

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

Application No : 14/03865/MATAMD

Ward:
Penge And Cator

Address : 14 Anerley Station Road Penge London
SE20 8PY

OS Grid Ref: E: 534681 N: 169887

Applicant : Wickes Anerley

Objections : NO

Description of Development:

Minor material amendment to ref. 14/00957 (Refurbishment and part change of use of existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works) to create mezzanine floor area.

Proposal

A variation of condition 6 of planning permission ref. 14/00957 is sought in order to introduce a 458sqm mezzanine floor. A re-positioned fire door is also proposed to the north-east elevation.

Permission was granted under ref. 14/00957 for the refurbishment of the existing building and introduction of a Class A1 element to create a mixed use Class B8/A1 operation with the intended occupiers being Wickes and Toolstation comprising:

- A total of 50 parking spaces including 3 disabled spaces, 6 van spaces and 2 car and trailer parking spaces
- The eastern access will be blocked up and an enlarged entrance/exit will operate from Anerley Station Road
- Landscaping with retaining wall and trolley bay to east of the store entrance
- Acoustic fencing to the western boundary
- Cycle provision for 8 cycles
- Recladding of the front elevation
- Roof cladding with rooflights
- The removal of the existing canopy to the front elevation
- Relocation of entrance and new external signage (subject to a separate future application)

Condition 6 of this permission states:

"The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning

permission unless previously agreed in writing by the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area."

Location

The proposal site is situated to the southern edge of Anerley Station Road opposite Anerley Station to the west and comprises a large warehouse building measuring some 2,400 square metres set within an irregular shaped plot. Parking is provided within a dedicated parking area to the west of the site and accessed from two points on Anerley Station Road, with such accesses also providing means of delivery. The site is slightly higher to the north with a retaining wall being present. The site is within the Oakfield Road Business Area.

The south of site is bonded by Minden Road, which is outside the business area, and features residential properties. To the east is a Methodist church, whilst to the northern edge of Anerley Station Road are residential properties and 1 Oakfield Road, a Class B8 storage building.

Comments from Local Residents

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

Comments from Consultees

No consultations were undertaken.

Planning Considerations

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

- BE1 Design of New Development
- EMP4 Business Areas
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T5 Access for People with Restricted Mobility
- T6 Pedestrians
- T18 Road Safety

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

- 4.4 Managing Industrial Land and Premises
- 5.2 Minimising Carbon Dioxide Emissions
- 5.7 Renewable Energy

- 5.13 Sustainable Drainage
- 7.15 Reducing Noise and Enhancing Soundscapes

The National Planning Policy Framework

Planning History

78/01748 Permission granted for the erection of the existing building for the use of Class X and/or as cash and carry depot. Under the 1972 Use Classes Order it is considered that this Class corresponds to the current Class B8 use whilst a cash and carry is Sui generis. As such the current lawful use of the site would appear to be as a mixed Class B8/Sui Generis (cash and carry).

14/00957 Permission granted 11/06/2014 for the refurbishment and part change of use of the existing Class B8/sui generis cash and carry to Class B8/A1 use with alterations site layout and associated works.

14/00957 Non-material amendment granted 23/09/2014 for alterations to the south west elevation are to remain as existing, internal staff amenity block to stay in its existing position, minor changes to the north west elevation, removal of approved bollards at the front of the store and two additional roof lights to be added as part of the refurbishment of the roof.

Conclusions

Policy EMP4 seeks to maintain Business Areas for Class B1, B2 and B8 uses and states within the supporting text that proposals outside of these uses will not normally be permitted. However, the existing lawful use has established a mixed use for the premises that has the facility to offer an element of Class A1 retail sales. The applicant's position is such that the proposed use, whilst featuring a retail offer, is predominately a business use that serves local tradesmen and builders with the majority of sales being to this market. The extant permission has established that the approved mixed use of the premises would not result in an unacceptable use within this Business Area. As such the principle of development has been established and it falls to be considered as to the acceptability of the proposed mezzanine.

The existing building features a 186sqm mezzanine that is to be replaced and as such there will be a net increase of 297sqm, or 18% of the total floorspace. The mezzanine provides commercial floorspace in addition to a manager's office, a general office, a storage room, and a staff canteen. These are considered ancillary to the overall use and were previously located to the ground floor together with ancillary changing facilities, in their place is an enlarged ground floor area and an enlarged warehouse area whilst the changing facilities have been moved to the northern end of the ground floor.

It is therefore considered that the proposed mezzanine would not result in an unacceptable alteration to the approved scheme and that the proposed floor space would remain commensurate with the approved mix of uses. The overall development would not result in a harmful addition to the area or lead to an

unacceptable loss of industrial and employment land within a designated Business Area. The refurbishment proposed together with soft and hard landscaping improvements is considered to be acceptable and to represent an overall improvement upon the setting of the site within the street scene

Background papers referred to during production of this report comprise all correspondence on the files refs. 14/03865 and 14/00957 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than 11th June 2017.
ACA01R A01 Reason 3 years
- 2 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACA07 Boundary enclosure - no detail submitted
ACA07R Reason A07
- 4 ACC01 Satisfactory materials (ext'n'l surfaces)
ACC01R Reason C01
- 5 ACD06 Sustainable drainage system (SuDS)
Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.13 of the London Plan.
- 6 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 7 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 8 ACH04 Size of parking bays/garages
ACH04R Reason H04
- 9 ACH08 Details of turning area
ACH08R Reason H08
- 10 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 11 ACH18 Refuse storage - no details submitted
ACH18R Reason H18
- 12 ACH22 Bicycle Parking
ACH22R Reason H22
- 13 ACH23 Lighting scheme for access/parking
ACH23R Reason H23
- 14 ACH29 Construction Management Plan
ACH29R Reason H29
- 15 ACH32 Highway Drainage
ADH32R Reason H32
- 16 No loose materials shall be used for surfacing of the parking and turning area hereby permitted.
ACH01R Reason H01
- 17 There shall be no deliveries to or from the premises except within the hours of 7am to 10pm Monday to Friday or 8am-6pm on Saturdays.

