

Draft Planning Brief

272 – 304 Camberwell Road

June 2004

1. Scope of Brief

The purpose of this brief is to establish a planning framework and provide detailed guidance for potential developers of 272-304 Camberwell Road. This framework and guidance should be taken into account when considering opportunities for the future development of the site.

The brief includes information on the current use of the site and its planning history and outlines the Council's aspirations for any redevelopment in terms of land use, design, transport and servicing. The brief does not specify who may occupy new premises should the site be redeveloped, as this would go beyond the scope of the planning powers available to the Council. However, should existing occupiers be displaced by any redevelopment, the Council will assist them in finding new premises by providing details of other available properties and information about business advice and guidance services.

~~To ensure that the brief achieves the best possible development on the site, a draft will be consulted on for 4 weeks between 8th July and 5th August 2004. It is intended that the adopted brief will be a significant material consideration for future planning applications for redevelopment of the site.~~

2. Background to briefing process

In 2001, the Council received applications for Full Planning Permission and Conservation Area Consent to demolish the Walworth Bus Garage and all buildings between nos. 272- 274 and 294-304 Camberwell Road and to erect a 4 storey building comprising a foodstore, health and fitness centre, 4 screen cinema and 2 shops and a 5 storey block to provide 55 flats (LBS Ref: TP/2507-1). Transport for London subsequently decided to retain ownership of the bus garage and both applications were eventually withdrawn in 2003. The bus garage has recently been refurbished and leased to a bus operator.

Nos. 272 (and the land to the rear), 274, 280 and 294-296 are currently within the same ownership and there is potential to refurbish or possibly redevelop these properties. There may also be scope to refurbish or redevelop the remaining properties in the terrace. However, these are in a number of ownerships making any comprehensive refurbishment or redevelopment less likely.

3. Objectives

The brief site occupies an important position at the gateway to the Camberwell Green Conservation Area and the Camberwell Town Centre. The Council's aspirations for the site are:

- To retain a mix of uses, including active frontages at ground floor level to reinforce the vitality and vibrancy of this part of Camberwell Road;
- To ensure that any refurbishment or redevelopment preserves and enhances the character and appearance of the Camberwell Green Conservation Area.

4. Project Plan

~~Southwark Council has prepared the draft brief. The scope of the brief was presented at the Camberwell Community Council on 17th May 2004. Comments made at that meeting have been taken into account in writing the draft brief. The local community and interested parties will be formally consulted on the draft brief for a period of 4 weeks between 8th July and 5th August (a consultation plan and map showing individual properties to be consulted are set out in Appendix 2). All comments received in the consultation period will be considered and a final draft and summary of all comments received will be reported to the Camberwell Community Council on 21st September 6th October 2004. The brief will be considered for formal adoption at the Planning Committee Meeting on 19th October 2004.~~

~~The delivery of the brief will be monitored at various stages to ensure that:~~

- ~~• all consultation responses are taken into consideration;~~
- ~~• the final brief has included the key requirements and aspirations for redevelopment of the site; and~~
- ~~• the requirements of the brief are realistic and are being adequately met by any proposals for redevelopment.~~

5. Site information

5.1 Site Description

The site (see Appendix 1) comprises a terrace of buildings fronting onto the west side of Camberwell Road. It has a return frontage on Medlar Street to the north and to the south and west is bounded by the Walworth Bus Garage.

The terrace is between two and four storeys in height and comprises a mix of Victorian buildings, interspersed with more recent infill development. Retail uses predominate at ground floor level, along with two restaurants, an internet cafe, a mini cab office and dentist. First and second floors comprise flats, a room used as a place of worship, and offices.

The terrace occupies the majority of the site area. A number of the buildings in the terrace have small yard areas to the rear, and the corner plot at the north end of the site (no. 272) is partially cleared and enclosed by palisade fencing.

