

SECTION '2' – Applications meriting special consideration

Application No : 14/04615/FULL2

Ward:
Penge And Cator

Address : 20 Snowdown Close Penge London
SE20 7RU

OS Grid Ref: E: 535558 N: 169762

Applicant : Mr Glenn Paten

Objections : NO

Description of Development:

Change of use of existing building (Use Class A2) to a community centre (Use Class D1)

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
Urban Open Space

Proposal

Planning permission is sought for a change of use of the existing building (Use Class A2) to a community centre (Use Class D1).

The last formalised use of the property was as a Citizens Advice Bureau (Use Class A2). Although it is acknowledged that the operation of the building has recently been as a community hall (Use Class D1) operated by Christ Central Church. This use does not have the benefit of planning permission. This application seeks to regularise the use of the building as a community building.

The activities currently taking place have been detailed in extra information supplied by the applicant on 14/1/2015.

In summary, these activities include music classes, children's kids club, drop in sessions for older children aged 11-16, a homework club and other youth groups. The building is also used for music rehearsals and local band practice, and as a committee meeting place for organisers of the Pengeulum Festival.

Location

The site is located at the north eastern end of Snowdown Close in a primarily residential area and comprises a single storey building of 181m² footprint. A car parking area exists to the rear of the site accessed from Kenilworth Road and Westbury Road. Royston fields recreation ground lies to the north of the site.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and one representation was received from the Penge Forum which can be summarised as follows:

"On behalf of Penge Forum, the Residents' Association representing the Penge & Cator Ward, I would like to register our support for this application. It has always seemed wrong that the previous use for this building (a Citizens Advice Bureau) was classified as A2. I realise this is an official classification but financial and business advice does not adequately represent the work of CABs. The Bureau offered a much more comprehensive service than is implied on this designation.

However, since the Bureau was forced out of this office, the building has been used, with the consent of the owners, as a much valued Youth Centre for the whole of the area. This has continued for a prolonged period. We believe this should be reflected in the D1 classification sought by the church which runs the youth club."

Comments from Consultees

Highways Officer:

I refer to the additional information provided (on 14/1/2015) regarding the current community use. I can confirm that in my opinion the development would not have a significant impact on the traffic and parking demand within the local road network.

Environmental Health - Pollution:

I have looked at this application and in principle would have no objections to permission being granted.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- C1 Community Facilities
- BE1 Design of New Development

London Plan

3.17 Health and Social Car facilities

- 6.9 Cycling
- 6.13 Parking

Planning History

There is no relevant planning history relating to the site.

However, a planning application (ref.14/04144) for the demolition of the existing building and construction of a two storey building comprising 6 two bedroom flats) is also to be considered on this agenda.

Conclusions

The main issues to consider in respect of this proposal are the impact upon the residential amenities of the locality and the community benefits of the proposal, which must be weighed against any other considerations.

Principle of Change of Use

Policy C1 states that a proposal for development or change of use that meets an identified health, education, social, faith or other needs of particular communities or areas of the Borough will normally be permitted provided that it is accessible by modes of transport other than the car and accessible to the members of the community it is intended to serve.

In this case, the permanent permission for a community building will enable the continued provision of a valuable community resource for the area for activities including youth clubs and other activities as described above which have been successfully ongoing at the site for a number of months. Therefore, it is considered that the proposal complies with Policy C1 of the UDP which seeks to protect existing community facilities and to promote the provision of developments which would meet the current and future health, education, faith, social or other needs of communities and that these contribute to the Council's quality of life objectives.

Due to the fact that there will be no change to the physical appearance or operation of the building, the proposal is not considered to be harmful to the amenities of neighbouring residents, with the use proposed to continue as it has done in recent months. However, planning conditions to control the hours of use and to prevent noise and disturbance being experienced outside of the building are recommended.

Parking

No objection has been raised from the Council's Highways officer on the basis that there are 6 parking spaces provided for the development. Access to the parking area is from Kenilworth Road and Westbury Road via an existing arrangement leading to the area indicated for the 6 spaces. Free parking is also available in the locality with easy access to public transport with a PTAL of 4 (good). Therefore due to the relatively minor impact the additional units will have on parking issues in the

vicinity it is considered the proposal would generally be in accordance with UDP Policies T3 and Policy 6.13 of the London Plan (2011).

Summary

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area. The proposal would provide a community facility and would have no significant impact on the character or appearance of the locality.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) set out in the Planning History section above, excluding exempt information.

as amended by documents received on 14.01.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies C1 and BE1 of the Unitary Development Plan and to safeguard the amenities of the adjoining premises and the area generally.

