP

FLAT D 126 BARRY ROAD LONDON SE22 0HP
FLAT C 126 BARRY ROAD LONDON SE22 0HP

Re-consultation:
N/A

Consultation responses received

Internal services

Access Officer - No comments have been received.

Design and Conservation - No objections. Comments incorporated into the main report.

Public Realm - No comments have been received.

Transport Planning - No comments.

Statutory and non-statutory organisations

N/A

Neighbours and local groups

One letter of response has been received from the tenant at No. 325 in favour of some of the improvements. However, the tenant had made it clear to the Applicant (The Council is the Landlord and Applicant) that they do not wish to alter the fascia at the front of the office having just installed a new illuminated sign and did not want to remove the block paving that was fitted in the design of their company logo. The tenant has no objections to the removal of the iron railings to the front or the installation of double glazed units.