

Item No. 3	Classification: Open	Date: 18 October 2004	Meeting Name: Planning Committee
Report title:		Revised Draft Planning Brief for 272-304 Camberwell Road	
Ward(s) or groups affected:		Camberwell Green	
From:		Strategic Director of Regeneration	

RECOMMENDATION

1. To formally adopt the revised draft planning brief for 272-304 Camberwell Road.

BACKGROUND INFORMATION

2. The draft planning brief for 272-304 Camberwell Road was reported to Camberwell Community Council for comment on 30 June 2004 and was subsequently put on deposit for public consultation between 8 July and 5 August 2004. The draft has been revised in the light of representations received. The purpose of the planning brief is to establish a framework for the future development of the site and to provide further guidance on the implementation of policies set out in the adopted and Second Deposit Draft UDPs.
3. The site comprises a terrace of between two and four storeys in height, fronting onto the west side of Camberwell Road. Retail and hot food uses predominate at ground floor level, while first and second floors comprise flats, a room used as a place of worship, and offices.
4. 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. 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/district town centre which is located approximately 150 metres to the south.
5. 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). Both applications were subsequently withdrawn and the bus garage has recently been refurbished and leased to a bus operator.
6. 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.

CONSULTATION

7. The Draft Planning Brief for 272-304 Camberwell Road put on deposit for public consultation in July and August 2004. All statutory consultees, local residents and relevant interest groups were consulted (see Appendix 2) and advertisements were placed in the press. 4 representations were received and these have been taken into consideration in this revised draft brief. All representations and the officer's responses are contained in Appendix 3 of this report. The main objections/comments were as follows:
 - Could the bus garage be incorporated into the site, which might then be suitable for a new public transport interchange;
 - The proposals seem reasonable. A single terrace similar in height and appearance to the terrace opposite would benefit the area.
 - The area is characterized by high levels of noise and the presence of two late night clubs is detrimental to the amenities of residents and visitors; there is a lack of on-street metered parking and an excess of permit restricted parking in Medlar Street; the disabled bays are often victim to illegal parking.
8. The Camberwell Society: Support the broad objectives and aspirations set out in section 3. However:
 - Would wish to see reference to small businesses.
 - Would like to see present mix of minority run businesses maintained as far as possible;
 - Welcome the dwelling mix, requirement for high quality design and design statement and parking and transport strategy;
 - Would wish to see greater emphasis on preserving/enhancing the character of the conservation area in sections 8.1 and 8.3;
 - Greater emphasis should be given to protection of amenity in section 8.1;
 - The words "where feasible" with reference to accessibility, sustainable design and cycle parking in sections 8.2, 8.3 and 8.4 deleted.
9. The revised draft brief was reported for comment to Camberwell Community Council on 6 October. Members endorsed the objectives of the brief and did not recommend any changes.

KEY ISSUES FOR CONSIDERATION

10. If adopted, the planning brief will be a significant material consideration to guide future development of the site. It accords with the policies in the London Plan and those in the emerging Southwark Plan. Following the consultation on the brief, the following changes have been made (see Appendix 1):
 - A requirement for new dwellings to meet Lifetime Homes standard has been added;
 - A requirement that sustainable design and construction methods must be incorporated where feasible;
 - The reference to the requirement to provide cycle parking has been reworded to accord with emerging policy 5.3.

Land uses

11. The brief site does not lie within a protected shopping frontage and is located close to, but outside the designated Camberwell district town 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. The brief states therefore that active frontages should therefore be retained or re-provided at ground floor level, in accordance with emerging policy 1.11, while residential uses (and uses which are compatible with residential uses) may be acceptable on upper floors.
12. The request to refer specifically to small businesses is noted. To specify however which business can occupy any redevelopment would go beyond the scope of a planning brief. However, section 1 of the brief states that should existing occupiers be displaced by redevelopment, the Council will assist them in finding new premises.

Built Form

13. 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. 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, rhythm and massing. Any new development, including any refurbishment, should demonstrate a high quality of design which preserves and enhances the character and appearance of the Camberwell Green Conservation Area. This comprises one of the principal objectives of the brief cited in section 3, and is reiterated twice in section 8.3. Further references to the requirement to preserve or enhance the character and appearance of the conservation area are not considered to be necessary.
14. Where feasible, sustainable design and construction methods must be incorporated into any development. The reference to feasibility accords with emerging policies 3.4, 3.5, 3.7 and 3.9. The request to delete it is noted, but this would be beyond the scope of the brief, the purpose of which is to provide more detailed guidance on the policies within the Plan.

Movement and accessibility

14. 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. In accordance with emerging policy 5.6, where proposals result in a net gain of dwellings, the Council would expect any additional dwellings to be provided as "car free" development. Secure and covered cycle parking facilities should also be provided where appropriate, which again would accord with emerging policy 5.3.

Planning obligations

16. Where there is 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 to provide affordable housing, car free development and a financial contribution towards sustainable modes of transport.

CONCURRENT REPORT OF THE BOROUGH SOLICITOR (LEGAL IMPLICATIONS)

17. The key implications are contained with paragraph 9 above, and make clear that if the brief is adopted, it will be a material consideration when considering a planning application for development within the site.
18. It is important that the brief accord with both the London Plan and Southwark's emerging Development Plan.

EQUAL OPPORTUNITIES IMPLICATIONS

19. There are positive implications in relation to equal opportunities for both policy setting and inclusion in consultation processes. The Council has undertaken an extensive process of consultation over the draft brief. Local residents, groups and landowners have had an opportunity to influence the brief and shape the future use of the site.
20. The planning brief has been evaluated against the community strategy priorities and the objective of ensuring that development is sustainable. It seeks a well designed and secure development which would contribute to the character and vitality of the area, provide high quality and adaptable housing, including affordable housing, and strengthen local shopping facilities and services. There are a number of small businesses based within the site, including BME businesses. The brief makes it clear that the Council will assist existing businesses find new premises, should they be displaced as a result of development.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
The Unitary Development Plan (1995)	Planning Policy Team Chiltern House	Kirstin Clow
The Second Deposit Draft UDP (The Southwark Plan) 2994		

APPENDIX A

Audit Trail

Lead Officer	Julie Seymour, Planning Policy Manager
Report Author	Tim Cutts Principal Planning Policy and Regeneration Officer
Version	Final

Dated	07 October 2004	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Borough Solicitor & Secretary	Yes	Yes
Executive Member	No	No
Date final report sent to Constitutional Support Services		

APPENDICES

- Appendix 1 The revised draft planning brief for 272-304 Camberwell Road
- Appendix 2 Consultation Plan for draft planning brief for 272-304 Camberwell Road
- Appendix 3 Consultation Database