5.2 Surrounding Development

Opposite the site on the eastern side of Camberwell Road, there is a Victorian four storey terrace building, with retail units at ground floor level and flats above. The Redstar pub is located at the southern end of this terrace. To the north of this terrace is Lamb House, a five storey block of residential flats. The Gala Bingo Hall is located opposite the site on the northern side of Medlar Street.

The southern half of the site (nos. 294 – 304 Camberwell Road) lies within the Camberwell Green Conservation Area, which centres around Camberwell Green to the south east (see Appendix 6).

The site also lies within the West Camberwell Action Area, a Public Transport Accessibility Zone (PTAZ) and an Archeological Priority Zone. It is situated just outside the Camberwell Green Neighbourhood Area/Town Centre which is located approximately 150 metres to the south.

5.3 Traffic and accessibility

The Camberwell Green area has a high Public Transport Accessibility Level (PTAL) of 5. Numerous bus routes pass the brief site, including nos. 35, 45, 68, 468, 40, 42, 12, 176, 171 and 148 which link Central London with Peckham, Brixton, Dulwich, Croydon and beyond.

The brief site is located within a Controlled Parking Zone, which is well used and heavily parked. There is a bus lane outside the brief site and there are no waiting/loading bays in this part of the street.

6. Planning History

In addition to the planning applications referred to in Section 2 above, the brief site has a lengthy planning history with numerous applications made for minor alterations, new shopfronts and consent to display signage. A schedule of the planning history of each of the properties within the site is set out in Appendix 3.

7. Policy Context

7.1 Southwark's Planning Policies

The relevant policies in the Adopted Unitary Development Plan (July 1995) are:

- E.1.1 Safety and Security in the Environment
- E.2.2 Heights of Buildings
- E.2.3 Aesthetic Control
- E.3.1 Protection of Amenity
- E.4.1 Conservation Areas
- E.4.2 and E.4.3 Proposals Affecting Conservation Areas
- E.5 Sites of Archeological Importance
- H.1.4 Affordable Housing
- H.1.5 Mix of New Housing
- S.1.4 Shops Outside Primary and Secondary Shopping Frontages
- S.1.7 Upper Floors of Shops
- B1.1 Protection of Employment Areas and Identified Sites
- T.1.2 Location of Development in Relation to the Transport Network
- T.6.3: Parking Space in New Development

The relevant policies in the Second Deposit Draft Unitary Development Plan (March 2004) are:

- Part 1, Section 9.10 Camberwell
- 1.2 Local Policy Areas

- 1.11 Protecting the Range of Services Available
- 3.2 Protection of Amenity
- 3.13 Urban Design
- 3.18 Setting of Listed Buildings and Conservation Areas
- 3.19 Archeology
- 4.1 Density of Residential Development
- 4.2 Quality of Residential Development
- 4.3 Mix of Dwellings
- 4.4 Affordable Housing
- 5.1 Locating Developments
- 5.6 Car Parking

All full list of relevant policies in the Adopted and Emerging Unitary Development Plans as well as Supplementary Planning Guidance Notes can be found in Appendix 4.

7.2 Regional Planning Guidance

The relevant policies in the London Plan (February 2004) are:

- 3A.2 Borough Housing Targets
- 3A.8 Negotiating Affordable Housing in Individual Private Residential and Mixed Use Schemes
- 3D.3 Maintaining and Improving Retail Facilities
- 4B.1 Design Principles for a Compact City
- 6A.5 Planning Obligations

7.3 National Planning Guidance

The following Planning Policy Guidance Notes are relevant to any proposed development on the site:

- PPG 1 (General Policies and Principles)
- PPG 3 (Housing)
- PPG 13 (Transport)
- PPG 15 (Planning and the Historic Environment)

8. Appropriate Development Response

8.1 Land uses

The terrace does not lie within a protected shopping frontage and is located close to, but outside the designated Camberwell District Centre. Camberwell Road is however a major thoroughfare and the existing shops and facilities within the terrace, in addition to increasing the vibrancy and vitality of this part of the street, provide an important local service. Active frontages should therefore be retained/ or provided at ground floor level and a range of uses will be considered acceptable including retail (Class A1) and financial and professional services (Class A2). Hot food and drink uses (Class A3) or community facilities/health facilities (Class D1) may also be acceptable, providing the amenities of the occupiers of any nearby residential flats can be protected.

