
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

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|-------------------------|-----------------------------------|--------------------|------------|
| Applicant | Mr A Patel St Georges Pharmacy | Reg. Number | 12/AP/3875 |
| Application Type | Full Planning Permission | Case Number | TP/1399-67 |
| Recommendation | Grant permission | | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET SE1 6JS

In accordance with application received on 04/12/2012 08:01:05

and Applicant's Drawing Nos. Site Location Plan; 2.03.01A; 2.05.01A; 2.06.01; 2.06.02; 2.06.03; 2.06.04; 2.11.01, 2.12.01A; 2.13.01; 2.14.01A; 2.15.01; Design and Access Statement (Revised 15.03.13)

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

- 3 - Shopping, leisure and entertainment which seeks to support existing town centres
- 10 - Jobs and Businesses seeks to encourage an environment where businesses survive.
- 12 - Design and Conservation - that seeks to preserve and enhance the special historic interests of heritage assets
- 13 - High Environmental Standards - that seeks to ensure that amenity is not harmed by development

Saved policies of the Southwark Plan 2007

- 1.7 Development within town and local centres
- 3.2 Protection of amenity - that seeks to ensure that amenity is not harmed by development
- 3.12 Quality of design - that seeks a high standard of design in new development
- 3.13 Urban design - that ensures that new development is appropriate for its context
- 5.2 - Transport impacts - seeks to ensure that developments do not result in adverse highway conditions
- 5.3 Walking and cycling - seeks to ensure adequate facilities for pedestrians and cyclists
- 5.6 Car parking - establishes maximum parking standards

NPPE

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

Particular regard was had to the impact of the proposed use on the amenity of surrounding neighbours and it was considered that there would be no harm arising from the proposed use and the A1 class was an appropriate and policy compliant use within the town centre. Consideration was also given to the loss of parking and given the high PTAL of the site and spare parking capacity within the building, no objections are raised. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

2.11.01, 2.12.01A; 2.13.01; 2.14.01A; 2.15.01; Design and Access Statement (Revised 15.03.13)

Reason:

For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

4 The use hereby permitted for a pharmacy (A1) shall not be carried on outside of the hours of 08:00-18:30 Monday to Friday and 09:00 to 17:00 Saturday and shall not open on Sundays and Bank Holidays.

Reason:

To ensure that adjoining occupiers in the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from customers in accordance with Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

5 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the pharmacy unit before the unit is occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority. The store shall not be accessible to residents of Perronet House.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with saved Policy 3.2 - Protection of Amenity and Policy 3.7 - Waste Reduction of the Southwark Plan (UDP) July 2007.

6 The cycle storage facilities as shown on the consented drawing 2.12.01A shall be provided before the use hereby approved commences and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the staff and customers of the unit in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Strategic Policy 13 'Sustainable Transport' of the Core Strategy and saved Policies 3.2 'Protection of Amenity', 3.1 'Quality in Design' and 5.3 'Walking and Cycling' of the Southwark Plan (UDP) July 2007.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.