

Item No. 7.5	Classification: OPEN	Date: 9 July 2013	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 12/AP/3875 for: Full Planning Permission Address: PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET SE1 6JS Proposal: Conversion of part of the ground floor car park of an existing housing block into a pharmacy (Use Class A1) with provision of glazed shopfronts.		
Ward(s) or groups affected:	Cathedrals		
From:	Head of Development Management		
Application Start Date 21/12/2012		Application Expiry Date 15/02/2013	
Earliest Decision Date 18/04/2013			

RECOMMENDATION

- 1 Grant planning permission, subject to conditions

BACKGROUND INFORMATION

- 2 This application is brought before the Planning Sub-Committee for a decision at the request of Councillors and with the agreement of the Chair of the Planning Committee.

Site location and description

- 3 Perronet house is an 11 storey residential tower block which occupies a corner site adjacent to the northern roundabout of Elephant and Castle. The building stands on a podium, which contains a car park at ground floor level.
- 4 The site does not lie within a Conservation Area nor is the building listed. The Michael Faraday Memorial, located 50m to the south-east on The Elephant and Castle roundabout, is a Grade II listed structure.
- 5 It is noted that the recently designated Elliot's Row Conservation Area is located to the south and west of the site.
- 6 The site is subject to the following policies/constraints:
 - Central Activity Zone
 - Air Quality Management Area
 - The Elephant and Castle Major Town Centre
 - Elephant and Castle Opportunity Area

Details of proposal

- 7 Planning permission is sought for conversion of part of the ground floor car park to the building to provide a pharmacy, Use Class A1, with the addition of glazed shopfronts.

It would be located in the south-eastern part of the building, with frontages facing the Elephant and Castle northern roundabout and St George's Road.

- 8 Existing non-load bearing brick panels and louvered openings would be replaced with glazing spanning between the existing columns of the concrete frame, with entrances into the pharmacy on south and east elevations. A signboard would be located above the glazed openings, although any advertisements to be displayed on this are likely to require separate advertisement consent. The existing vehicular access to the remainder of the car park would be unchanged.
- 9 The proposed hours of use are as follows:
- 10 08:00-18:30 Monday to Friday and 09:00-17:00 on Saturdays.

Amendments

- 11 Revised plans / additional information has been submitted in relation to cycle parking, refuse storage, servicing and the parking arrangements.

Planning history

- 12 96/AP/0149 - 2 Princes Street - Planning permission granted (27/03/96) for conversion of former chemists (1st floor) & former travel agents (1st floor) in connection with existing doctors surgery; alterations to ground and first floor elevations.

Planning history of adjoining sites

- 13 No relevant history

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 proposed use
 - b) the impact of the proposal on the amenity of existing occupiers
 - c) design issues
 - d) traffic issues

Planning policy

National Planning Policy Framework (NPPF)

- 15 Section 1 Building a strong competitive economy
Section 2 Ensuring the vitality and viability of town centres
Section 4 Promoting sustainable transport
Section 7 Requiring good design

London Plan 2011

- 16 Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking

Policy 7.1 Building London's neighbourhoods and communities
Policy 7.6 Architecture

Core Strategy 2011

- 17 Strategic Policy 1 Sustainable Development
- Strategic Policy 2 Sustainable Transport
- Strategic Policy 3 Shopping, leisure and entertainment
- Strategic Policy 12 Design and Conservation
- Strategic Policy 13 High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 18 The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 19 Policy 1.7 Development within town and local centres
- Policy 3.2 - Protection of amenity
- Policy 3.7 - Waste reduction
- Policy 3.11 - Efficient use of land
- Policy 3.12 - Quality in design
- Policy 3.13 - Urban design
- Policy 5.2 - Transport impacts
- Policy 5.3 - Walking and cycling
- Policy 5.6 - Car parking

Principle of development

- 20 Concerns have been raised that there is another pharmacy in close proximity to the site. However, saved policy 1.7 of the Southwark Plan permits a range of uses within town centre locations, including retail and services, leisure and entertainment and as such no objections are raised in principle. The proposal would not be of an excessive scale and would be close to an existing doctors surgery which occupies part of the ground floor of the building. The proposal would make a good use of the space and there is spare parking capacity within the building; this is considered further in the transport section of this report.

Environmental impact assessment

- 21 Not required for this type of application.

