

SECTION '1' – Applications submitted by the London Borough of Bromley

**Application No :** 13/04129/FULL3

**Ward:**  
**Penge And Cator**

**Address :** Ground Floor 46 Green Lane Penge  
London SE20 7JX

**OS Grid Ref:** E: 535626 N: 170124

**Applicant :** S Goodburn

**Objections : NO**

**Description of Development:**

Change of use from Class A1 Retail to Library with replacement shopfront to include internal illumination and lattice style shutters, air conditioning and gates to service yard

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
London Distributor Roads  
Open Space Deficiency  
Secondary Shopping Frontage

**Proposal**

The proposal includes the change of use of the ground floor from a Class A1 Retail unit to use as a local library. Elevational alterations propose the installation of a new shop front, with disabled access; new illuminated fascia signage is also proposed to this front elevation as an integral part of the new shop front. Air conditioning units are proposed to the rear of the site as well as associated parking and replacement gates. Cycle parking is proposed to the front of the site on the public highway. Members will note that this is a replacement facility for the existing library/community facility at 186 Maple Road, Penge.

**Location**

The site is the ground floor of number 46 which is located on the south side of Green Lane, within Penge High Street town centre. It is located in secondary shopping frontage, close to the junction with the High Street. Access to the unit is from Green Lane and also from the rear of the site with access from Cottingham Road, which is a primarily residential street of terraced housing. The Old Police Station is located opposite the site and is a Locally Listed Building.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received at the time of writing the report.

## **Comments from Consultees**

No Highways objections are raised. Highways comments note that the site is located in an area with high PTAL rate of 5 (on a scale of 1 - 6, where 6 is the most accessible). They comment that the cycle parking indicated on the plan outside the development on public highway is acceptable in principle. Additionally the proposed replacement gates on Cottingham Road are acceptable in principle. Conditions are suggested in the event of a planning permission.

Environmental Health comments in respect of the proposed air-conditioning units will be reported verbally to Members at Committee.

## **Planning Considerations**

The application falls to be determined in accordance with the NPPF, the London Plan and the following policies of the Unitary Development Plan:

BE1 Design of New Development  
BE19 Shopfronts  
BE20 Security Shutters  
S2 Secondary Frontages  
S10 Non-Retail Uses in Shopping Areas  
C1 Community Facilities

London Plan Policies, including 4.6 and 4.7 will be of relevance

## **Planning History**

The planning history of the site includes planning application ref. 11/01811 which sought the Change of Use of the ground floor from A1 (Retail) to D1 (Gym) and although refused by the Council was subsequently allowed on appeal.

The Council's refusal grounds were:

1. The proposed development would be lacking in adequate on-site car parking provision to accord with the Council's standard and if permitted would place an unacceptable strain on the existing on-street parking in surrounding roads and is therefore contrary to Policy T3 of the Unitary Development Plan.
2. The proposal would have a detrimental impact on nearby residential amenities that nearby residential properties could expect to continue to enjoy including excessive parking within the immediate area, contrary to Policy L9 of the Unitary Development Plan.

The decision was overturned within the appeal process. There was no planning objection in respect of the loss of retail.

## **Conclusions**

Key planning considerations will include consideration of the loss of an A1 unit, the impact on the amenities of neighbouring properties and impact on the character of the area generally.

In respect of the loss of the A1 unit, Policy S2 advises that change of use from retail (A1) will be permitted to other uses provided that the use provides a service that complements the shopping function of the town centre and that there is no adverse impact on residential amenity. It is considered that the proposed use of the site as a library complements the shopping function of the town centre; additionally the planning history reveals that no planning objection was previously raised to the loss of retail in this specific location.

Policy BE19 advises on shopfronts and requires that the proposal is well-related to its context whether this is the host building, parade or wider street scene as a whole. It states that stallrisers should be provided and are well-related in scale and height to the host and, where appropriate, neighbouring properties. There is no stall riser proposed to the new shopfront; there is a nominal one to the adjacent site. It may be considered that the proposed design relates well to the host building and is appropriate within its wider context and that the level of proposed illumination is not inappropriate in this location.

The design solution to incorporate the box shutters within the frontage and the use of lattice style shutters as shown within the submitted plans is considered acceptable.

The public access to the library will be from Green Lane, away from the residential units in Cottingham Road. Subject to the submission of detailed information in respect of the proposed air conditioning units and Environmental Health comments thereon it is not considered that the use of the site as a local library will have such a detrimental impact on neighbouring amenities to warrant a planning refusal. No neighbour objections have been received at the time of writing the report.

Members may therefore consider that, having regard to the above, the use of the site as a local library is acceptable in that it would not result in a significant loss of amenity to local residents and will provides a service that complements the shopping function of the town centre.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/04129 and 11/01811, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

1	ACA01	Commencement of development within 3 yrs
	ACA01R	A01 Reason 3 years
2	ACC07	Materials as set out in application
	ACC07R	Reason C07
3	ACK01	Compliance with submitted plan
	ACC01R	Reason C01
4	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
5	ACH22	Bicycle Parking
	ACH22R	Reason H22
6	ACH32	Highway Drainage
	ADH32R	Reason H32

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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