A range of uses which are compatible with residential uses may also be acceptable on upper floors. It should be noted that a number of properties in the existing terrace contain residential uses at first floor and above, and proposals should not result in a net loss of residential units.

8.2 Housing

Any redevelopment should provide a mix of dwelling sizes, with the majority having two or more bedrooms. The number of studio flats, if proposed, should not exceed 5% of the total number of dwelling units within the development. Proposals which would result in a net gain of more than 10 dwellings will be expected to provide a proportion of the additional dwellings as affordable housing, in accordance with Second Deposit Draft UDP Policy 4.4. Any new dwellings should provide a high quality living environment in terms of acceptable standards of privacy, outlook, sunlight and daylight, amenity space, security, and protection from pollution, including noise pollution and ~~where physically feasible, should be fully accessible~~ where a redevelopment of the site is proposed, must meet Lifetime Homes standards.

8.3 Design and impact on conservation area

Proposals involving refurbishment and renovation of the existing buildings within the terrace will be supported, provided that any external alterations or extensions serve to preserve and enhance the character and appearance of the Camberwell Green Conservation Area.

Any proposal involving demolition of the part of the terrace which lies within the conservation area should be accompanied by an analysis of the contribution which the existing buildings make to the historic and architectural interest of the area, and in particular on the wider effects of demolition on the character and appearance of the conservation area as a whole, as prescribed by PPG15 (Planning and the Historic Environment). (It should be noted that Conservation Area Consent would be required to demolish the existing buildings between 294 and 304 Camberwell Road).

If redevelopment of a part of the terrace is proposed, the scale of new buildings should respect the remaining parts of existing terrace in terms of height, visual rhythm and massing. New development should demonstrate a high quality of design which preserves and enhances the character and appearance of the Camberwell Green Conservation Area. The Council would expect a Design Statement which fully addresses the context of the site and the design strategy pursued, to be submitted with any application.

Where feasible, sustainable design and construction methods, including sustainable urban drainage systems, energy efficiency, minimised water use and recycling of waste ~~should~~ must be incorporated into any development.

8.4 Servicing, Parking and Transport

In view of the absence of waiting/loading bays on Camberwell Road outside the brief site, rear servicing areas with a vehicular turning head should be retained/provided for ground floor units.

The existing flats within the terrace have no off street parking spaces, and there would be little scope to provide any should parts of the terrace be redeveloped or refurbished. Where proposals result in a net gain of dwellings, the Council would expect any additional dwellings to be provided as “car free” development, and on-street parking permits would not be issued to future residents.

Secure and covered cycle parking facilities should be provided within the development site, ~~where physical constraints allow~~ unless this would not be feasible or appropriate.

8.5 S106 Agreement

Where there a net gain in dwellings or significant increase in floorspace for other uses, the Council will expect the developer to enter into a Section 106 Agreement in respect of the following:

- A proportion of additional dwellings to be provided as affordable housing in accordance with Second Deposit Draft Policy 4.4;
- All additional dwellings to be provided as car free development, with a financial contribution made to amend the relevant traffic order;
- The provision of a financial contribution towards sustainable modes of transport.

9. Sources of Additional Information

- Planning Policy Team – Tim Cutts
Ph: 020 7525 5399
Email: Tim.Cutts@southwark.gov.uk
- Development Control Team – Jeremy Howell
Ph: 020 7525 5906
Email: Jeremy.Howell@southwark.gov.uk
- Transport Team – Mary Toffi
Ph: 020 7525 5399
Email: Mary.Toffi@southwark.gov.uk
- Conservation and Design Team – Joanne McAuley
Ph: 020 7525 5406
Email: Joanne.McAuley@southwark.gov.uk

A copy of the adopted 1995 Unitary Development Plan, the Second Deposit Draft of the Southwark Plan and Supplementary Planning Guidance can be viewed on our website, www.southwark.gov.uk/udp under the heading “Publications”.