- 3 The use of the building shall not operate before 09:00 and after 23:00 on any day.

Reason: In the interests of the amenities of nearby residential properties and to comply with Policy BE1 of the Unitary Development Plan.

- 4 No music, amplified sound system or other form of loud noise (such as singing or chanting) shall be used or generated which is audible outside the premises or within adjoining buildings.

Reason: In the interests of the amenities of nearby residential properties and to comply with Policy BE1 of the Unitary Development Plan.

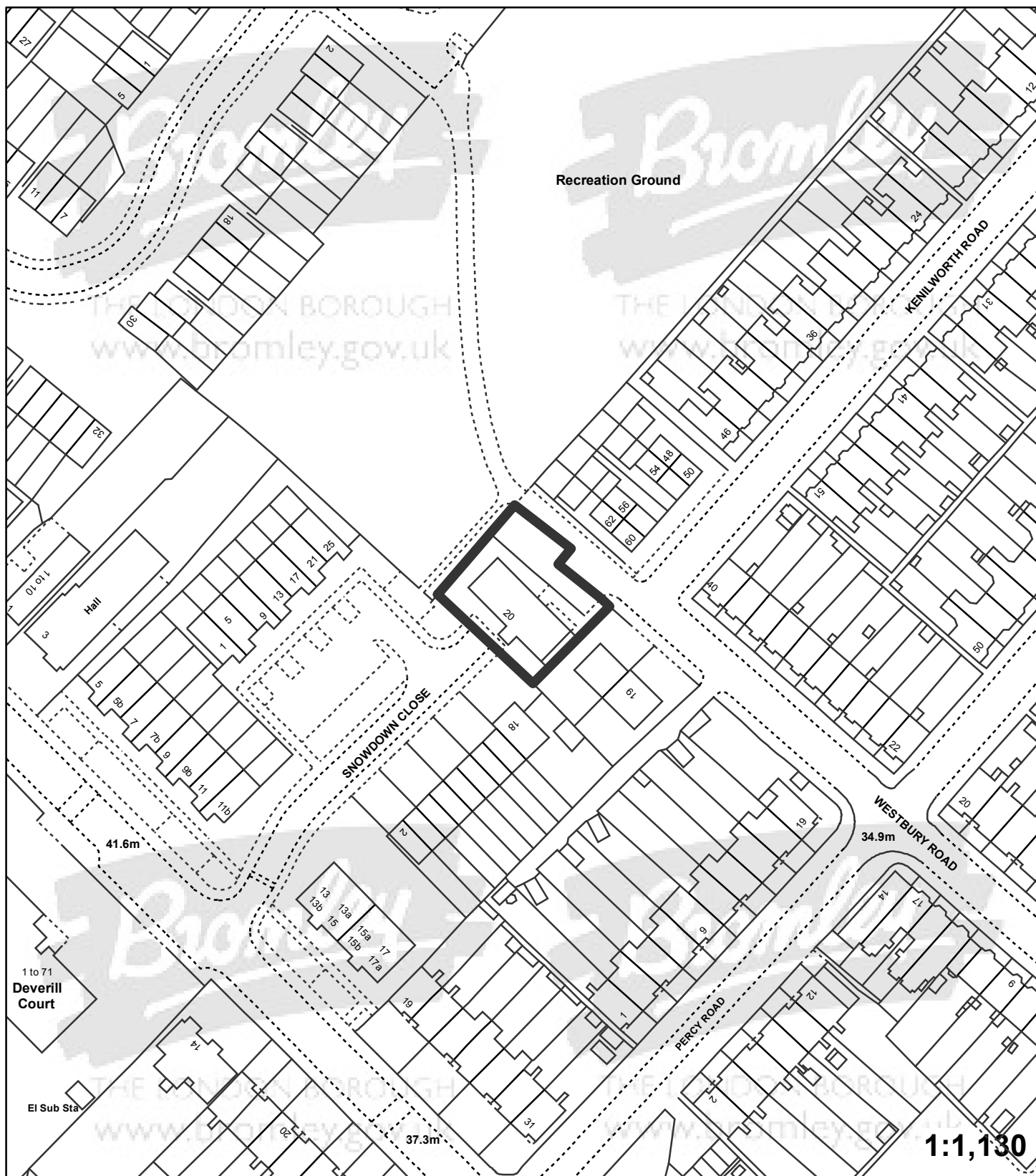
INFORMATIVE(S)

- 1 The applicant is reminded that any material alterations to the buildings external structure will require a further application for planning permission. Any installation of advertising boards or fascia will also require an application for Advertisement Consent.

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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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