

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

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

Members may recall this application was reported to Plans Sub Committee on 3rd July 2014. Members deferred the application in order to seek agreement from the applicant to amend the scheme to provide lattice shutters as opposed to the solid shutter currently installed.

The plans have now been amended and a lattice style shutter is now proposed. As this element of the proposal is retrospective it is considered that a condition should be added requiring the approved shutters to be installed within a specified 2 month period.

The previous report is repeated below suitably amended.

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
- lattice style 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 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 lattice style security shutters. The agent has also confirmed this by email dated 10th June 2014.

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 at the entrance way and incorporate lattice style shutters to this section only. It is considered that the latest revisions to the proposal further enhance the proposal and Members may now find the proposals 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.

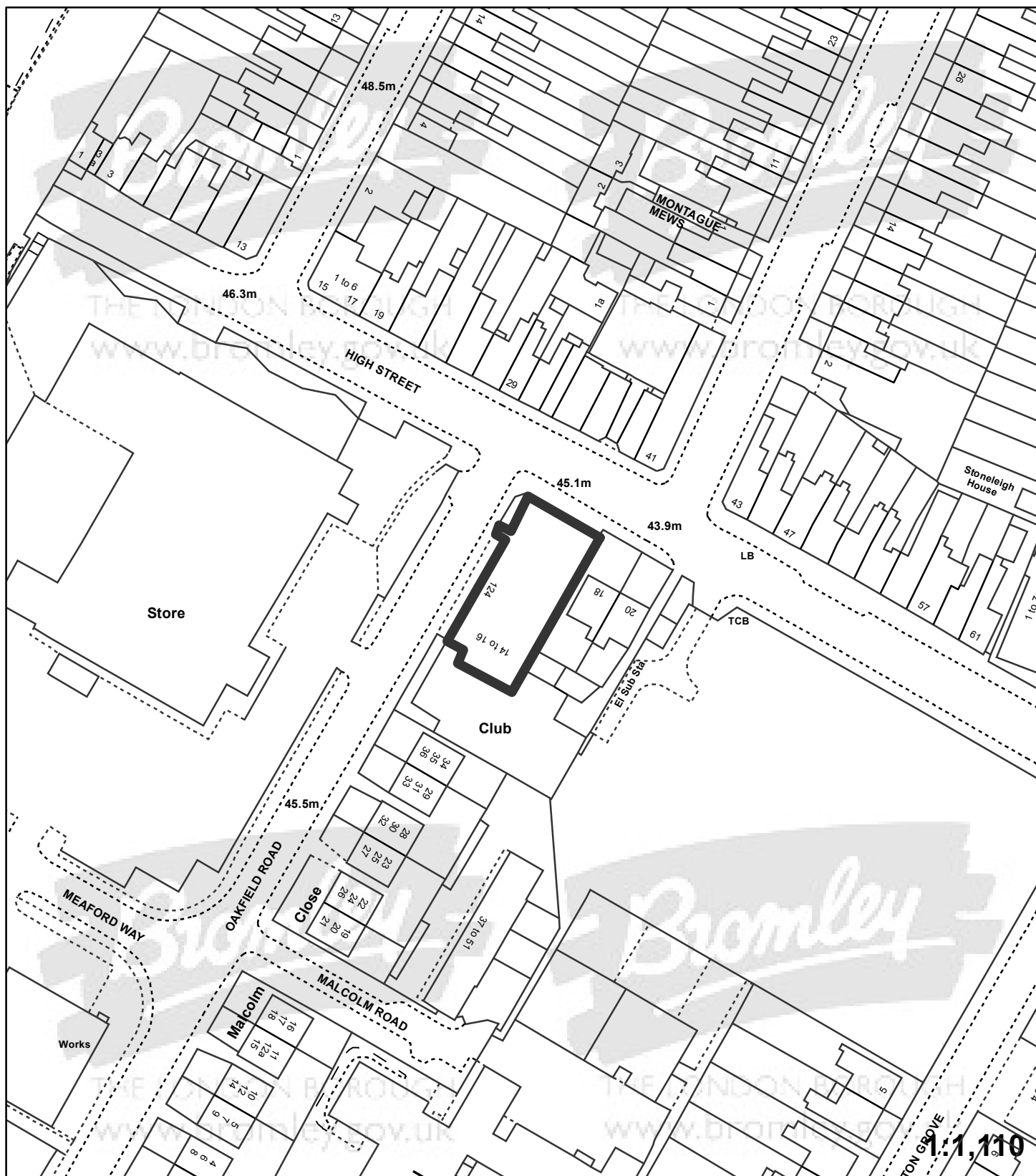
- 2 The lattice style shutters hereby approved shall be installed within 3 months of the date of the Decision Notice.

Reason: In order to comply with BE20 of the Unitary Development Plan and in the interest of the visual amenities of the street scene.

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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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