APPENDICES

1. Site location plan
2. Consultation plan
3. Schedule of planning histories
4. List of planning policies and supplementary planning guidance
5. Adopted UDP (July 1995)
6. Second Deposit Draft UDP (March 2004)

APPENDIX 1

Site location plan

APPENDIX 2

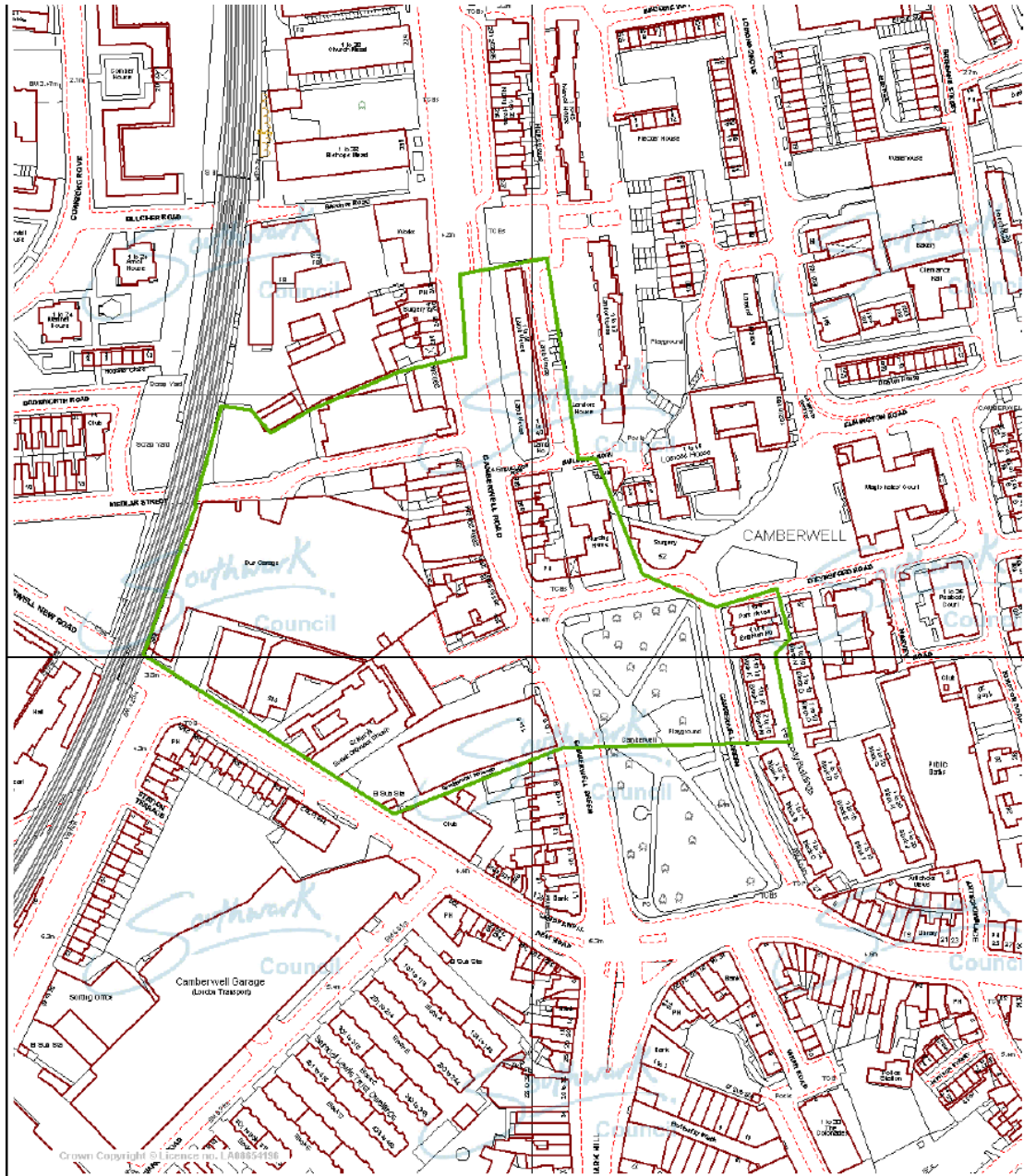
272-304 Camberwell Road Planning Brief Consultation Plan


