

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

Application No : 16/05237/FULL2

Ward:
Chislehurst

Address : 3 Royal Parade Chislehurst BR7 6NR

OS Grid Ref: E: 544384 N: 170146

Applicant : Mrs Cindy Aust

Objections : No

Description of Development:

Change of use from A1 (retail) to A2 (financial and professional services)

Key designations:

Conservation Area: Chislehurst

Biggin Hill Safeguarding Area

London City Airport Safeguarding

Smoke Control SCA 16

Proposal

Planning permission is sought for a change of use of the ground floor retail unit (Class A1) to financial services (Class A2).

The site is currently a retail unit, which is occupied by "Annabel's" an independent retailer. The premises is locally listed and is located on Royal Parade, which is a local parade within Chislehurst Conservation Area.

Consultations

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

The Chislehurst Society objected to the loss of retail space.

Highways raised no objections.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan (2006)

S5 Local Neighbourhood Centres, Parades and Individual Shops

S10 Non-Retail uses in shopping areas

T3 Parking

T18 Road Safety

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closes on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that submission of the draft Local Plan to the Secretary of State will occur in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 96 Neighbourhood Centres, Parades and Individual Shops
Draft Policy 30 Parking
Draft Policy 32 Road Safety

The following London Plan Policies are relevant:

Policy 2.7 Outer London: Economy
Policy 4.7 Retail and town centre development
Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
Policy 4.9 Small Shops
Policy 6.13 Parking

The National Planning Policy Framework (2012) is also a consideration.

Planning History

02/03259/FULL1; Extension to form second floor with first floor rear extension; permitted
02/03374/ADV; Lengthened non-illuminated fascia signed; advertisement consent granted
02/03381/FULL1; Shopfront; Permitted
03/04165; Extension to form second floor with first floor rear extension - Revision to permission 02/03258 to raise rear roof height; Permitted
06/00359/FULL2; Revised kitchen ventilation system to flat roof (Nos. 3 and 4 Royal Parade); Refused

Conclusions

The main issues relating to the application are the effect that it has on the shopping function of the Primary Frontage, the impact that it has on the amenities of the occupants of surrounding residential properties, with particular regard to the policies set out above.

Policy S5 states that change of use from A1 (shops) to other uses will be permitted provided that, the use proposed contributes to the range of local services. Policy S10 of the UDP considers that to enable shopping centres to remain vibrant, a diversity of uses that complement the retail function is necessary. Non-retail uses within Classes A2, A3, A4 and A5 can generate high levels of pedestrian activity and may be appropriate complementary uses, provided that the retail function of the centre is not undermined. There are no A2 units within this local parade, and as such it is considered that this change of use would therefore contribute to the

range of services in this parade and would contribute to the vitality of the local parade.

The proposed opening hours would be 9-6 Monday to Friday, 9-5 on Saturday and 10-4 on Sunday which is very similar to the other units along this parade, and given that there are some restaurants which will stay open later into the evening this is considered to be acceptable. The proposed change of use would provide an increase in employment by providing up to 3 full-time members of staff.

There appears to be residential property above the shop but there is not likely to be any impact on this adjoining owner as a result of the change of use as the operating hours and the amount of visitors attracted to the unit would be similar to that of the A1 shop.

In terms of the impact on parking, no objections have been raised from Highways engineers given the existing pay and display parking bays along Royal Parade.

Summary

Having regard to the relevant provisions of the Policies of the London Plan 2015, Policies S5, S10, T3 and T18 of the Unitary Development Plan, 2006, and other material considerations; it is considered that the proposed development would not materially harm the amenity of the surrounding occupiers nor the vitality of the local parade and would complement the existing retail function of the area.

As such, it is recommended that planning permission should be granted with the conditions set out in this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 16/05237 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 the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 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.

- 3** The use shall not take place except during the hours of 09:00 and 18:00 Monday to Friday, 09:00 and 17:00 on Saturday and 10:00 and 16:00 on Sunday

REASON: In the interests of residential amenity and in compliance with Policy BE1 of the Unitary Development Plan.

- 4** The premises shall be used for financial services (Use Class A2) and for no other purpose (including any other purpose in Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). There shall be no change of use permitted by the Town and Country Planning (General Permitted Development) Order or any subsequent variation thereof.

REASON: To enable the Council to reconsider the situation in the event of a change of user in the interest of the amenities of the area and Policy BE1 of the Unitary Development Plan.