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

- 22 It is not considered that the proposed pharmacy would have a negative impact on the amenity of the surrounding occupiers. It is noted that the nearest residential occupiers are located at Perronet House, however the proposed hours of use are considered to be acceptable and it is noted that the site is located within a busy town centre. Access to the car park would be unaffected by the proposal.

Impact of adjoining and nearby uses on occupiers and users of proposed

development

- 23 The surrounding uses are mixed including residential, and it is not considered that this would result in a negative impact on the proposed use.

Transport issues

Car parking

- 24 The proposed development is located in an area which has a public transport accessibility level (PTAL) of 6 (high), reflecting the area's excellent level of access to all forms of public transport; it is also located within a controlled parking zone (CPZ).
- 25 The applicant has advised that 8 cars currently use the parking spaces within the site area, four of which would be relocated next to the new pharmacy with the remainder to be relocated to another parking area within the building which has sufficient capacity to accommodate it. This arrangement has been formulated with advice from the garage manager for the site who has confirmed that sufficient spare capacity exists. In light of this no objections are raised on the grounds of lack of parking, particularly given the high PTAL of the site.

Servicing

- 26 The applicant has advised that there would be two deliveries per day using transit vans, and that each delivery would take no more than ten minutes. Vehicles would enter the site via an existing access from St George's Road where there are two parking spaces available for servicing vehicles and turning space; the items would then be transferred by trolley to the side entrance of the pharmacy. No objections are raised to these arrangements as it would not be necessary for vehicles to stop on the red route and there would be no harm to the existing highway network.

Cycle Parking

- 27 The applicants have submitted revised plans indicating the provision of 3 Sheffield Stand cycle spaces. This would be an acceptable provision and no objections are raised .

Waste and Recycling

- 28 It is noted that the proposed use may result in clinical waste which must be stored in a suitable manner. The applicants have submitted revised plans which show a bin store with two Euro Bins located near to the garage entrance; the revised Design and Access Statement states that each would be labelled either waste or recycling. It would be necessary to ensure that this waste is inaccessible to current residents where it may pose a safety or health risk. As such the bins should be secured and only be accessible by staff members of the pharmacy and a condition to secure this is recommended. The control and disposal of clinical waste is covered by separate legislation outside the realms of planning control and the applicant would have to make private collection arrangements.

Design issues

- 29 The applicant has proposed a glazed shopfront to the pharmacy. The existing non-load bearing brick panels and louvered openings would be replaced with glazing spanning between the existing columns of the concrete frame, with entrances into the pharmacy on the south and east elevations. The proposed works would provide an active frontage to the street which would enhance the appearance of the building, as the existing parking area does little to engage with the street.

- 30 It is noted that the Elliot's Row Conservation Area is located to the south and west of the site. However, it is not considered that the proposals would impact on the setting of the conservation area as the works to the shopfront would be some 80m from the conservation area boundary.

Mayoral CIL

- 31 Section 143 of the Localism Act 2011 states the any financial sum that an authority has received, will, or could receive in the payment of CIL as a material "local financial consideration" in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. CIL is payable on change of use applications where no part of this existing building has been in lawful use in the previous six months. The building has been in use and as such no CIL is payable in this instance.

Conclusion on planning issues

- 32 Having regard to the above the proposal is considered to be acceptable and the recommendation is to grant permission.

Community impact statement

- 33 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.
- 34 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 above.
- 35 c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of consultation responses

Tenants and Residents Association Secretary, 76 Perronet House (received 5/02/13)

- application is not on Southwark Council's map of planning applications
- target decision date is before the consultation period has ended
- consultation start date is wrong. Letters were not posted until a month after the consultation start date.
- project needs proper consideration

A further submission received 02/03/13 states that

- the online application is out of date and says the case is closed
- the application still does not appear on the online map of planning applications.

33 Perronet House (received 03/04/13)

- other pharmacies in the area
- will result in loss of space and parking for residents of Perronet House

80 Perronet House

- opposes the proposal
- loss of parking
- similar use 5 minutes away

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.
- 40 This application has the legitimate aim of providing a change of use to a pharmacy. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1399-67 Application file: 12/AP/3875 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5420 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour consultee list
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Rónán O'Connor, Senior Planning Officer	
Version	Final	
Dated	14 June 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	27 June 2013	

APPENDIX 1

Consultation undertaken

44 **Site notice date:** 21/01/2013

Press notice date: n/a

Case officer site visit date: 10/05/13

Neighbour consultation letters sent:

22/01/13

Internal services consulted:

Transport Planning Team

Statutory and non-statutory organisations consulted:

Transport for London (TFL)

Neighbours and local groups consulted:

As per Appendix 3

Re-consultation:

02/04/13 (14 day re-consultation) following the receipt of revised plans / information detailing the cycle parking, car parking, refuse storage and servicing arrangements.