Consultation Scheduled

Individual/ Organisation Name	Date	Method of Consultation	Age Group	Gen der	Ethnici ty	Total Number
Ward Councillors		Letter Community Council Meetings				
Camberwell Community Council Meeting	30 June 2004 21 September 2004	Presentation of draft brief				
TRA and NHO-		Letter and meeting if requested				
All owners and tenants of properties on site		Letter and meeting if requested				
Transport for London		Letter and meeting if requested				
Surrounding occupiers (refer to map)-		Letter and meeting if requested				
Black Awareness Group		Letter and meeting if requested				
Camberwell Community Forum		Letter and meeting if requested				
The Camberwell Society		Letter and meeting if requested				
Camberwell Traders Organisation		Letter and meeting if requested				
STC Working Party-		Letter and meeting if requested				
Forgotten Corner of Camberwell		Letter and meeting if requested				

APPENDIX 2 (cont.)

Consultation Area (all occupiers within green line to be consulted on draft brief)



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APPENDIX 3

Planning history of each property within the site

272-274: 274 is currently in retail use; prior to this, various planning consents were granted for the use of 272 and 274 for the display and sale of motor cars; planning permission for the erection of single storey car repair workshop on land to rear of 272 and 274 Camberwell Road was granted in 1967 (TP/2064-274); in 1994, planning permission was granted for the demolition of the car repair workshop and the use of the land as a staff car park for the Gala Bingo Club (TP2065-E/CM).

276: Planning permission for a change of use of the ground floor to Class D1 (Dental Surgery) was granted 1990 (TP2064-276-JC); planning permission for the conversion of upper floors into 3 self contained flats and a change of use to provide Class A2 at ground level and Class B1 use in basement was granted in 1988 (TP2064-276/DAF).

278: Planning permission for a change of use of the ground floor to a restaurant was granted in 1978 (TP2064/278/SR); a Certificate of Lawfulness in respect of existing use of rear ground floor and rear first floor building as a self contained flat was issued in 1999 (TP/2064-278/TK); planning permission for a change of use of 1st and 2nd floors to 2 flats was granted 1987 (TP/2064-278/JH);

280: Planning permission for the continued use of the ground floor as a mini-cab office and international calling office was granted in 1998 (TP/2064-280); there are no planning records for the upper floors;

282: Vacant retail shop; planning permission for alterations to shop front and erection of first floor rear extension was granted in 1986 (TP/2064/282/KPH); there are no planning records for the upper floors;

284: Planning permission for a change of use of the ground floor to a take away restaurant was granted in 1964 (CA/64/284/TP-1047); there are no planning records for the upper floors;

286-292: Ground floor: The ground floor is in retail use; a Certificate of Lawfulness was granted 1977 in respect of the existing use of part of the 1st and 2nd floors for office purposes (TP/2064/286);

294: Planning permission was granted in 1999 for the continued use of ground floor as a private members club (99-AP-0078); there are no planning records for the upper floors;

296: Currently vacant, the most recent use of the ground floor appears to have been as an A3 establishment; planning permission was granted in 2002 for the continued use of 1st, 2nd and 3rd floors as hotel accommodation, plus ancillary managers flat, in conjunction with existing use of public house on ground floor (TP2507-296/DD);

298-302: The ground floor is in retail use, and a part of the 1st floor is in use as a place of worship; planning permission was granted in 2003 for the use of part of 2nd floor as a 6 bedroomed flat in multiple occupation (TP/2064-298);

304: The building is currently vacant. Planning permission for a change of use of the ground floor to a retail shop from betting office was granted in 1985 (TP/2064-304/KPH).

