

SECTION '2' – Applications meriting special consideration

**Application No :** 13/03644/FULL1

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

**Address :** 14 - 16 High Street Penge London SE20  
7HG

**OS Grid Ref:** E: 535097 N: 170488

**Applicant :** One Stop Stores Limited

**Objections :** NO

**Description of Development:**

Alterations to shopfront entrance and installation of 4 air conditioning units to side elevation. (PART RETROSPECTIVE)

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
London Distributor Roads

**Proposal**

The application is retrospective and works have been carried out to amend the shopfront as follows:

- removal of ATM installation and replacement with glazed shop entrance door measuring approx. 1m (w) x 2.3m (h)
- new glazed area adjacent measuring approx. 2m(w) x 2.3m(h) in place of previous shop entrance
- solid white roller shutter covering above-mentioned entrance and shopfront areas
- installation of 4 replacement air conditioning units on the side elevation of the building fronting Oakfield Road. Three of the a/c units measure 0.95m(w) x 1.4m(h) with one smaller unit measuring 0.75m(w) x 0.55m (h).

**Location**

The site is located at the western end of Penge High Street at the junction with Oakfield Road. The unit is some distance away from the designated area of

Penge District shopping centre and is within an undesignated shop unit opposite a local parade.

### **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and no representations were received.

### **Comments from Consultees**

Environmental Health (Pollution) - No objections are raised to the air conditioning units subject to the following condition being attached to any permission:

"At any time the combined noise level from all air conditioning plant at this site in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. (Thus if the predicted noise level is 40dB(A) from the plant alone, and, the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level.) The L90 spectra can be used to help determine whether the plant will be perceived as tonal."

### **Planning History**

An application for advertisement consent was submitted under planning ref. 14/00130 and is being considered on the current Plans Sub Committee agenda. The scope of this application includes the advertisement panels installed on the main and return frontages.

### **Planning Considerations**

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

BE1 Design of New Development  
BE19 Shopfronts  
BE20 Security Shutters  
ER8 Noise Pollution

When considering shopfronts the Council will require that proposals are of a high quality of design and well related to the host building, parade or wider street scene as a whole. Security shutters of a solid appearance will usually be resisted as they tend to obscure the details of the shopfront and window display.

The scope of the current application is restricted to the replacement a/c units and the removal of the ATM, the glazed shop entrance and adjacent glazed area as detailed at the beginning of this report. The agent has also confirmed this by email dated 10th June 2014.

The signage panels have been installed at this shopfront. However, this aspect of "development" will be assessed under consideration of the application for advertisement consent.

It is the agents contention that there were shutters installed to other areas of the shopfront and that these have now been removed with the exception of the vulnerable entrance door which is in close proximity to the tills.

## **Conclusions**

The changes to the shopfront under consideration are relatively minor and do not detract from the appearance of the shopfront. The extent of changes equate to approx. one quarter of the width of the main shopfront and whilst in most cases solid shutters should be avoided as they only extend across a small area of the shop entrance and not the entire shopfront it may be considered that the proposal is in this instance acceptable.

Background papers referred to during production of this report comprise all correspondence on the files refs. 13/03644 and 14/00130 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 11.04.2014 10.06.2014

## **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

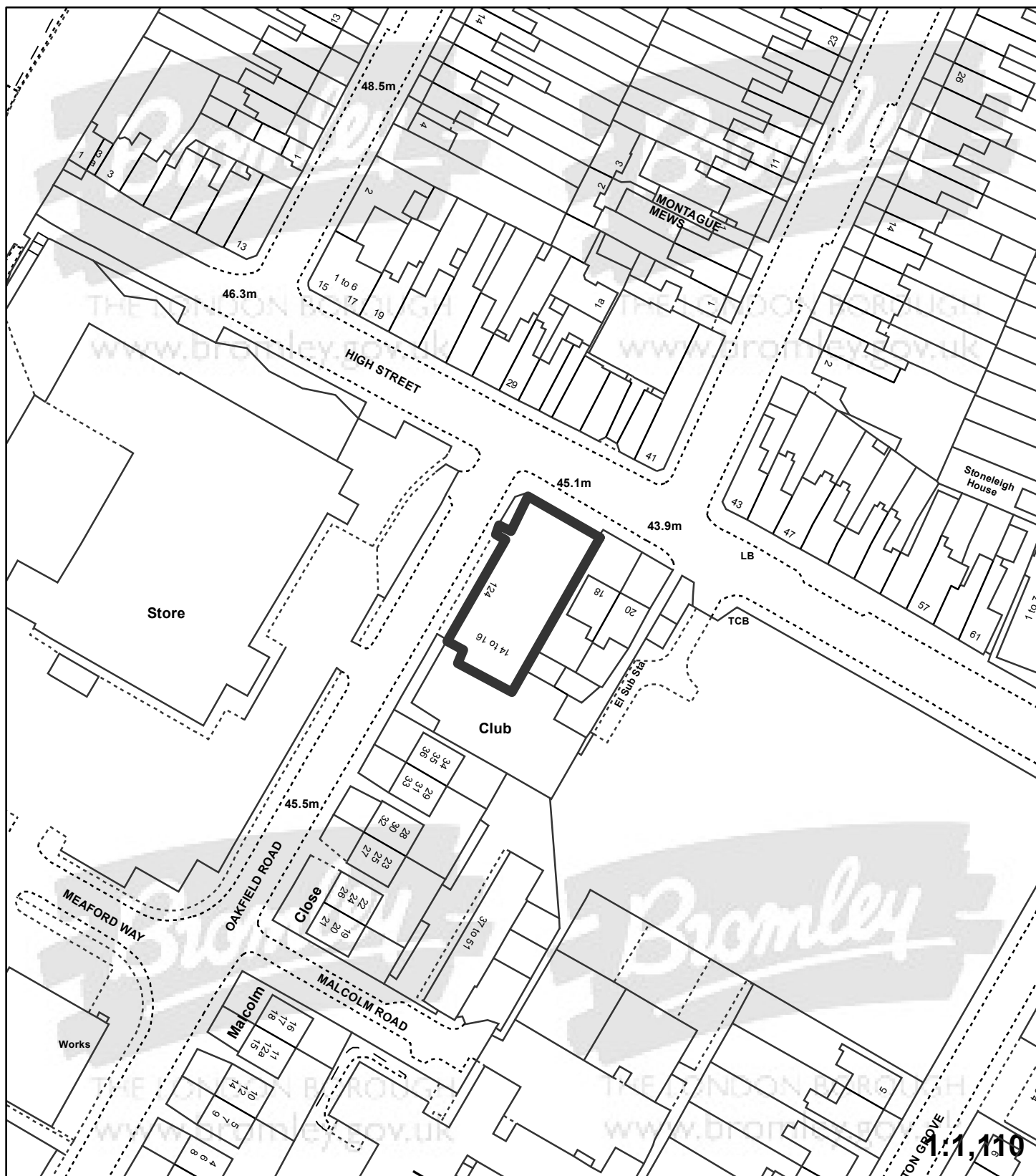
- 1 At any time the combined noise level from all air conditioning plant at this site in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. (Thus if the predicted noise level is 40dB(A) from the plant alone, and, the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level.) The L90 spectra can be used to help determine whether the plant will be perceived as tonal.

**Reason:** In order to comply with Policy ER8 of the Unitary Development Plan and in the interest of the amenities of nearby residential properties.

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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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