
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.

Applicant	Mr G. Mozley GJM Property	Reg. Number	10-AP-2563
Application Type	Full Planning Permission	Case Number	TP/2655-129
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retrospective change of use of ground floor and basement from a florists (Use Class A1) to an estate agents (Use Class A2).

At: 129 BELLENDEN ROAD, LONDON, SE15 4QY

In accordance with application received on 31/08/2010

and Applicant's Drawing Nos. Site location plan, ground floor and basement plan, report and valuation document.

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

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 3 – Shopping, leisure and entertainment: requires new development to help maintain a network of successful town centres which have a wide range of shops, services and facilities to help meet the needs of Southwark's population.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Saved policies of the Southwark Plan 2007

1.9 Change of use within protected shopping frontages (seeks to protect A1 uses within protected shopping frontages)

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

Policies of the London Plan 2011

Policy 4.9 Small shops

Planning Policy Statements [PPS] and Guidance Notes [PPG]

PPS4: Planning for sustainable economic growth

Particular regard was had to the percentage of units within A1 use within the parade and the lack of any information regarding profits or marketing, but the percentage of retail uses in the parade is already below 50% and the premises

was vacant when the occupier purchased it. The A2 use offers a service to members of the public, employs 5 members of staff who are likely to use the local shops and retains a full shopfront which contributes to the vitality of the parade. The use is not causing any loss of amenity or adverse highways conditions and supports job creation and sustainable economic growth, in accordance with the draft National Planning Policy Framework. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

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

ground floor and basement plan.

Reason:

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

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