- ACJ05R J05 reason BE1
- 18 The use shall not operate before 7am or after 8pm Monday to Saturday or before 10am or after 4pm on Sundays.
- ACJ05R J05 reason BE1
- 19 Details of the acoustic fencing for the Southern boundary shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed as approved prior to the use commencing and shall be permanently maintained as such thereafter.
- Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and Policy 7.15 of the London Plan and to ensure a satisfactory standard of residential amenity.
- 20 The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.
- Reason:** In the interest of security and crime prevention and to accord with Policy BE1 of the Unitary Development Plan.
- 21 Before any works on site are commenced, a site-wide energy assessment and strategy for reducing carbon emissions shall be submitted to and approved by the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include measures to allow the development to achieve a reduction in carbon emissions of 25% above that required by the 2010 building regulations. The development should also achieve a reduction in carbon emissions of at least 20% from on-site renewable energy generation. The final designs, including the energy generation shall be retained thereafter in operational working order, and shall include details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions of any equipment as appropriate.
- Reason:** In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 5.2 and 5.7 of the London Plan 2011.

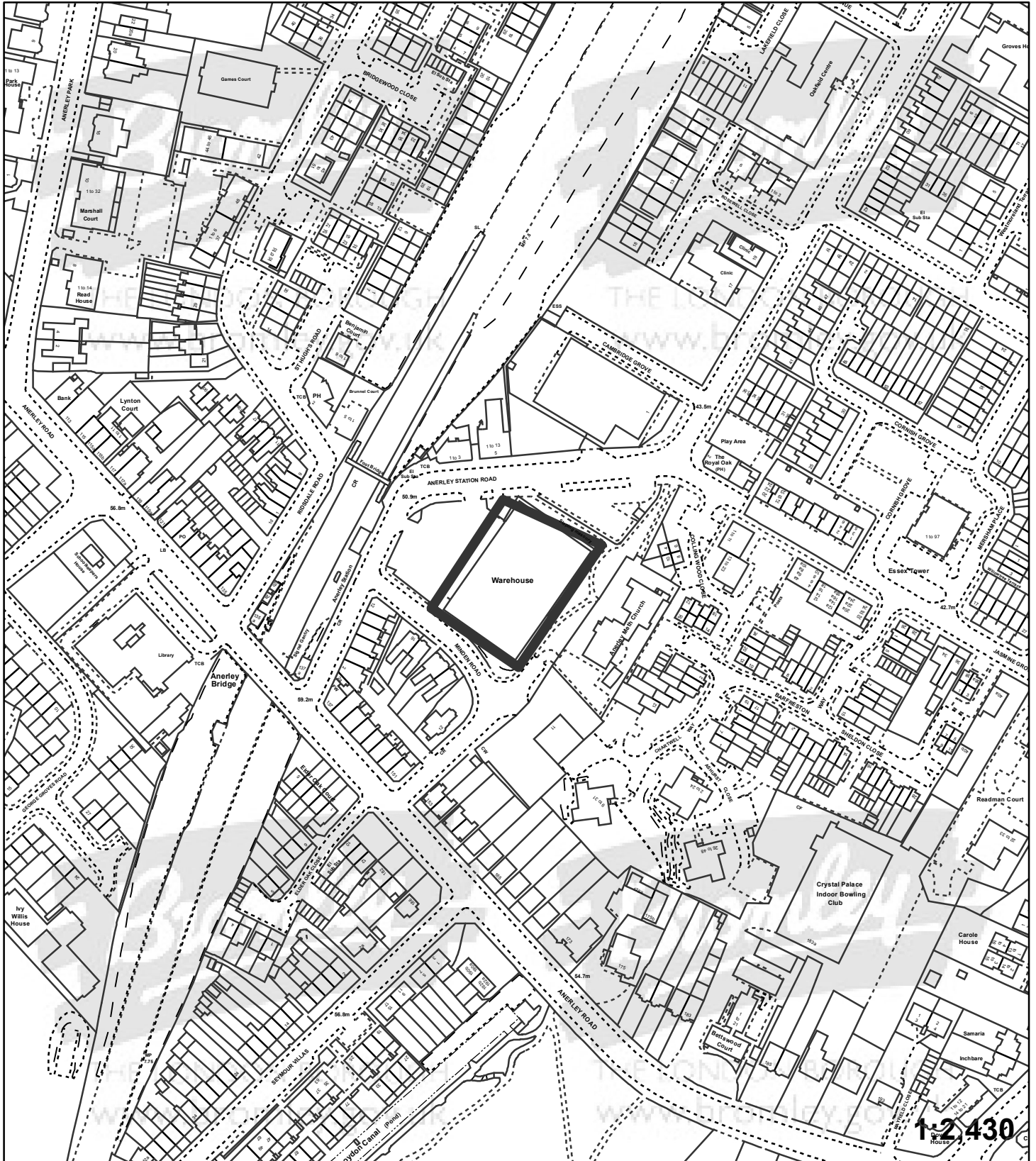
INFORMATIVE(S)

- 1 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

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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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