APPENDIX 4

List Of Relevant Southwark Council Planning Policies And Supplementary Planning Guidance (SPG)

Adopted Unitary Development Plan (July 1995)

- R.2.2 Planning Agreements
- E.1.1 Safety and Security in the Environment
- E.2.1 Layout and Building Line
- E.2.2 Heights of Buildings
- E.2.3 Aesthetic Control
- E.2.4 Access and Facilities for People with Disabilities
- E.2.5 External Space
- E.3.1 Protection of Amenity
- E.3.2 'Environmental Assessment'
- E.4.1 Conservation Areas
- E.4.2 and E.4.3 Proposals Affecting Conservation Areas
- E.4.6 Proposals Affecting Listed Buildings
- E.5 Sites of Archeological Importance
- C.1.1 Premises for Community Facilities
- C.1.3 Retention of Existing Community Facilities and Public Buildings
- C.3.1 Retention of Existing Religious Buildings
- H.1.1 Protection of Existing Housing Accommodation
- H.1.4 Affordable Housing
- H.1.5 Mix of New Housing
- H.1.7 Density of New Residential Development
- H.1.10 Provision of Housing to Mobility and Wheelchair Standards
- H.3.5 Houses in Multiple Occupation
- H.5.2 Change of Use from Hotels
- S.1.4 Shops Outside Primary and Secondary Shopping Frontages
- S.1.5 Change of Non-Retail Uses
- S.1.7 Upper Floors of Shops
- B.1.1 Protection of Employment Areas and Identified Sites
- B.2.3 Business Proposals
- T.1.2 'Location of Development in Relation to the Transport Network'
- T.1.3 'Design of Development and Conformity with Council Standards and Controls'
- T.6.3 'Parking Spaces in New Developments'

Second Deposit Draft Unitary Development Plan (March 2004)

- Part 1, Section 9.10 Camberwell
- 1.2 Local Policy Areas
- 1.8 Location of Retail Development
- 1.11 protecting the Range of Services Available
- 3.2 Protection of Amenity
- 3.3 Sustainability Appraisal
- 3.4 Energy Efficiency
- 3.5 Renewable Energy

3.7 Waste Reduction
3.9 Water Efficiency
3.10 Efficient Use of Land
3.11 Quality in Design
3.12 Design Statements
3.13 Urban Design
3.14 Designing Out Crime
3.18 Setting of Listed Buildings and Conservation Areas
3.19 Archeology
4.1 Density of Residential Development
4.2 Quality of Residential Development
4.3 Mix of Dwellings
4.4 Affordable Housing
4.6 Loss of Residential Accommodation
5.1 Locating Developments
5.3 Walking and Cycling
5.6 Car Parking
5.7 Parking Standards for Mobility Impaired
1.2 'Local Policy Areas' –
Camberwell

Supplementary Planning Guidance

SPG 6 Camberwell Green Town Centre (Consultation Draft, November 2002)
SPG 13 Planning Obligations (Consultation Draft, November 2002)
SPG 14 Access and Facilities for People with Disabilities (Consultation Draft, November 2002)
SPG 15 Archaeology (Consultation Draft, November 2002)
SPG 16 Design (Consultation Draft, November 2002)
SPG 18 Heritage Conservation (Consultation Draft, November 2002)
SPG 23 Shopfront Design (Consultation Draft, November 2002)
SPG 28 Affordable Housing (Consultation Draft, November 2002)
SPG 29 Residential Design Standards (Consultation Draft, November 2002)

APPENDIX 5

Adopted UDP (July 1995)