APPENDIX 2

Consultation responses received

Internal services

Transport Planning Team (28th January 2013)

- 45 Two points of pedestrian access will be created from the street with a further two emergency access points into the existing car park. All doors should be designed to standards which make disabled and wheelchair access possible.
- 46 One cycle parking space per 250sqm is required, with a minimum of 2 spaces to be provided. No cycle parking has been provided therefore the proposal is contrary to saved policy 5.3.
- 47 The site has a PTAL of 6 reflecting excellent access to public transport and is within a controlled parking zone. Developments within this area are required to be car-free in order to promote sustainable transport choices and reduce congestion. The application is car-free and in accordance with saved policy 5.6.
- 48 The proposal is likely to result in clinical waste which must be stored in a suitable manner and no details have been provided.
- 49 The applicant is required to give details of how the unit will be serviced. St George's Road and London Road are both TfL red routes and Princess Street has restricted access and is not suitable for large vehicles. The applicant should produce a delivery and servicing management plan.
- 50 This development is not expected to create a vehicular trip generation which will have a significant impact on the highway network.
- 51 Transport Planning do not object to this application in principle, but cannot recommend approval until the following is addressed:

- Cycle parking
- Justification for loss of parking spaces
- Refuse and recycling storage
- Servicing details.

18th June 2013

- 52 The additional information is acceptable; no objections to the proposal.

Statutory and non-statutory organisations

Transport for London

- 53 The area is subject to major change including proposals that will impact upon the operation of the TfL road network (TLRN). Proposals are included in the Elephant and Castle Opportunity Area / SPD and an improvement scheme is being developed by TfL. There is an existing vehicle access onto St George's Road which will not be changed.
- 54 Information on public transport is provided. Given the red route restrictions and scheme proposals, TfL would want to make sure that any construction work is contained within the site boundary, also by vehicular delivery traffic / waste management can be managed on site without stopping on the red route. This seems possible from the

information supplied although it is not confirmed in any of the supporting information.

- 55 TfL requests clarification on vehicular servicing, types of vehicles that need to access the site and that they will be able to enter and leave the site in a forward gear and will not need to stop on the red route or encroach onto the TLRN public highway.

Neighbours and local groups

- 56 T&RA Secretary, 76 Perronet House (received 5/02/13)
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22/01/2013 26 PRINCESS STREET LONDON SE1 6HJ
22/01/2013 28 PRINCESS STREET LONDON SE1 6HJ
22/01/2013 30 PRINCESS STREET LONDON SE1 6HJ
22/01/2013 24 PRINCESS STREET LONDON SE1 6HJ
22/01/2013 2 PRINCESS STREET LONDON SE1 6JP
22/01/2013 20 PRINCESS STREET LONDON SE1 6HJ
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22/01/2013 32 PRINCESS STREET LONDON SE1 6HJ
22/01/2013 42 PRINCESS STREET LONDON SE1 6HJ
22/01/2013 FLAT 1 PERRONET HOUSE GAYWOOD ESTATE PRINCESS STREET LONDON SE1 6JR
22/01/2013 FLAT 10 PERRONET HOUSE GAYWOOD ESTATE PRINCESS STREET LONDON SE1 6JR
22/01/2013 40 PRINCESS STREET LONDON SE1 6HJ
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22/01/2013 38 PRINCESS STREET LONDON SE1 6HJ
22/01/2013 KIOSK OUTSIDE 21 ST GEORGES ROAD LONDON SE1 6ES
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22/01/2013 ELEPHANT KIOSK OUTSIDE UNDERGROUND STATION ELEPHANT AND CASTLE LONDON SE1 6LW
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22/01/2013 LONDON COLLEGE OF PRINTING AND GRAPHIC ART ELEPHANT AND CASTLE LONDON SE1 6SB
22/01/2013 FLAT 11 PERRONET HOUSE GAYWOOD ESTATE PRINCESS STREET LONDON SE1 6JR
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22/01/2013 FLAT 37 PERRONET HOUSE GAYWOOD ESTATE PRINCESS STREET LONDON SE1 6JR
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22/01/2013 FLAT 21 PERRONET HOUSE GAYWOOD ESTATE PRINCESS STREET LONDON SE1 6JR
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